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## 5. Environmental Analysis

### 5.9 POPULATION AND HOUSING

This section of the DSSEIR examines the potential for the 2012 Modified Project, as compared to the 2011 Approved Project, to cause socioeconomic impacts, relating to population, employment, and demand for housing, particularly housing with cost/rent ranges defined as “affordable.”

The analysis in this section is based, in part, on these sources:

- *Orange County Projections 2010 Modified*, Center for Demographic Research, CSUF, January 2012.
- *Table 2: E-5 City/County Population and Housing Estimates*, California Department of Finance, January 2010 and January 2011.
- *American Community Survey 1-Year Estimates*, United States Bureau of the Census, 2010.
- *US Census*, United States Bureau of the Census, 2000 and 2010.

#### 5.9.3 Environmental Setting

The following environmental setting is provided for informational purposes only; consistent with applicable case law, the baseline for the DSSEIR's analyses is the 2011 Approved Project.

##### 5.9.3.1 Local and Regional Planning Projections

The Proposed Project Site's demographics are best examined in the context of existing and projected population for the Orange County region and Irvine. Information on population, housing, and employment for the Proposed Project Site is available from several sources:

##### U.S. Census Data

The United States Bureau of the Census publishes population, household and employment data gathered through the decennial census. This data provides a record of historic growth rates in the Orange County and the City of Irvine. The most recent Census was conducted in 2010 (“2010 Census”) and this data is used, when available, for analysis in this section of the DSSEIR. Table 5.9-1 shows Orange County's population, housing and rate of growth between 2000 and 2010 based on this data. Table 5.9-2 presents Irvine's population, housing, and rate of growth between 2000 and 2010 based on this 2010 Census data. Employment data from the 2010 Census is not available at the time of preparation of this DSSEIR, so this DSSEIR utilizes the Orange County Projections 2010 Modified employment data adopted by the City of Irvine.

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Table 5.9-1

*Orange County Population and Housing, 2000–2010*

	2000	2010	Change, 2000–2010	Percent Change, 2000–2010
Population	2,846,289	3,010,232	163,943	5.8%
Housing Units	969,484	1,048,907	79,423	8.2%

Source: 2010 U.S. Census.

Table 5.9-2

*City of Irvine Population and Housing, 2000–2010*

	2000	2010	Change, 2000–2010	Percent Change, 2000–2010
Population	143,072	212,375	69,303	48.4%
Housing Units	53,711	83,899	30,188	56.2%

Source: 2010 U.S. Census.

As shown above in Tables 5.9-1 and 5.9-2, the growth rates of population and housing units in Irvine between 2000 and 2010 were substantially higher than the corresponding rates for Orange County as a whole.

#### Orange County Projections

Orange County jurisdictions and public agencies develop demographic estimates and projections to provide a common foundation for regional and local planning, policymaking, and infrastructure provision. Orange County agencies contract with the Center for Demographic Research at California State University, Fullerton, to develop and periodically update demographic projections for Orange County. The Orange County Council of Governments adopted the most recent projections, entitled Orange County Projections 2010 Modified (“OCP-2010”), in January 2012. The OCP-2010 dataset is the result of the approved OCP update and revision process which took place during 2009 and 2010, and was adjusted based on 2010 Census data.

OCP-2010 projects the level and distribution of population, housing, and employment growth based on detailed information about growth trends, development and local land use provided by Orange County jurisdictions and public agencies; infrastructure, utility and service providers; and the private sector. The Center for Demographic Research adjusts its projections to reflect California Employment Development Department employment projections. OCP-2010 accounts for projects in progress, such as the 2011 Approved Project, including the 1,269 density bonus units. Table 5.9-3 presents OCP-2010 projections for Orange County and City population, housing and employment for 2008 through 2035.

As shown in Table 5.9-3, forecast growth rates for population, dwelling units, and employment in Irvine over the 2010–2035 period are all higher than the corresponding rates for the entire Orange County area.

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*Table 5.9-3*

*OCP-2010 Projections for Orange County and the City of Irvine, 2010–2035*

	2010	2020	2035	Change, 2010–2035	
				Total	Percent
<b>Orange County</b>					
Population	3,019,356	3,266,107	3,421,228	401,872	13.3%
Dwelling Units	1,050,330	1,105,238	1,180,929	130,599	12.4%
Employment	1,490,296	1,625,805	1,778,845	288,549	19.4%
<b>City of Irvine</b>					
Population	215,644	265,605	304,242	88,598	41.1%
Dwelling Units	84,189	103,303	120,158	35,969	42.7%
Employment	209,152	241,962	291,813	82,661	39.5%

Source: CDR 2012.

