
5.11 Population and Housing

This section discusses the potential population and housing impacts associated with the Proposed Project. Information in this section is based on data from the County of Orange Housing Element, the County of Orange General Plan, “Orange County Community Indicators, 2013,” “Facts and Figures: County of Orange, 2012,” “Orange County Projections” by the Center for Demographic Research (CDR), the Yorba Linda General Plan Housing Element, and the Yorba Linda Draft Housing Element. The above-noted documents are incorporated herein by reference. This section outlines the existing population and housing trends in the County of Orange as well as estimated population growth and issues related to future employment demands created by the Proposed Project.

5.11.1 Existing Conditions

Several agencies provide population forecasts for municipalities in Orange County. These forecasting organizations are briefly described below.

- County of Orange – The County of Orange adopts growth forecasts on a regular basis. The most recent set of projections is contained within the current Orange County Projections, which is published by the CDR in partnership with California State University, Fullerton. The Orange County Projections uses a multi-stage process that combines several procedures and methodologies. In broad terms, total population, housing, and employment are projected and then allocated to smaller geographic areas based on an analysis of local policy, land use capacity, demographic changes, and assumed market forces.

The primary goal of the CDR is to provide accurate and timely information regarding population, housing, and employment characteristics to public agencies, local jurisdictions, and regional planning authorities as well as private citizens and industry. The CDR divides Orange County into ten Regional Statistical Areas (RSA), which are combinations of Census tracts utilized for planning purposes. The Project Area and the surrounding communities of Yorba Linda and Placentia are located in RSA B-41.

Acronyms used in this section:

CDR	Center for Demographic Research
CEQA	California Environmental Quality Act
DEIR	Draft Environmental Impact Report
DOF	California Department of Finance
HCD	California Department of Housing and Community Development
RHNA	Regional Housing Needs Assessment
RSA	Regional Statistical Areas
SCAG	Southern California Association of Governments
SOI	Sphere of Influence

- Southern California Association of Governments (SCAG) - The Project Site is located in unincorporated Orange County, one of the six counties comprising SCAG. The other counties included in SCAG are Los Angeles, Riverside, San Bernardino, Ventura, and Imperial. The SCAG region contained approximately 16.5 million people in year 2000 based on the U.S. Census figures. Since that time, the southern California region has grown to approximately 18 million people.
- Regional Housing Needs Assessment (RHNA) – The RHNA was developed by SCAG and is one of four plans that create a management system for dealing with growth in the region. Using each county’s Growth Management Plan as a basis, the RHNA is used to determine the housing needs for each city and unincorporated area within the SCAG region. The RHNA allocates each jurisdiction’s “fair share” adjustment of the regional future housing needs by factoring household growth, vacancy need, and replacement need (due to demolition, natural disaster, or conversion of use) to determine the construction need for a community. In addition, the RHNA model was developed to determine housing needs with special emphasis on ensuring adequate housing for persons in the very low, low, and moderate income ranges. This assessment allows communities to anticipate growth so they can enhance quality of life, improve access to jobs, transportation, and housing, and not adversely impact the environment.

1. Population

With a population of 3,071,933 in July 2012, Orange County is the third largest county in California²⁹. The County’s population density in 2010 was 3,808 persons per square mile. The average annual increase slowed considerably to 1.7% between 1990 and 2000 and further to 0.6% between 2000 and 2010.³⁰ Between 2010 and 2012, the County added 20,970 residents through natural increase and 8,805 through international immigration. At the same time, the County lost 4,962 residents through domestic out-migration for a net domestic migration increase of 3,843.³¹ The County’s population growth is projected to continue at an increasingly slower rate, reaching a little over 3.4 million by 2035.³² The County’s average household size is 2.99 persons. Average household size in the City of Yorba Linda (City) is 3.05 persons.

