

5.10 POPULATION AND HOUSING

This section of the recirculated Draft Environmental Impact Report (DEIR) examines the potential for socioeconomic impacts of IBC Vision Plan and Mixed Use Overlay Zoning Code (proposed project) on the City of Irvine, including changes in population, employment, and demand for housing, particularly housing cost/rent ranges defined as “affordable.”

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

- *Irvine Business Complex Residential Project List*, City of Irvine, July 10, 2009.
- *Orange County Projections 2006*, Center for Demographic Research, November 30, 2006.

5.10.1 Environmental Setting

Local and Regional Planning Projections

The project area’s demographics are best examined in the context of existing and projected population for the Orange County region and the City of Irvine. Information on population, housing, and employment for the project area is available from several sources, as discussed below.

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 have executed a Memorandum of Understanding with the Orange County Council of Governments (OCCOG) to contract with the Center for Demographic Research at California State University, Fullerton, to develop and periodically update demographic projections for Orange County.



OCCOG approved the most recent update to the Orange County Projections, OCP-2006, in November 2006. Table 5.10-1 provides a summary of the forecasts for population, housing, and employment for Orange County and the City of Irvine between 2003 and 2035 that are included in the OCP-2006 projections. Note that the jurisdictional boundaries used in the OCP-2006 projections were those as of February 2004. The OCP-2006 jurisdictional boundaries do not include the Northern Sphere (Planning Areas 3, 6, 9, and portions of 5 and 8) because they were not annexed into the City by LAFCO until July 14, 2004.

Table 5.10-1				
OCP-2006 Projections for Orange County and the City of Irvine, 2003–2035				
	2003	2035	Change 2003–2035	% Change 2003–2035
Total Population				
Orange County	2,999,319	3,653,988	654,669	21.8%
City of Irvine	182,811	270,009	87,198	47.7%
Total Dwelling Units				
Orange County	997,614	1,151,587	153,973	15.4%
City of Irvine	62,283	97,390	35,107	56.4%
Total Employment				
Orange County	1,568,407	1,981,901	413,494	26.4%
City of Irvine	208,796	341,977	133,181	63.8%
Source: CDR 2007.				

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Orange County projections are updated every three to four years to incorporate general plan amendments and changes in land use policy at the jurisdiction level, as well as the effects of broader demographic and economic trends. Although OCP-2006 is based on the best available data, it cannot always predict economic fluctuations. As a result, near-term 2010 and 2015 projections may be overestimated due to the current economic downturn.

OCP-2006 was adopted in December 2006 by OCCOG, and is used as a reference point for discussing population, housing, and employment growth throughout this Draft EIR. Cal State Fullerton's Center for Demographic Research has collected the latest information on land use and policy changes in each local jurisdiction since OCP-2004 was prepared.¹ This information was used to update population, housing, and employment projections based on land use plans and policies as of November 30, 2006, as well as land use adjustments expected in the immediate future. OCP-2006 is designed to reflect the latest planning for the former El Toro MCAS site, open space dedications, and South Orange County housing developments (including Rancho Mission Viejo).

As shown in the above table, between 2003 and 2035 the population of the City of Irvine is projected to increase by approximately 87,000 persons, or 48 percent of its 2003 population; the number of residential units is forecast to increase by approximately 35,000 units, or 56 percent of the unit count in 2003; and employment in the City is projected to increase by approximately 133,000 jobs, or 64 percent of 2003 employment.

Population: Historic Trends, Existing Population, and Current Projections

Orange County Population

Population growth in Orange County has shown a diminishing but strong pace in recent decades. From 1980 to 1990, population increased by an annual average of 47,785, slowing to an average annual increase of 43,573 people during the 1990s. Orange County's population was 2,846,289 as reported by the 2000 Census. Based on Orange County's historical share of California's and the region's employment growth, migration and immigration trends, birth rates, and local general plans and zoning, OCP-2006 projects that this trend will continue at a diminished rate, with the County growing by an average of 20,458 people per year from 2003 to 2035. The total projected increase between 2003 and 2035 is 21.8 percent of the 2003 population. Population growth will be fueled in large part by natural increase. Births are expected to account for two-thirds of the County's future population growth.