### *Regional Projections*

Prior to the adoption of OCP-2010, OCP-2006 projections were the most recently released Center for Demographic Research projections. The OCP-2006 projections were submitted as the County’s input to the regional growth projections prepared for the six-county Southern California region by the Southern California Association of Governments (“SCAG”). OCP-2006 incorporated earlier but similar versions of the 2011 Approved Project (e.g. without the density bonus units which were granted pursuant to state law in 2008) into the projections, and assumed 3,625 residential units for the Proposed Project Site. The most current regional projections are SCAG’s adopted 2008 Regional Forecast for Orange County, which is similar, but not identical to OCP-2006. SCAG’s regional forecast modifies the OCP-2006 growth distribution to reflect regional transportation and housing policies and is not constrained by local general plans like OCP-2006. OCP-2010 projections, which include the 2011 Approved Project’s density bonus units, will be used for SCAG’s next regional forecast, which is currently in draft form.

### *Population Growth – Orange County*

Population growth in Orange County has maintained a strong but diminishing pace in recent decades (US Census). From 1990 to 2000 Orange County’s population increased by 18.1 percent, or 1.8 percent per year. From 2000 to 2010, Orange County’s population increased by only 5.8 percent, or 0.6 percent per year. The OCP-2010 projected population for Orange County in 2010 was 0.3 percent higher than the 2010 population estimate of 3,010,232 set forth in the 2010 Census. Although Orange County’s population is growing, OCP-2010 forecasts that the rate of population growth will slow considerably over time. From 2010 through 2035, OCP-2010 projects that Orange County’s population will grow by an average of 16,075 people per year, which amounts to approximately 0.5 percent per year.

### *Population Growth – Irvine*

According to the US Census, the population in Irvine grew 30.4 percent in the 1990’s and 48.4 percent between 2000 and 2010, outpacing population growth in Orange County as a whole. The OCP-2010 projected population for Irvine in 2010 to be approximately 1.5 percent higher than the actual 2010 population estimate set forth in the 2010 Census. According to the OCP-2010, Irvine residents were projected to account for approximately 7 percent of Orange County’s population in 2010. During the 2010–2035 period, the percentage of Orange County’s population residing in Irvine is forecasted to

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increase from 7.1 percent to 8.9 percent. Irvine's average annual population increase is projected to be 3,544 people (or 1.2 percent per year) between 2010 and 2035, resulting in an estimated 2035 population of 304,242.

#### *Housing Growth – Orange County*

According to the US Census, housing growth in Orange County has surpassed the pace of population growth. From 1990 to 2000, the number of housing units County-wide increased a total of 11 percent, with an average annual growth rate of 9,441. The number of housing units in Orange County was reported as 969,484 in the 2000 Census, and 1,048,907 units in the 2010 Census (similar to the OCP-2010 unit count of 1,050,330), an 8.2 percent increase from the 2000 Census. OCP-2010 projects that the County's housing stock will increase by 130,599 units (12.4 percent) between 2010 and 2035, with an average increase of 5,224 dwelling units per year. The California Department of Finance estimated the 2011 dwelling unit vacancy rate in Orange County to be 5.39 percent, as compared to 8.06 percent for the State.

#### *Housing Growth – Irvine*

According to the US Census, during the 1990's, Irvine's housing stock increased by 27 percent (an average annual growth rate of 1,149 units), which was substantially greater than Orange County's housing stock 11 percent growth rate during that same period. Similarly, Irvine's housing stock growth outpaced Orange County's between 2000 and 2010, growing 56.2 percent as compared to Orange County's 8.2 percent growth. The OCP-2010 forecasts that Irvine's housing stock will increase by 35,969 units between 2010 and 2035 (an average annual growth rate of 1,439 units or 1.7 percent), which is slower than the 5.8 percent average annual growth rate that occurred in Irvine between 2000 and 2010 (US Census). The OCP-2010 also forecasts that Irvine's housing stock as a proportion of Orange County's housing stock will increase from 8.0 percent to 10.2 percent during the 2010 to 2035 time period. Estimated housing units by type in Irvine are described below in Table 5.9-4. Irvine's housing stock consists of 52.7 percent single-family units, compared with 62.6 percent single-family units County-wide. According to the California Department of Finance, the 2011 dwelling unit vacancy rate for Irvine was 6.4 percent, which is above the County-wide rate of 5.39 percent.