Population projections are compiled by several agencies. SCAG’s data is generally used by local agencies for regional forecasts. SCAG uses Department of Finance (DOF) estimates for current population, housing, and employment, and CDR’s estimates for future projections through a designated year. SCAG compiles these numbers and adjusts them to be consistent with local input relative to housing,

²⁹ Orange County 2013 Community Indicators, page 4

³⁰ California Department of Finance, Demographic Research Unit, Table E-6

³¹ California Department of Finance, Demographic Research Unit, Tables 2

³² Center for Demographic Research, California State University, Fullerton; “Orange County Projections 2010 Modified”

population, employment, and land use to arrive at existing and projected forecasts for the SCAG area. Because the Proposed Project is located within the City’s Sphere of Influence (SOI), the City population figures are included. Table 5-11-1 below reflects the most recent CDR figures for Orange County and the City.

Table 5-11-1 Regional and Local Population

Year	Orange County	City of Yorba Linda
2000	2,846,289	58,918
2010	3,010,232	64,234
2020	3,266,107	69,676
2030	3,410,773	70,233

Source: Center for Demographic Research, Cal State Fullerton

2. Housing

Table 5-11-2 presents projected housing trends for all housing types in Orange County and the City, as identified by CDR. “Orange County Community Indicators, 2013” states that as of January 2012, there were 1,052,361 housing units available to Orange County residents. The 2011 American Community Survey notes that a majority of occupied units are owner-occupied³³.

Table 5-11-2 Regional and Local Housing

Year	Housing Units	
	Orange County	City of Yorba Linda
2000	969,484	19,567
2010	1,048,514	22,247
2020	1,105,238	23,364
2030	1,160,556	23,455

Source: Orange County Community Indicators, 2013

3. Employment

The CDR has projected that there will be approximately 1,625,805 jobs in Orange County by year 2020. Table 5-11-3 presents past and projected employment figures for the County and the City, based on CDR projections.

Table 5-11-3 Regional and Local Employment Projections

Year	Number of Jobs Projected	
	Orange County	City of Yorba Linda
2010	1,429,700	16,479
2020	1,625,805	17,219
2030	1,738,032	17,255

Source: Center for Demographic Research, Cal State Fullerton

³³ “Orange County Community Indicators, 2013,” page 6; <http://www.scco.edu/img/uploads/happenings/pdfs/CIR2013.pdf> (accessed July 2013)

5.11.2 Regulatory Setting

1. County of Orange General Plan Housing Element

Adopted on March 22, 2011, the Housing Element for the County’s General Plan provides projections, goals, and policies related to existing and future residential development. It also identifies programs and resources required for the preservation, improvement, and development of housing to meet the projected needs of the County’s population. The Housing Element is influenced by development policies contained in the Land Use Element, which establishes the location, type, intensity, and distribution of land uses throughout the County. Goals and policies within the Land Use Element are discussed in detail in Section 5.9, Land Use and Planning (beginning on page 5-395 of this DEIR).

The three major categories considered in the Housing Element include:

1. Existing housing needs resulting from the overcrowding, overpayment, or substandard housing conditions
2. Housing needs of “special needs groups” such as the elderly, large families, homeless, and disabled
3. Housing needs resulting from population growth

Based on 2012 figures, the average household size in Orange County is 2.99 persons, which is larger than average household size in California (2.91 persons) and the country (2.60 persons)³⁴.

A significant role of the Housing Element is to address existing and future housing needs, including affordable housing, based on the state-mandated RHNA allocations. The Housing Element notes RHNA growth needs projections that are included in the 2006-2014 planning period as shown in Table 5-11-4.