City of Irvine Population

Growth in the City of Irvine mirrors that of the County. During the 1980s the City's population increased 78 percent, an annual average increase of 4,820 persons. This rate slowed in the 1990s to a 30 percent increase (average annual increase of 3,274 persons) over the decade. The 2000 Census reported that the City's population was 143,072. The California Department of Finance estimates that the City's population was 209,806 as of January, 2008.

¹ It should be noted that although OCP-2006 data were used for the discussion of population, housing, and employment growth in this section, OCP-2004 data were used for the traffic analysis and noise and air quality analyses that incorporate traffic data. The reason for this is that the Irvine Transportation Analysis Model (ITAM) and related Orange County Transportation Analysis Model (OCTAM) utilize OCP population, housing, and employment growth data that is broken down into geographic units, referred to as Traffic Analysis Zones (TAZs). While the OCP-2004 data have been disaggregated into the required TAZs, the OCP-2006 data have not.

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OCP-2006 forecasts that by 2035 the City's population will increase to 269,802, a 28.6 percent increase above its 2008 population. Thus, the City's average population increase per year during this period is forecast to be 2,222, or approximately 1.0 percent of the 2008 figure.

Based on the Irvine General Plan's maximum dwelling unit allowance and current General Plan population factors, the City's housing units will generate an estimated 287,419 residents at buildout. UC Irvine's dormitories and faculty/staff housing account for 15,912 of those residents. By comparison, OCP-2006 anticipates a 2030 population of 269,802.

Project Area Population

There are currently 5,011 residential units in the IBC. According to the City of Irvine's adopted population growth standard, based on census data, there is an average of 1.3 residents per condominium unit. Therefore, there are approximately 6,514 people in the IBC.

Housing: Historic Trends, Existing Housing, and Current Projections

Orange County Housing

Housing-unit growth in Orange County has not matched the pace set by population growth. From 1990 to 2000, countywide households increased approximately 11 percent at an annual average rate of 9,441 units. According to the 2000 Census, Orange County had 969,484 households, with an average of 2.9 persons per household. A household refers to an occupied dwelling unit. Of the County housing stock, 61.5 percent are single-family units. The Census measured the April 2000 vacancy rate at 3.5 percent. OCP-2006 projects that the County's housing stock will increase by 153,973 units (15 percent) by 2035, an average rate of 4,812 dwelling units per year. Thus, the number of persons per household is projected to rise slightly to accommodate a population that is growing faster than the housing stock.



City of Irvine Housing

The City of Irvine parallels the County's housing growth. During the 1990s, the City's housing increased 27 percent, at an annual average rate of 1,149 units. In the 30 years between 2005 and 2035, OCP-2006 projects a 36 percent increase of 24,655 units (an average of 822 units per year).

In 2000, the City of Irvine's dwelling units represented 5.6 percent of the total County housing stock. The City's housing stock was 64 percent single-family units, compared with 61 percent countywide. The January 2001 vacancy rate was 4.68 percent, above the countywide rate of 3.52 percent estimated by the California Department of Finance. The City's 2000–2005 Housing Element defines 3.1 percent as an optimal vacancy rate. Further, the Census reported 2.66 persons per occupied dwelling unit, slightly lower than the overall County average of 2.9 persons per dwelling unit.

Since 2000, the City's housing stock has grown by approximately 30 percent, to 77,680 units (CDFi 2006). Table 5.10-2 summarizes the City's current housing stock; multifamily housing of five or more units account for 38 percent of the stock, followed by single-family detached homes, which account for approximately 36 percent of the City's units.

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Table 5.10-2
City of Irvine 2009 Housing Units By Type

Type	Units	Percent of Total Units
Single-Family Detached	28,049	35.9
Single-Family Attached	14,591	18.8
Multifamily, 2–4 Units	5,061	6.5
Multifamily, 5 or More Units	30,316	37.5
Mobile Homes	1,022	1.3
Total Units	79,039	100.0

Source: California Department of Finance, Population and Housing Estimates, January 2009.