*Table 5.9-4  
Housing Units by Type (Estimated), City of Irvine, 2010*

	<i>Units</i>	<i>Percent of Total Units</i>
Single-Family Detached	28,138	34.7%
Single-Family Attached	14,605	18.0%
Multi-Family, 2 to 4 units per structure	5,091	6.3%
Multi-Family, 5 or more units per structure	32,155	39.7%
Mobile Homes	1,022	1.3%
<b>Total</b>	<b>81,011</b>	<b>100%</b>

Source: DOF 2010

Note: Department of Finance data is used in this Table because 2010 US Census housing data is not yet available for the City of Irvine by unit type. US Census data identified a total of 83,899 housing units in the City of Irvine in 2010.

Housing affordability and availability have become major housing policy issues within the City, the Orange County region, and throughout the State. The City prepared and adopted its most recent Housing

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Element update to provide a long-term blueprint for housing within the context of local and regional trends and housing production and housing affordability goals.

Housing affordability is a function of income and housing cost. Between January and December 2011, median home sales prices in the City ranged from \$430,000 to \$808,000, depending on zip code (Dataquick.com, January 2012). To encourage and facilitate new affordable housing opportunities, in 2003 the City adopted an inclusionary housing ordinance (Ordinance No. 04-15 and 07-11) ("Housing Ordinance") that requires 15 percent of all new housing units in projects containing 50 or more units to be restricted to very low, low, and moderate income households.

As part of the 2011 Approved Project, the Applicant has already committed to providing 544 affordable housing units, as required by the Housing Ordinance. As part of the 2012 Modified Project, a revised Master Affordable Housing Plan, including a Density Bonus Application, and a Density Bonus Agreement will be required to reflect the proposed increased number of units.

A Final Regional Housing Needs Assessment (RHNA) was prepared for the planning period of January 1, 2006 to June 30, 2014, and was adopted on July 12, 2007 by SCAG's Regional Council. The RHNA prepared by SCAG defines the housing unit construction goals for the region. For the planning period of January 1, 2006 through June 30, 2014, Orange County was allocated a RHNA of 82,332 units. Irvine, with six percent of the population and eight percent of the land area of the County, was allocated a RHNA target of 35,660 units—more than 43 percent of the entire County's RHNA. The proposed distribution of those units in Irvine across various income categories is set forth below in Table 5.9-5.

The City's 2008–2014 Housing Element notes that affordable housing goals and implementation programs are needed to meet production targets set by California's Department of Housing and Community Development ("HCD") to encourage each jurisdiction in the State to provide its fair share of very low, low and moderate income housing needed during SCAG's planning period. HCD's numeric housing production goals are known as RHNA targets. State law requires the Housing Element of the General Plan to identify RHNA targets and document programs designed to meet them (California Government Code § 65580 et seq.). To that end, the City's Housing Element analyzes housing needs within the City's demographic context; reviews potential market, governmental, and other constraints to meeting the City's housing needs; evaluates the resources available to meet housing needs; and establishes policies and objectives to make progress in meeting the City's housing needs during the planning period. The City's 2008–2014 Housing Element and the updated Housing Element adopted by the Irvine City Council in January 2012 and was certified by HCD in March 2012.

The City of Irvine's 2008–2014 Housing Element contains a package of goals, objectives and policies designed to meet its 2008–2014 RHNA targets as well as other housing needs in Irvine. Table 5.9-5 shows the City's RHNA target of providing 35,660 additional units to meet the needs of very low, low, moderate, and upper income households in Irvine.

SCAG is in the process of updating the RHNA targets for the 2014–2021 RHNA cycle; the City's proposed target is 12,149 units over this 8-year period. The draft target is lower than the 2006–2014 target, as it takes into account the most recent Census and growth forecast data, and the current economic conditions. SCAG is scheduled to adopt the final 2014–2021 targets in October of 2012. The City's new target will replace its current target, with no carryover of units.

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*Table 5.9-5  
City of Irvine Regional Housing Needs  
Assessment Targets, 2008-2014*

<i>Household Income Category</i>	<i>Target (units)</i>
Very Low Income <sup>1</sup>	7,735
Low Income <sup>2</sup>	6,408
Moderate Income <sup>3</sup>	7,139
Upper Income <sup>4</sup>	14,378
<b>Total</b>	<b>35,660</b>

Source: City of Irvine 2008-2014 Housing Element November 2011

<sup>1</sup> 0-50 percent of Area Median Income (AMI)

<sup>2</sup> 51-80 percent of AMI

<sup>3</sup> 81-120 percent of AMI

<sup>4</sup> Greater than 120 percent of AMI

#### Current Housing on the Proposed Project Site

There are no residents currently living on the Proposed Project Site. At the time of preparation of the 2003 OCGP EIR, there were 4,380 vacant group quarters and 1,209 vacant single-family residential units on the Approved Project Site that remained from the Site's previous use as a Marine Corps base. Since that time, the majority of the units have been demolished and the remaining units are not fit for human habitation.