Table 5-11-4 Regional Housing Growth Needs, 2006-2014

	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
Units	1,777	1,445	1,597	3,159	7,978
Percent of total	22.3%	18.1%	20.0%	39.6%	100%

Source: County of Orange Housing Element (2011)

³⁴ “Orange County 2013 Community Indicators,” page 7; <http://www.scco.edu/img/uploads/happenings/pdfs/CIR2013.pdf> (accessed July 2013)

The California Department of Housing and Community Development (HCD) approved the 5th Cycle Regional Housing Needs Assessment Final Allocation Plan for 1/1/2014 through 10/1/2021. The State of California has defined income categories for the purpose of determining housing affordability and need in communities. These categories are as follows:

- Very Low Income - 50% or less of area median income (AMI)
- Low Income - 51% to 80% of AMI
- Moderate Income - 81% to 120% of AMI
- Above Moderate Income - more than 120% of AMI

2. City of Yorba Linda General Plan - Housing Element

The City is in the process of updating the Housing Element of its General Plan. The current Housing Element covers the period from 2008 to 2014 and includes past trends in population and housing as well as population growth estimates based on DOF estimates. The following information is based on the 2008-2014 Housing Element.

- Population Growth and Trends – The City experienced a 16% increase in growth between 2000 and 2008. The DOF estimated the population in year 2008 at 68,312. Orange County Projections projected a 3.2% increase over the 2005-2015 period with the population at 70,513 by 2015. Orange County Projections projected a slowdown in the growth rate between 2015 and 2025 of 2.6% and a 1.6% growth rate between 2025 and 2035.
- Households – The Housing Element noted that the 2000 Census documented 19,252 households in the City with an average household size of 3.05 persons and an average family size of 3.35 persons. Housing growth for the City has remained higher (12%) than the comparison cities of Anaheim, Brea, Fullerton, and Placentia for the period between 2000 and 2008. According to the DOF, the City had a housing stock of 21,893 units in 2008.
- Regional Needs Housing Assessment (RHNA) – The Housing Element reported the need for 2,039 new housing units for the period 2008-2014 as defined by the RHNA. The development potential identified in the 2008-2014 Housing Element indicates an RHNA shortage of 757 units. The Housing Element notes that the City recognizes that some of its development standards constrain housing development; however, the City continues to provide regulatory and financial incentives to meet the four income categories identified in the RHNA projections.
- Measure B – Measure B requires a majority vote of the electorate for amendments to “planning policy documents” that increase residential density above the currently allowed density. The identified policy documents are: General Plan Land Use Element, Land Use Policy Map,

Zoning Code, Zoning Map, Specific Plan, or Development Agreement. The measure also establishes a maximum height of 35 feet for all structures in the City.

- Annexation of Areas in Sphere of Influence
 - 2008-2014 Housing Element – Section 13 of the Environmental and Infrastructure Constraints chapter of the Housing Element suggests that future housing growth can be accommodated via annexation of undeveloped land within the northern SOI. The section specifically mentions the “543-acre Murdock Property Area” (page V-24), of which the Proposed Project is a part. The section states that “the City’s current General Plan provides for up to 536 new housing units in the Murdock Area Plan and encourages clustering in response to topographical and other physical limitation.” A stated objective of the Housing Element regarding the SOI is:

2008-2014 Objective: Annex areas within the Sphere of Influence and provide infrastructure and services necessary to support future development.
 - Proposed 2014-2021 Housing Element – The City’s proposed 2014-2021 Housing Element identifies the Esperanza Hills (Murdock) Project Site as a “Future Annexation Area” noting that the site is likely to be annexed within the planning period for the 2014-2021 Housing Element (page IV-4). The proposed Cielo Vista (Sage) project is also identified as a future annexation area (112 single-family lots on 88 acres). The section identifies significant issues such as adequate public services, fire protection, access and circulation, resource protection, and impacts to Chino Hills State Park as constraints that may result in a reduction of densities below those proposed by the Project Applicant. The 2014-2021 Housing Element notes that “given the uncertainty regarding the timing of annexation and the level of permitted development, the Murdock and Sage properties are not included within the sites inventory for the current Housing Element.”