OCP-2006 forecasts that the number of housing units in the City will increase to 8.5 percent of the County total by 2035.

As of 2009, the General Plan provides the capacity for a maximum allowable 120,637 dwelling units, including 12,240 student dormitories and faculty/staff units at UC Irvine. As of January 2009, the City estimates that 76,900 DU of its maximum allowable units have been constructed, with 43,737 remaining units allowable under the current General Plan. Note that some planning areas have already been developed at levels below the allowable maximum.

As with the majority of southern California communities, housing costs have escalated steeply in recent years in the City of Irvine. In calendar year 2006, median single-family home sale prices by zip code ranged from \$693,000 to \$1,500,000. Median condominium sale prices for 2006 by zip code ranged from \$436,000 to \$713,000. However, slow 2007 and 2008 housing sales have affected the rise in housing costs. The median price for an Irvine housing unit sold in calendar year 2009 was 7.8 percent to 26.1 percent lower than a year earlier. In 2009, median sales prices for Irvine zip codes ranged between \$439,000 and \$787,000, indicating that home prices have returned to 2004 levels (DQ 2009).

The 2000–2005 Housing Element of the City's General Plan provides a long-term blueprint for housing in the context of local and regional trends and housing production goals. The Housing Element addresses new 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, moderate, and upper income housing needed during 2000–2005. These numerical housing production goals are known as Regional Housing Needs Assessment (RHNA) targets. State law requires that the Housing Element of the General Plan identify RHNA targets and strive to meet them. To this end, the Housing Element analyzes housing needs in 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 finally, establishes policies and objectives to make progress in meeting housing needs during the five-year period. In 2002, the Department of Housing and Community Development found the City's Housing Element to be in compliance and adopted it.

Irvine's Housing Element contains goals, objectives, and policies designed to meet its 2000–2005 RHNA targets as well as other housing needs in the City. Table 5.10-3 presents the City of Irvine's RHNA targets for each income level, with an overall housing production target of 10,782 new units.

Table 5.10-3
City of Irvine Regional Housing Needs
Assessment Targets, 1998-2005

<i>Household Income Category</i>	<i>Target (units)</i>
Very Low Income ¹	1,942
Low Income ²	1,186
Moderate Income ³	2,049
Upper Income ⁴	5,605
Total	10,782

Source: City of Irvine Housing Element November 2002.

¹ 0-50 percent of Area Median Family Income (MFI)

² 51-80 percent of MFI

³ 81-120 percent of MFI

⁴ Greater than 120 percent of MFI

A Final RHNA has been prepared for the planning period of January 1, 2006, to June 30, 2014, and was adopted on July 12, 2007, by the Southern California Association of Governments (SCAG) Regional Council, which allocated 35,660 units to the City of Irvine. The proposed unit distribution is in Table 5.10-4.

Table 5.10-4
City of Irvine Regional Housing Needs
Assessment Targets, 2006-2014

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

Source: City of Irvine 2007.

¹ 0-50 percent of County Area Median Family Income (AMI)

² 51-80 percent of AMI

³ 81-120 percent of AMI

⁴ Greater than 120 percent of AMI

SCAG assigned to the City of Irvine a total housing allocation of 35,660 units. In order to obtain a rebuttable presumption of being in substantial compliance with state law, the City must submit its revised Housing Element, which addresses and accommodates these new targets, California Department of Housing and Community Development (HCD) for review and approval.

Project Area Housing

There are currently 11 existing residential projects with a total of 5,011 units in the IBC. The type of housing is limited to apartments and condominiums, including one affordable apartment project. There are 1,814 residential units that are currently under construction. There is no existing or proposed housing in the detached 40-acre parcel of the IBC.