#### Employment Growth - Orange County

According to OCP-2010, there were a total of 1.5 million jobs in Orange County in 2010 (as shown in Table 5.9-3). OCP-2010 projects that jobs in Orange County will grow by 288,549 between 2010 and 2035, which amounts to an average of 11,542 additional jobs per year (a 16.2 percent increase in jobs over the 25-year period). The 2010 American Community Survey 1-Year Estimates show that Orange County had an unemployment rate of 11.0 percent for the population that is 16 years of age and older.

#### Employment Growth - Irvine

According to the 2000 Census, the number of jobs in Irvine increased by 16 percent during the 1990's, with an average annual increase of 2,555 jobs. OCP-2010 projects a 28.3 percent employment increase, or a total of 82,661 new jobs, in Irvine between 2010 and 2035, which represents an average annual increase of 3,306 jobs. In 2035, Irvine is projected to garner 6.1 percent of County-wide employment, as projected by OCP-2010. The 2010 American Community Survey 1-Year Estimates show that Irvine had an unemployment rate of 7.8 percent for the population that is 16 years of age and older.

#### Current Employment on the Proposed Project Site

There are currently limited employment-generating uses on the Proposed Project Site, consisting of the Great Park and the Orange County Great Park Western Sector Development (Phase 1). Total employment on the Proposed Project Site at the time of preparation of this DSSEIR is estimated at less than 50 jobs based on the types of uses.

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#### Jobs-Housing Ratio

The jobs-housing ratio is a general measure of the balance between the number of jobs and number of housing units in a geographic area, without regard to economic constraints or individual preferences. The jobs-housing ratio is one indicator of a project's effect on growth and quality of life in the vicinity of the project. No ideal jobs-housing ratio has been adopted in state, regional, or city policies; jobs-housing goals and ratios are advisory only. SCAG applies the jobs-housing ratio at the regional and subregional level as a tool for analyzing the fit between jobs, housing, and infrastructure. The American Planning Association ("APA") is an authoritative resource for community planning best practices, including recommendations for assessing jobs-housing ratios. Although the APA recognizes that an ideal jobs-housing ratio will vary from jurisdiction to jurisdiction, its recommended target for an appropriate jobs-housing ratio is 1.5 with a recommended range of 1.3 to 1.7 (Weltz, 2003).

As shown below in Table 5.9-6, Orange County provided a jobs-housing ratio of 1.42 jobs per household in 2010. Based on the range of 1.3 to 1.7, Orange County is relatively balanced. In the future, Orange County is anticipated to remain well-balanced as a result of economic and demographic forces expected within the planning period. OCP-2010 projects that Orange County's jobs-housing ratio will be 1.51 in 2035.

Employment will continue to grow as Orange County captures a steady portion of the region's growth due to its business and educational resources, and its coastal location, which will translate to employment growth in Irvine. OCP-2010 projects that Irvine will outpace Orange County's housing and employment growth rates between 2010 and 2035. Estimated jobs-housing ratios for Irvine in 2010 and 2035, based on OCP-2010 projections, are 2.48 and 2.43, respectively, well above the target ratio of 1.5.

*Table 5.9-6  
Projected Jobs to Housing Ratio for Orange County and the City of Irvine  
2010–2035 Based on OCP-2010*

	2010	2020	2035
<b>Orange County</b>			
Dwelling Units	1,050,330	1,105,238	1,180,929
Employment	1,490,296	1,625,805	1,778,845
Jobs-housing Ratio	1.42	1.47	1.51
<b>City of Irvine</b>			
Dwelling Units	84,189	103,303	120,158
Employment	209,152	241,962	291,813
Jobs-housing Ratio	2.48	2.34	2.43

#### 5.9.2 Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the City has determined that a project would normally be considered to have a significant effect on the environment if the project would:

- P-1 Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

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- P-2 Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- P-3 Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Chapter 8, *Impacts Found Not to be Significant*, of this DSSEIR substantiates the City's determination that the following impacts of the 2012 Modified Project, as compared to the 2011 Approved Project, with respect to population and housing would be less than significant:

- Impacts P-2 and P-3. Since the Proposed Project Site is a former military base without any permanent housing, it will neither displace existing housing, nor displace a substantial number of people. Accordingly, those impacts will not be addressed in the following analysis.