5.11.3 Thresholds of Significance

The County uses the CEQA Checklist in Appendix G of the CEQA Guidelines to identify potentially significant population and housing impacts. The CEQA Checklist states that a project could have a significant impact if it would:

- a) 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)
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere

- b) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere

5.11.4 Project Impacts Prior to Mitigation

The County provides regulatory guidance for housing and growth estimates through the goals and policies contained in the County’s Housing Element. In addition, state law requires that cities adopt plans and policies to address their share of housing need. The “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs, assuring availability of a variety and choice of housing accommodations for all income categories.

Implementation of the Proposed Project will allow for a maximum of 340 residential units. The Project Site is located in an urban environment. Land uses proposed by the Project represent planned growth as envisioned by the County’s General Plan. Due to the undeveloped status of the Project Site, new roads and infrastructure will be required to support the proposed development. However, since no housing currently exists on the Project Site, substantial numbers of existing housing will not be displaced, nor will substantial numbers of people be displaced necessitating the construction of replacement housing elsewhere.

Population estimates for the Proposed Project use a factor of 3.2 persons per household for a total of 1,088 future residents, adding to the SCAG-projected population increases for the County. In addition, the Proposed Project’s 340 residential units will reduce the net remaining 4,211 RHNA housing allocations for unincorporated Orange County for the 2014-2021 period.

The following table depicts the net remaining RHNA units in unincorporated Orange County for the 2010-2014 period. All new units built or preserved after January 1, 2006 may be credited against the RHNA period.

Table 5-11-5 Net Remaining RHNA - 2010-2014, Unincorporated County

	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
RHNA total units	1,777	1,445	1,597	3,159	7,978
Units completed or approved 2006-2009	265	316	27	7,347	7,955
RHNA net remaining units	1,512	1,129	1,570	0	4,211

Source: SCAG 7/2007 Appendix A, Table A-2; County of Orange/OC Planning, 5/2010

Infrastructure to support the additional population has been analyzed based on the proposed number of residential units and is further detailed in Section 5.15, Utilities and Service Systems (beginning on page 5-625 of this DEIR).

The RHNA for the City for the 2008-2014 period was established at 2,039 new units. Depending on the time frame, potential future annexation of the Proposed Project

would allow the City to increase its housing stock to meet the existing and future RHNA allocation for new housing.

The following table depicts the 5th Cycle Regional Housing Needs Assessment Final Allocation Plan, 2014-2021 for the County and the City as approved by the HCD on November 26, 2012.

Table 5-11-6 RHNA Allocation Plan 2014-2021

	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
Units in unincorporated County	1,240	879	979	2,174	5,272
Units in City of Yorba Linda	160	113	126	270	669

Source: Southern California Association of Governments, 8/29/12

As shown, development of the proposed 340 residential units will be a positive addition to housing need projections for the County and the City. While the Proposed Project will induce population growth in the area, the growth is not only within the RHNA projections, but is consistent with population projections for the County and the City based on projected new residential development considered in the Orange County General Plan and the Yorba Linda GP. However, it should be noted that the Proposed Project will consist of larger homes on large lots and will be considered as “above moderate” with regard to income category allocation.

The proposed construction of 340 new residences would provide short-term employment for all phases of construction. Future operational employment opportunities would be associated with the maintenance of the community which will be managed by an HOA.

Yorba Linda General Plan Housing Element

The City’s Housing Element acknowledges the deficit in the amount of housing allocated to meet population projections in future years. A total of 536 new residences have been considered in the General Plan for the Murdock Area Plan. Page III-25 of the Housing Element states that the General Plan identifies adequate infrastructure and public service capacity exists to accommodate the City’s regional housing needs of 2,039 additional units during the 2008-2014 planning period, which has not been met. The RHNA allocation for the 2014-2021 planning period is 669 units. The City’s 2008-2014 Housing Element notes a deficit of 757 units. Therefore, if future annexation of the Proposed Project to the City of Yorba Linda occurs, the Proposed Project would be consistent with the City’s Housing Element, and no impacts will occur.

5.11.5 Mitigation Measures

The Proposed Project would not result in significant impacts to population and housing. No mitigation measures are required.