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Employment: Historic Trends, Existing Employment, and Current Projections

Orange County Employment

OCP-2006 projects that the number of jobs will increase from approximately 1.57 million in 2003 to a little over 1.98 million in the year 2035. This represents an increase of 413,500 jobs. On an annual basis, it is projected that there will be an average increase of approximately 22,400 jobs per year up to the year 2015 and then an increase of just over 7,200 per year for the last 20 years of the current forecast. This latter expected activity is the result of the anticipation of a number of regional employment centers coming online during this time. Also, it is predicted that most of this employment growth will occur in the existing and currently planned employment centers. The 2009 it is estimated that there are 1,472,400 jobs and the unemployment rate is estimated to be 9.4 percent (EDD 2009).

City of Irvine Employment

The City of Irvine's employment increased 29 percent during the 1990s, with an annual average increase of 4,429 jobs. The City's 2000 employment base was 196,739 jobs. Estimates from the California Employment Development Department (EDD) indicate that jobs in the City declined between 2000 and 2005 due to forces in the broader state and regional economy. According to the EDD, the City's resident labor force in 2005 was composed of 88,000 workers, with an unemployment rate of 3.5 percent. The City of Irvine estimates that 13 percent of its workers both reside and work in the City. Universities and schools, manufacturing, real estate, media, biomedical, and high technology firms are the largest employers in the City. OCP-2006 projects a 56 percent employment increase of 122,523 jobs, an annual average increase of 4,084 jobs between 2005 and 2035. In 2000, the City of Irvine's employment represented 13 percent of the total County employment.

Project Area Employment

The IBC offers a wide range of industrial and service industries, including specialty pharmaceutical, healthcare and medical products, clothing manufacturers, and other commercial and financial institutions. As a result of the close proximity to the airport, other service industries have developed, including hotels and restaurants. Several companies, like Allergan, Edwards Life Sciences, and St. John Knits have located their company headquarters in the IBC, some of which date prior to the City of Irvine's incorporation in 1971. According to Table A-3 in the Land Use Element of the General Plan, the number of jobs can be estimated at a generation rate of 2.0 employees per thousand square feet. There are 42,771,000 existing nonresidential square feet in the IBC, which would generate approximately 85,542 jobs.

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. Jobs/housing ratio is one indicator of a project's effect on growth and quality of life in the project area. No ideal jobs/housing ratio is 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.

Currently in the City of Irvine and Orange County as a whole, jobs are more readily available than housing opportunities. According to OCP-2006, the County provided 1.59 jobs per household. In the future, the County of Orange is expected to remain jobs-rich as a result of economic and demographic forces expected within the planning period. OCP-2006 projects the County's jobs/housing ratio at 1.72 in 2035.

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Orange County and the City of Irvine have exhibited similar historical growth trends, with both County and City housing growth lagging population and employment growth. OCP-2006 projects that Irvine will outpace the County's housing and employment growth rate between 2005 and 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 coastal location.

Related Planning Programs

The following adopted projections, plans, and policies address the future of the project area and provide benchmarks for evaluating the potential population, housing, and employment impacts of the proposed project.

OCP-2006 Projections

OCP-2006 growth projections present the most updated demographic projections for Orange County cities and unincorporated areas, for five-year intervals from 2005 through 2035. OCP-2006 is a consensus forecast that incorporates the latest land use, population, housing, and employment information provided by local jurisdictions and their general plans, public agencies, and service providers as of November 2006. OCP-2006 generally reflects the City of Irvine General Plan at that time.

OCP-2006 allows the proposed project's potential impact on population, housing, and employment to be viewed in a county, subregional, and city context. This capability is particularly important when examining the project's likely impact on the relationship between jobs and housing.

OCCOG formally adopted OCP-2006 at the County and subregional, levels. For planning and modeling purposes, the projections have also been split into city and census tract estimates with the assistance of the County and cities. OCP-2006 has not yet been split into TAZs, which are geographic units that are smaller than census tracts and are also used for modeling and analysis purposes.

State, Regional, and Local Plans and Policies

While OCP-2006 provides one method of evaluating the proposed project's socioeconomic impacts, state, regional, and local plans and policies provide guidance that should be considered and balanced with a purely quantitative comparison of the project to adopted OCP projections. Thus, the proposed project has also been evaluated in light of the following key state, regional, and local plans, policies, and requirements that address various aspects of future population, housing, and employment growth.