#### 5.9.3 The 2011 Approved Project

In 2003, the City of Irvine approved 3,625 dwelling units accommodating approximately 9,000 residents on the Proposed Project Site. In 2008, the City granted 1,269 density bonus residential units to Heritage Fields pursuant to state law. The 2011 Certified EIR for the 2011 Approved Project analyzed the located of those density bonus units on the tentative tract maps and concluded that development of 4,894 dwelling units would generate a population of approximately 12,405 residents, based on estimates of persons per household in the City's General Plan (Irvine, 2002). Consequently, the 2011 Approved Project includes a total of 4,894 residential units and a total of approximately 12,405 residents.

The 2011 Approved Project was included in the City's data for OCP-2010, which will in turn be used by SCAG to establish regional growth forecasts.

Therefore, the population, housing and employment growth created by the 2011 Approved Project is consistent with OCP-2010 regional planning projections, and will be consistent with anticipated forecasts forthcoming from SCAG. OCP-2010 estimates a jobs-housing balance of 2.48 in Irvine in 2010 and 2.43 in 2035. Therefore, the 2011 Approved Project, including the density bonus housing units, is expected to contribute to making the community more jobs-housing balanced over time, compared to the project analyzed in the 2003 OCGP EIR, which would have resulted in a 4.55 jobs-housing ratio within Existing PAs 30 and 51. Orange County's jobs-housing balance is projected to change from 1.42 to 1.51 during the same 25-year period, still well within the range recommended by APA (Weltz, 2003).

The 2011 Certified EIR for the 2011 Approved Project also concluded that the 2011 Approved Project's 6,585,594 square feet of non-residential development would create approximately 16,510 jobs. The 2011 Certified EIR for the 2011 Approved Project also concluded that the 4,894 dwelling units and 16,510 jobs, for an on-site jobs-housing ratio of 3.37, would result in a better impact on the jobs-housing ratio in the jobs-rich City of Irvine, compared to the project analyzed in the 2003 OCGP EIR, which would have resulted in a 4.55 jobs-housing ratio. However, since the 3.37 jobs-housing ratio was still greater than Irvine's existing jobs-housing ratio of 2.48, the 2011 Approved Project's significant impact to the jobs-housing balance remained. No other significant impacts to population and housing were identified in the 2011 Certified EIR.

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Table 5.9-7  
Non-Residential Land Uses Analyzed in the 2011 Certified EIR

<i>Land Use</i>	<i>Square Feet</i>
Institutional (school and college/university)	1,492,594
Institutional (OCTA facility and remote airport terminal)	176,000
Institutional (other)	300,000
R&D	2,600,000
Cultural (museum/library and fairgrounds/expo)	1,176,000
Office	75,000
Commercial (retail and auto sales)	402,000
Recreational (sports park and golf course)	51,000
Cemetery (mausoleum and mortuary)	50,000
Warehouse	263,000
<b>2011 Approved Project Total</b>	<b>6,585,594</b>
<b>Total Estimated Employment Generation</b>	<b>16,510</b>

#### 5.9.4 Environmental Impacts of the 2012 Modified Project

##### Existing Plans, Programs, and Policies

The following measures are existing plans, programs, or policies (“PPPs”) that apply to the 2012 Modified Project, as well as to the 2011 Approved Project, that will help to reduce and avoid potential impacts related to population and housing:

PPP 9-1 ***Compliance with the City’s Housing Element.*** Compliance with the City’s Housing Element policies provides a strategic blueprint to ensure the siting of new very low, low, and moderate income housing units in future development projects under the 2012 Modified Project to help the City continue to meet its State fair share housing targets. The Housing Ordinance mandates that all projects with 50 or more housing units shall set-aside 15 percent of the total units for very low, low, and moderate income households.

##### Project Design Features

There are no project design features of the 2012 Modified Project related to population and housing. The following impact analysis addresses the one population and housing impact threshold that the Initial Study for the 2011 Modified Project disclosed as a potentially significant impact. The applicable threshold is identified in brackets after the impact statement.