5.11.6 Level of Significance after Mitigation

No significant unavoidable impacts to population and housing are associated with the Proposed Project.

Although the Proposed Project would result in new growth by proposing new homes, roads, and infrastructure, development of the Project Site was anticipated in the Orange County General Plan, as well as the Yorba Linda General Plan. The County General Plan states that the Open Space (5) land use designation, as has been applied to the Project Site, is not an indication of long-term commitment to specific uses and may be developed to serve a growing County population. No existing housing will be replaced, as the site is substantially undeveloped. No people will be displaced, as no homes are on the site. The Project proposes a designation of Suburban Residential, which allows a development density of 0.5 to 18 dwelling units per acre. Furthermore, the Project Site was specifically identified in the Yorba Linda GP for future development, and the density of .73 dwelling unit per acre is less than the 1 unit per acre projected by the Yorba Linda GP. The project will provide additional housing to meet housing needs, and will provide additional employment during project construction.

5.11.7 Cumulative Impacts

The proposed Cielo Vista project, which is adjacent to the Proposed Project Site, proposes 112 single-family residential units. The provision of 340 single-family residential units in Esperanza Hills results in a total of 452 additional residential units. Table 5-11-7 depicts the projected population increase as a result of both projects.

Table 5-11-7 Cumulative Projects Population Increase

Project	Number of Dwelling Units	Persons per Household*	Total Population Increase
Esperanza Hills	340	3.2	1,088
Cielo Vista	112	3.2	358
Total	452	-	1,446

*County of Orange rate

In addition to the Proposed Project and the proposed Cielo Vista development, the City has identified 15 development projects (including Cielo Vista) within a two-mile radius of the Proposed Project. This additional development was used for analysis in Section 5.14, Transportation and Traffic (beginning on page 5-543 of this DEIR). The list of projects is provided in the table below.

Table 5-11-8 Related Projects

Proposed Development	Land Use
1. North Yorba Linda Estates	364 single-family residences, 110 condos/townhomes
2. Cielo Vista	112 single-family residences
3. Hover/Bastanchury Holding Co.	48 single-family residences
4. Yorba Linda Town Center	32 single-family residences, 119 condos/townhouses
5. Oakcrest Terrace	69 apartments
6. Canal Annex - Savi Ranch	84 apartments
7. Nixon Archive Site	59 single-family residences
8. SWC Bastanchury/Lakeview	109 single-family residences, 180 apartments
9. Prospect (Greenhouse)	55 single-family residences
10. Wabash & Rose	17 single-family residences
11. Yorba Linda/Prospect	122 apartments
12. Postal Annex SE Lemon/Eureka	5 single-family residences
13. 4622 Plumosa	10 apartments
14. Lakeview & Mariposa	149 apartments
15. Palisades at Vista del Verde	143 condos/townhomes

The projects in Table 5-11-8 are anticipated to be developed over the next six to seven years and total 1,787 dwelling units. The Proposed Project will add another 340 units for a total of 2,127. The RHNA projection for the City in the 2008-2014 period was 2,039 new units. The 2014-2021 period adds 669 to that projection. Because the 2008-2014 allocation was not met, the proposed developments are within the RHNA housing needs projections. The City’s 2008-2014 Housing Element notes a deficit of 757 units allocated by the RHNA.

Project and cumulative impacts related to population and housing are not considered significant, because of the stated deficits in meeting past and current RHNA allocations. The increases were considered in the County General Plan and the Yorba Linda GP based on the potential development of the Project Site. SCAG has identified, through the RHNA, that additional housing is required in the County to meet the needs of existing and future residents. The construction of 340 residential units in the proposed Esperanza Hills project and 112 residential units in the proposed Cielo Vista project will have a positive impact in meeting housing needs. The increase in population is within the projected population growth factors for the County and the City, because development of the Murdock property was anticipated by both the County and the City.

5.11.8 Unavoidable Adverse Impacts

There are no anticipated unavoidable adverse impacts related to the project as proposed.