

3.12 Population and Housing

This section describes the existing and projected population and housing characteristics of the project region and analyzes the proposed project's potential impact on population and housing. New housing can result in substantial population growth and the need for additional employment opportunities in the region. Demographic data presented in this section is based on the Southern California Association of Governments (SCAG) 2016 Growth Forecasts (SCAG, 2016), the County of Orange 2013 Housing Element (County, 2013), and 2015 California Department of Finance data (DOF, 2015) that is based on 2010 Census data.

3.12.1 Environmental Setting

Population

The County of Orange comprises 34 cities as well as unincorporated communities. In 2016 had a total population of 3,183,011 people, with approximately 125,420 of those people living in unincorporated areas (DOF, 2016). The population in Orange County increased by 5.8 percent, from 2,846,289 in 2000 to 3,010,232 in 2010; and then increased another 5.7 percent between 2010 and 2016. **Table 3.12-1** shows population trends in unincorporated Orange County and Orange County as a whole.

**TABLE 3.12-1
RECENT POPULATION TRENDS: UNINCORPORATED ORANGE COUNTY AND ORANGE COUNTY**

| | 2000 | 2010 | 2016 | 2035 | 2000-2010 % Change | 2010-2014 % Change | 2014-2035 % Change |
|---------------------------------|-----------|-----------|-----------|-----------|-----------------------|-----------------------|-----------------------|
| Unincorporated Orange County | 168,165 | 121,160 | 125,420 | 177,900 | -28.0 | 3.5 | 41.8 |
| Total Orange County | 2,846,289 | 3,010,232 | 3,183,011 | 3,431,200 | 5.8 | 5.7 | 7.8 |

SOURCE: State of California Department of Finance, E-5 Population and Housing Estimates, 2016 and SCAG 2016 Growth Forecast.

SCAG's population, housing, jobs and income projections for the six-county southern California region estimate that the County will experience growth over the next 19 years (SCAG, 2016). SCAG estimates Orange County's population will increase by 7.8 percent between 2016 and 2035. Unincorporated Orange County projected growth rate is expected to be well above the entire County's rate, with an overall 42 percent growth between 2014 and 2035.

Housing

Orange County contained approximately 1,075,705 housing units in 2016. Of these, 40,583 were in unincorporated portions of the County (DOF, 2016). Housing types in Orange County in 2016 are listed in **Table 3.12-2**. As shown, compared to incorporated areas, unincorporated Orange County has a higher percentage of single-family houses and a similar percentage of multi-family housing. Single-family (detached) homes comprise approximately 76 percent of the units in unincorporated areas; whereas, in city areas, approximately 51 percent of housing units are single-family (detached) homes. Similarly, there is a greater percentage of larger multi-family residential developments in incorporated areas (approximately 26 percent) than in unincorporated areas of the County (approximately 10 percent).

**TABLE 3.12-2
 HOUSING BY TYPE (2016)**

| Unit Type | Unincorporated Orange County Total Units | | County of Orange Total Units | |
|--------------------------|---|---------|---------------------------------|---------|
| | Number | Percent | Number | Percent |
| Single-family detached | 30,895 | 76 | 544,263 | 51 |
| Single-family attached | 4,215 | 10 | 129,191 | 12 |
| Multi-family (2-4 units) | 854 | 2 | 92,887 | 9 |
| Multi-family (5+ units) | 3,988 | 10 | 275,866 | 26 |
| Mobile homes | 631 | 2 | 33,492 | 3 |
| Total | 40,583 | | 1,075,705 | |

SOURCE: California Department of Finance, 2016 Table 2: E-5 City/County Population and Housing Estimates.

Housing Projections

Future population and housing growth projects, as determined by the SCAG RTP Growth Forecast in 2016, for the unincorporated areas of Orange County are shown in **Table 3.12-3**.

**TABLE 3.12-3
 SCAG POPULATION AND HOUSING PROJECTIONS FOR UNINCORPORATED ORANGE COUNTY**

| | 2016 | 2020 | 2035 |
|------------|---------|---------|---------|
| Population | 125,420 | 137,700 | 177,900 |
| Households | 40,583 | 43,100 | 56,100 |

SOURCE: California Department of Finance, 2016; SCAG, 2016.