**IMPACT 5.9-1 THE 2012 MODIFIED PROJECT WILL GENERATE ADDITIONAL POPULATION GROWTH ASSOCIATED WITH THE PROPOSED INCREASE IN RESIDENTIAL UNITS AS COMPARED TO THE 2011 APPROVED PROJECT, HOWEVER, THE 2012 MODIFIED PROJECT RESULTS IN IMPROVED JOBS-HOUSING BALANCE WITHIN THE CITY AND COUNTY. [IMPACT PH-1]**

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#### Impact Analysis:

#### Population

The 2012 Modified Project proposes to convert a portion of the existing non-residential entitlement into residential uses. The 2012 Modified Project consists of 4,894 already approved dwelling units plus 4,606 additional dwelling units (3,412 base units and 1,194 DB units). The 2012 Modified Project also includes the option to convert up to 535,000 square feet of non-residential Multi-Use intensity to up to 889 residential units and 311 DB units, granted pursuant to State law. Two development options are proposed for District 1 North and South, however, these options only differ by the location of the uses, not by the number of units or amount of nonresidential square footage. Table 5.9-8 reports the numbers of residential units by type, population generated by type, as part of the 2012 Modified Project. As shown below, the 2012 Modified Project would generate a total population on the Proposed Project Site of 23,728 persons, or 26,679 persons with the optional non-residential to residential conversion.

Irvine's estimated population at General Plan buildout (estimated to be post-2030) is 287,419, an increase of 75,044 over the 2010 Census population. Thus, estimated 2012 Modified Project-generated population growth is approximately 32 percent of the forecasted City population increase after 2010 based on General Plan development and population projections or approximately 36 percent with the optional conversion. Development of the 2011 Approved Project is anticipated by the City's adopted General Plan.

Table 5.9-8

*Estimated Population Generation for the 2012 Modified and 2011 Approved Projects*

	<i>Residential Unit Types</i>	<i>Number of Units</i>	<i>Estimated Persons per Household<sup>1</sup></i>	<i>Total Persons</i>
<b>2012 Modified Project<sup>2</sup> without Optional Conversion</b>	Single-Family	1,194	2.94	3,510
	Multifamily	3,412	2.29	7,814
<b>Subtotal:</b>		<b>4,606</b>		<b>11,324</b>
<b>2012 Modified Project with Optional Conversion<sup>2</sup></b>	Single-Family	1,505	2.94	4,425
	Multifamily	4,301	2.29	9,849
<b>Subtotal:</b>		<b>5,806</b>		<b>14,274</b>
<b>2011 Approved Project</b>	Not Applicable	<b>4,894</b>	Not Applicable	<b>12,405</b>
<b>Combined Total Without Optional Conversion</b>	Not Applicable	<b>9,500</b>	Not Applicable	<b>23,728</b>
<b>Combined Total with Optional Conversion</b>		<b>10,700</b>		<b>26,679</b>

1 Estimated based on the City's General Plan.

2 Excluding the 4,894 units associated with the 2011 Approved Project.

Compared to the 2011 Approved Project, development of the 2012 Modified Project would result in an increase of 11,324 residents on the Proposed Project Site, or 14,274 residents with the optional conversion. Although the additional units and population associated with the 2012 Modified Project were not specifically included in the OCP-2010 projections, these increases are consistent with the overall growth projections for the City of Irvine and for the region based on SCAG forecasts. The 2012 Modified Project would generate a total of 23,728 residents, representing approximately 32 percent of the forecasted City population increase after 2010. With the optional conversion, the 2012 Modified Project,

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combined with the 2011 Approved Project, would generate a total of 26,679 residents, representing approximately 36 percent of the forecasted City population increase after 2010. This growth is within the forecasted City population increase, therefore the net incremental impact on population resulting from the 2012 Modified Project would be less than significant.

No mitigation measures are proposed in this DSSEIR as impacts of the 2012 Modified Project related to population would be less than significant.

#### Housing

The 2012 Modified Project would include the development of 4,606 additional dwelling units or 5,806 additional dwelling units with the optional conversion, as described above in Table 5.9-7. This number of housing units is within regional projections for housing growth in Irvine; OCP-2010 forecasts the number of units in Irvine to increase by 34,324 units between 2010 and 2035. The additional housing units associated with the 2012 Modified Project represents approximately 13 percent (or 17 percent with the optional conversion) of forecasted housing growth in Irvine and 3.5 percent (or 4.5 percent with the optional conversion) of forecasted growth in the Orange County between 2010 and 2035.

The 9,500 total housing units (or 10,700 with optional conversion) in the 2012 Modified Project when combined with the 2011 Approved Project represents 27.7 percent (or 29.7 percent with optional conversion) of forecasted housing growth in Irvine and 7.3 percent (or 8.2 percent with optional conversion) in Orange County from 2010 to 2035. This amount of growth in housing units is consistent with the SCAG regional forecasts and generally consistent the OCP-2010 growth projections for Irvine and Orange County and would result in a less than significant impact on housing.

The City is in the process of identifying opportunities for housing that will meet the very low, low, and moderate income targets prescribed in its 2014–2021 RHNA cycle; the City's proposed target is 12,149 units over this 8-year period. Implementation of the 2012 Modified Project will assist the City in meeting its 2014-2021 RHNA target. Furthermore, the City has self-imposed inclusionary housing requirements for all projects providing 50 or more residential units. As required by the City of Irvine's Housing Ordinance, both the 2011 Approved Project and the 2012 Modified Project include the development of the affordable housing above the 15 percent minimum required by the City. Thus, the 2012 Modified Project would contribute to satisfaction of the RHNA targets for a range of affordability levels and City-established inclusionary housing requirements. Therefore, like the 2011 Approved Project, the 2012 Modified Project would result in a less than significant impact on housing.

#### Employment

##### *Operational Employment*

The 2011 Certified EIR for the 2011 Approved Project analyzed the development of approximately 6,586,000 square feet of non-residential land uses with the potential to create 16,510 jobs. The 2011 Approved Project job-generation is shown in Table 5.9-7.

The 2012 Modified Project increases residential development opportunities and decreases non-residential entitlement, and modifies the types of non-residential uses. Using the Irvine Transportation Analysis Model (ITAM), this proposed modification represents an increase of 1,062 jobs (or a decrease of 542 jobs with the optional conversion), bringing the total number of jobs in the 2012 Modified Project to 17,572

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(or 15,968 with the optional conversion). The employment projected for Existing PAs 30 and 51 is not lower than the employment projected for the 2011 Approved Project despite the reduction of non-residential square footage associated with the 2012 Modified Project. This is because the types of non-residential uses included in the 2012 Modified Project generate greater employment than the non-residential uses included within the 2011 Approved Project. The jobs to be generated by 2012 Modified Project represent 21.3 percent (or 19.3 percent with the optional conversion) of Irvine's projected employment growth between 2010 and 2015 and 6.1 percent (or 5.5 percent with the optional conversion) of Orange County's projected employment growth between 2010 and 2035. Therefore, the employment generated by the 2012 Modified Project is within these growth forecasts.

No mitigation measures for operational employment related impacts were proposed in the SEIR and none are being proposed in this DSSEIR, because the 2012 Modified Project is within existing employment growth projections for both the Irvine and the Orange County. Jobs-housing balance, which represents another method of analyzing potential impacts related to operational employment, is discussed later in this section under its own heading.

#### *Construction Employment*

The 2012 Modified Project would involve construction of 9,500 residential units and 4,902,200 square feet on non-residential land uses (or 10,700 residential units and 4,367,200 square feet of non-residential land uses with the optional conversion), parks and open space, and construction of other improvements such as roadways and utilities. Project construction would generate a substantial number of temporary jobs. The number and scale of construction projects would vary during different phases of construction; thus, the number of construction jobs generated would likewise vary. As identified in the 2011 Certified EIR, construction of the 2011 Approved Project is expected to generate a maximum of 763 construction jobs during the peak construction period, based on the CalEEMod air quality modeling data completed for the 2011 Approved Project. As discussed in Section 5.3, *Air Quality*, peak construction activities would remain the same, so no additional construction jobs are anticipated as compared to the 2011 Approved Project. As with operational employment, it is expected that most construction employment would be absorbed from the regional labor force rather than attracting new workers into the region. Thus, construction employment is not expected to have a substantial impact on population growth in Irvine and surrounding communities, especially given the eight percent unemployment rate in Orange County.

The 2011 Certified EIR concluded that the development of the 2011 Approved Project would not result in a significant impact with respect to short-term (i.e. construction) employment. Since both the 2011 Approved Project and the 2012 Modified Project would result in generally the same number of construction jobs, the 2012 Modified Project would have a less than significant impact related to construction employment.

No mitigation measures are proposed in this DSSEIR as impacts related to construction employment would be less than significant without mitigation.

#### Jobs-Housing Ratio

Irvine is a jobs-rich community and residential projects help improve the balance between job-generating uses and homes. The 2012 Modified Project contains more residential units and less non-residential square footage than the 2011 Approved Project, and therefore it will contribute to improving the jobs-housing balance for the City of Irvine as a whole.