Future population and housing growth projects, as determined by SCAG in 2016, for Orange County as a whole are shown in **Table 3.12-4**.

**TABLE 3.12-4
 SCAG POPULATION AND HOUSING PROJECTIONS FOR ORANGE COUNTY**

| | 2016 | 2020 | 2035 |
|------------|-----------|-----------|-----------|
| Population | 3,183,011 | 3,271,100 | 3,431,200 |
| Households | 1,075,705 | 1,074,700 | 1,135,300 |

SOURCE: California Department of Finance, 2016; SCAG, 2016.

Regulatory Setting

SCAG Regional Comprehensive Plan

SCAG’s Regional Comprehensive Plan (RCP) serves as a comprehensive planning guide, focusing on growth through the year 2035. The primary goals of the RCP are to improve the standard of living, enhance the quality of life, and promote social and economic equity. Within

the RCP, issues related to housing availability and growth are addressed primarily in the Land Use and Housing chapter. This chapter identifies land use and housing challenges of the region.

SCAG Regional Transportation Plan

SCAG’s Regional Transportation Plan (RTP) provides forecasts of population, households, and employment levels for counties, subregions, cities, and census tract within SCAG’s jurisdiction. The primary goal of the 2012–2035 RTP is to increase mobility for the region’s residents and includes a “strong commitment to reduce emissions from transportation sources to comply with [Senate Bill (SB)] 375, improve public health, and meet the National Ambient Air Quality Standards (NAAQS) as set forth by the federal Clean Air Act.” SCAG’s population and household projections for Orange County as a whole and unincorporated, are presented in **Tables 3.12-1, 3.12-3, and 3.12-4**, previously.

SCAG Regional Housing Needs Assessment

State law requires that jurisdictions provide their fair share of regional housing needs. The California Department of Housing and Community Development (HCD) is mandated to determine the state-wide housing need. In cooperation with HCD, local governments and councils of government are charged with determining the city’s or regions existing and projected housing need as a share of the state-wide housing need. The current Regional Housing Needs Assessment (RHNA) (adopted November 2012) identifies housing needs in each SCAG jurisdiction and allocates a fair share of that need to every community. The RHNA indicates that unincorporated Orange County needs to supply a total of 5,272 housing units for the planning period between 2014 and 2021 (SCAG, 2012a). This total is distributed by income category as shown in **Table 3.12-5**.

**TABLE 3.12-5
REGIONAL HOUSING GROWTH NEEDS UNINCORPORATED ORANGE COUNTY**

| Very Low | Low | Moderate | Above Moderate | Total |
|-----------------|------------|-----------------|-----------------------|--------------|
| 2,119* | 879 | 979 | 2,174 | 5,272 |
| 22.3% | 18.1% | 20% | 39.6% | 100% |

NOTE: Half (1,060) of these Very Low units are assumed to be in the extremely-low category.
SOURCE: SCAG, 2012.

County of Orange General Plan—Housing Element

The County of Orange’s Housing Element, adopted in 2013, provides guidelines for the maintenance and expansion of the housing supply to meet the present and future needs of the County’s population. The element addresses the need for housing for all economic segments in unincorporated Orange County and provides goals, strategies and actions to meet this need. Furthermore, the County’s Housing Element identifies programs and resources required for the preservation, improvement and development of housing to meet the existing and projected needs of its population.

3.12.2 Thresholds of Significance

The *CEQA Guidelines* Appendix G provides guidance for assessing the significance of potential environmental impacts. Relative to population and housing, a project could have a significant effect on the environment if it would:

- 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);
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

It was determined in the Notice of Preparations/Initial Studies (see Appendices A1 and A2 of this EIR) that the project would develop residential housing in a largely undeveloped area, where only one housing unit currently exists, which would be vacated prior to implementation of the proposed project. As a result, no housing or people would be displaced due to implementation of the project, and the construction of replacement housing elsewhere would not be necessary. Thus, impacts related to displacement of either homes or people that would require construction of replacement housing elsewhere would not occur. Therefore, no analysis of that significance criterion is included in this EIR.