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The 2011 Approved Project had a jobs-housing ratio of 16,510/4,894, or 3.37. The 2012 Modified Project has a jobs-housing ratio of 17,572/9,500 (or 1.85) without the optional conversion and 15,968/10,700 (or 1.49) with the optional conversion. As shown in Table 5.9-6, the City had a jobs-housing ratio of 2.48, well above the industry standard for an ideal jobs-housing ratio in the range of 1.3 to 1.7 (Weltz, 2003). The additional housing proposed by the 2012 Modified Project would therefore assist the City in achieving a healthier jobs-housing balance as compared to the 2011 Approved Project, with the ratio of 1.85 being much closer to the 1.3 to 1.7 target balance. The ratio of 1.49 (for the 2012 Modified Project with the optional conversion) would actually fall within the middle of the target range. In addition, the 2012 Modified Project would have a favorable impact with respect to regional goals for providing housing near jobs-rich areas because it would develop housing units on the Proposed Project Site and the housing will be located near existing employment concentrations, including the Irvine Spectrum and near transit including the I-405, I-5, SR-133 and the Irvine Transportation Center.

The 2012 Modified Project would increase the cumulative total number of housing units in Irvine. In doing so, the 2012 Modified Project's cumulative housing impact provides benefits for the regional housing goals that promote housing production in jobs-rich areas, City Housing Element goals regarding workforce housing, and state-mandated fair share housing targets.

The 2011 Certified EIR concluded that development of the 2011 Approved Project would result in a significant impact because it would contribute to the then-existing jobs-housing imbalance. This conclusion did not change in the 2011 Certified EIR. That imbalance would improve with implementation of the 2012 Modified Project because the 2012 Modified Project proposes an increased amount of housing opportunities. Thus, as compared to the 2011 Approved Project, the 2012 Modified Project would represent an improvement with respect to Irvine's jobs-housing imbalance. For these reasons, the jobs-housing impact is not considered a significant impact.

#### 5.9.5 Cumulative Impacts

The geographic scope of the following cumulative impact analysis is the OCCOG Subregion and the City of Irvine. OCP-2010 projects that in 2035, Irvine will have a population of 304,242; a total of 120,158 housing units and a total of 291,813 jobs. OCP-2010 incorporated the projected growth associated with the 2011 Approved Project, as well as the cumulative projects listed in Section 4.5, *Assumptions Regarding Cumulative Impacts*, of this DSSEIR.

The development of the 2012 Modified Project would add more housing and slightly increase the number of operational jobs, as compared to the 2011 Approved Project, which will help improve Irvine's jobs-housing ratio in the future. Irvine's projected jobs-housing balance shown in Table 5.9-6, which incorporated the 2011 Approved Project, is 2.34 in 2020 and 2.43 in 2035. Irvine's projected jobs-housing balance with the 2012 Modified Project improves to 2.32 in 2020 and 2.39 in 2035. With the optional conversion, the jobs-housing balance improves further to 2.26 in 2020 and 2.35 in 2035. The 2012 Modified Project with or without the optional conversion maintains Orange County's jobs-housing ratio of 1.47 in 2020.

The 2012 Modified Project will contribute to improving the jobs-housing balance in the future. For these reasons, the cumulative population and housing impacts are not considered a significant cumulative impact.

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#### *5.9.6 Applicable Mitigation Measures from the 2011 Certified EIR*

No mitigation measures were available at the time the 2011 Certified EIR was prepared to reduce the 2011 Approved Project's significant impact related to operational employment and to the jobs-housing ratio.

#### *5.9.7 Level of Significance Before Additional Mitigation*

Upon implementation of regulatory requirements and PPPs, Impact 5.9-1 related to population and housing of the 2012 Modified Project, as compared to the 2011 Approved Project, would be less than significant.

#### *5.9.8 Additional Mitigation Measures for the 2012 Modified Project*

No mitigation measures are required because no significant impacts related population and housing have been identified for the 2012 Modified Project.

#### *5.9.9 Level of Significance After Additional Mitigation*

As compared to the 2011 Certified EIR, which concluded that development of the 2011 Approved Project would result in a significant impact with respect to jobs-housing ratio, the 2012 Modified Project would have a less than significant impact because of the conversion of existing non-residential entitlement to residential uses. Implementation of the 2012 Modified Project would result in an improved jobs-housing ratio as compared to the 2011 Approved Project.