3.12.3 Methodology

The methodology used to determine impacts on population began with data collection regarding existing population and housing trends, which was obtained from the State of California Department of Finance, SCAG, and the County of Orange.

3.12.4 Project Impacts

Impact 3.12-1: Would the project 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)?

Less than Significant Impact. Based on the 2010 U.S. Census data, the average household size for the unincorporated areas of Orange County is 3.2 persons per household. The proposed project includes the development of 72 single-family residences. Assuming an average household size of 3.2 and the addition of 72 single-family residential units, the proposed project would accommodate a net population increase of approximately 230 new residents. As shown in **Table 3.12-3**, by the year 2035, SCAG estimates the population of unincorporated Orange County to be 177,900, an increase of 52,480 residents from the 2016 population of 125,420 residents. Based on this number, the development of the proposed residential uses would constitute approximately 0.14 percent of the anticipated growth in unincorporated area Orange County. As shown in **Table 3.12-4**, SCAG estimates the population for Orange County in 2035 to be 3,431,200 persons, an increase of 248,189 persons, based on the 2016 population of 3,183,011. The project

would constitute approximately 0.09 percent of the anticipated growth in Orange County. The population increase that would be induced by the project does not exceed SCAG's growth projections for the County.

In addition, the proposed project would develop 27 single-family residences on the 584.1-acre project site that has an existing zoning designation of General Agricultural (A1), which allows residential development at a maximum density of 0.25 dwelling unit per acre (or four acres per dwelling unit). Thus, the current zoning would allow build out of 146 dwelling units on the project site.

Although the proposed project proposes to change the General Plan Land Use of designation to Rural Residential (1A), which allows a minimum density of 0.25 to 0.5 dwelling units per acre, (or two to four units per acre), the proposed project would only develop 72 residential units, and the remainder of the project site would consist of preserved open space, landscaping, and fuel modification areas that would not be developed. Therefore, the proposed project would result in fewer residential units than the allowable by the existing zoning criteria, and would be consistent with the growth projections in the County's General Plan, which is based on land use and zoning designations. Therefore, the project would not directly induce substantial population or housing growth in the area, and impacts would be less than significant.

The proposed project would provide single-family housing in Orange County and would be meeting an existing housing demand that is already accounted for in the County's 2013 Housing Element, which shows that 2,174 above moderate income level housing units are needed. In addition, the proposed project includes development of 24.5 acres of vineyards throughout both phases of the project. Production and/or wine making facilities are not included in the proposed project. However, it is anticipated that the grapes grown on the site would be harvested and sold. It is estimated that five employees would be needed on a year-round basis (daily) to oversee the vineyard production, with peaks of up to 25 employees needed during harvest season (described in Section 2.0, *Project Description*).

Therefore, the proposed project would result in a limited demand for long-term landscape maintenance, open space maintenance, vineyard production management, and other service employment opportunities associated with residential and vineyard uses. Although the proposed project in itself would be providing housing, it is unlikely that service workers would be residing on-site. Service workers would likely be coming from nearby Lake Elsinore and the surrounding communities. Because the need for employment would be limited to the 72 single-family residences and 24.5 acres of vineyards, the increased need for employment would be minimal. Needs related to the HOA would be managed by a community management firm that would not be located on or near the project site. As a result, impacts related to growth from employment generated by the project would be less than significant.

Infrastructure improvements would be necessary to accommodate the development of the new residential uses, including improvements to Ortega Highway, extension of water infrastructure, and development of wastewater facilities. Improvements would be sized to specifically serve the on-site development or would provide safety improvements, such as the improvements to Ortega Highway at the Long Canyon Road intersection. These improvements consist of installing a northbound 12-foot wide acceleration on Ortega Highway at Long Canyon Road, installing a

northbound 12-foot wide left turn lane on Ortega Highway at Long Canyon Road, and installation of a minimum 22-foot wide southbound deceleration lane on Ortega Highway from Long Canyon Road to 160 feet to the north. These improvements would all occur within the existing paved Ortega Highway right-of-way and would provide existing pavement area, turn lanes, and acceleration lanes that would enhance safety of the existing roadway. The addition of acceleration and turn lanes to Ortega Highway at the Long Canyon Road intersection would not induce population growth, and does not provide additional capacity along the overall highway.

Water service would be provided by an extension from an existing six-inch water main that is currently providing potable water to up gradient communities along Ortega Highway. Water infrastructure would be extended only into the project area to serve the proposed residences and associated landscaping. The extension would not be designed to provide service to areas beyond those proposed in this project, or provide capacity to serve additional areas. Additionally, because this line is currently installed and available for connections, connection to this line would not induce population growth in areas outside of the project area.

Wastewater would be disposed of through the use of individual septic tanks located on each residential lot. This wastewater infrastructure would be sized specifically to serve each lot, and the proposed project would not develop or provide excess wastewater treatment design capacity to serve areas beyond the project site. As a result, installation and operation of the wastewater infrastructures would not induce substantial growth.

3.12.5 Cumulative Impacts

The geographic area in which cumulative impacts to population and housing could occur is southern Orange County, and adjacent areas within Riverside County that could be influenced by development within the project area. Implementation of the proposed project would result in a net increase in the County's residential population by an estimated total of 230 persons. As shown in **Table 3.12-6**, cumulative population increases from the projects listed above would be approximately 13,606 additional residents. Based on SCAG's 2016 Integrated Growth Forecast, this would represent an approximate 5.5 percent of the anticipated growth in Orange County between 2016 and 2035.

Project development, in combination with other development projects within the project vicinity and County, would result in a cumulative increase in population. However, this growth in the County's residential population falls below the anticipated development of the existing zoning of the project site, within the SCAG growth estimates, and would contribute to meeting the County's RHNA requirements. Because build out of the project would result in growth that is far less than identified by the County's existing zoning code, implementation of the project would not result in cumulatively considerable direct population and growth impacts. Impacts would be less than significant.

**TABLE 3.12-6
CUMULATIVE POPULATION INCREASE**

| Name/Address | Description | Increased Population ^a |
|---|---|--|
| Rancho Plan Planned Community | The recently approved Master Plan allows for the development of a maximum of 3,291 dwelling units, parkland, an urban activity center and a neighborhood center on 895 of the 1,680 total acres of Planning Area 2. | 10,531 |
| Lakeshore Point / Corner of LeHarve Avenue and Riverside Drive | The project includes 150 apartment units and 47 detached single-family units. | 480 |
| The Villages at Lakeshore / Corner of Riverside Drive and Grand Avenue | This project would require a Specific Plan, Amendment (No. 1) and would develop 163 condominium detached dwelling units on 19.7 acres. | 522 |
| Robinson Ridge / East of the intersection of Trabuco Canyon Road and Trabuco Creek Road, south of Trabuco Creek Road, and west of the Cleveland National Forest boundary. | The 92-acre project site has the potential to develop up to 612 units, consistent with the Foothill/Trabuco Specific Plan. | 1,958 |
| 21522 Plano Trabuco Road | The project would develop 36 townhomes on a vacant site along Plano Trabuco Road. | 115 |
| | Total | 13,606 |

^a Population is based on 3.2 persons per household; the same as was used to calculate the project's population.
SOURCE: County of Orange, County of Riverside, City of Lake Elsinore, City of Mission Viejo, City of Rancho Santa Margarita; 2017.

The project would extend some needed infrastructure (i.e. water pipelines and electrical lines) into the project area to serve the project. This extension of infrastructure would not be designed or have the capacity to serve areas or residences other than those proposed as part of the project. In addition, the project would preserve 71 percent of the project area for open space; and Cleveland National Forest areas adjacent to the project would not be developed (Project Design Feature PDF-1). As a result, other portions of the County would not be influenced by development within the project area, and the proposed project would not induce growth.

Furthermore, the cumulative projects listed above are not in the vicinity of the project site, and infrastructure upgrades and extensions that may be included in cumulative projects would not affect or be related to those required by the proposed project. Therefore, the project and other projects in the area, when considered cumulatively, would not directly or indirectly induce substantial growth. Impacts are less than significant.