Regional Housing Needs Assessment

California housing law calls upon local jurisdictions to shoulder their fair share of very low, low, and moderate income housing. In implementing this law, HCD assigns fair share housing targets to each jurisdiction's Metropolitan Planning Organization (MPO), such as SCAG, which the MPO then allocates to its member jurisdictions, and ultimately each local jurisdiction. Each local jurisdiction's General Plan Housing Element must address how its fair share housing targets can be achieved during the specified time frame, given local demographics, land use, and zoning. State law requires local jurisdictions to submit Housing Elements for HCD review and approval.

SCAG has prepared the final draft 2006 to 2014 allocation for the City of Irvine along with all other jurisdictions in its six-county region. HCD approved SCAG's submitted allocation in September 2007, which calls for Irvine to plan for the development potential of 35,660 units by 2014, 59.7 percent of them very low,



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low or moderate income units. As described above, the City is preparing an updated Housing Element based on its assigned RHNA allocation.

Regional Growth Management Policies: SCAG Compass Blueprint

As discussed in Section 5.8, *Land Use and Planning*, SCAG is recognized by the state and federal governments as the regional planning agency for the six-county south coast region that includes Orange County. In 2004 SCAG adopted a regional growth strategy known as the Compass Blueprint 2% Strategy. The program is the part of the 2004 regional growth forecast policy that attempts to reduce emissions and increase mobility through strategic land use changes. It is driven by four key principles: mobility, livability, prosperity, and sustainability, and emphasizes the following strategies for improving coordination between land use and transportation decision making:

- Focus growth in existing and emerging centers and along major transportation corridors
- Create significant areas of mixed-use development and walkable communities
- Target growth around existing and planned transit stations
- Preserve existing open space and stable residential areas

The purpose of the 2% Strategy is to encourage communities that balance employment, housing, and services to reduce vehicle trips and emissions, enhance livability, expand prosperity, and increase sustainability. SCAG's 2% Strategy is an advisory or voluntary plan to accommodate population growth in the SCAG region by altering current growth trends in a small fraction of the region. The program promotes mixed-use development, better access to jobs, conservation of open space, public/private partnerships and user-fee infrastructure financing, improving the capacity and efficiency of movement of goods, reducing vehicle miles traveled, improving air quality, improving housing availability and affordability, renovating urban cores, and creating over 500,000 high paying jobs (SCAG 2007).

Two areas in the City of Irvine have been designated by SCAG as 2% Strategy Opportunity Areas. One is the Irvine Spectrum. This area contains the Irvine Multimodal Transportation Center that is served by Amtrak, Metrolink commuter rail, and Orange County Transportation Authority bus services. The second area is portions of the Irvine Business Center in the vicinity of John Wayne Airport. According to the Compass 2% Strategy Opportunity Area map, the primary land use for the IBC is Industrial/Airport. There are only two parcels identified for downtown/mixed use and/or residential. Although the proposed IBC Vision Plan is not consistent with the Compass 2% Strategy Opportunity Area map, the project is consistent with the overall Compass 2% Strategy in that it directs additional housing and mixed-use opportunities to the jobs-rich Orange County subregion. The City of Irvine has informed SCAG that designations on the Compass 2% Strategy Opportunity Area map do not reflect the current mixed-use nature of the IBC.

SCAG also adopted a package of advisory growth policies in its 2008 Regional Comprehensive Plan (RCP). The Regional Comprehensive Plan (RCP) presents a vision of how Southern California can balance resource conservation, economic vitality, and quality of life. The RCP identifies voluntary best practices to approach growth and infrastructure challenges in an integrated and comprehensive way. It also includes goals and outcomes to measure progress toward a more sustainable region. The proposed project's consistency with the advisory policies of the 2008 RCP is analyzed in detail in Section 5.8, *Land Use and Planning*.

The City of Irvine General Plan

The City of Irvine General Plan provides the latest information on growth and development within the City's corporate boundaries and Sphere of Influence. While OCP-2006 projects the distribution of population, housing, and employment growth between 2003 and 2035, the City's General Plan focuses on the amount of

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growth at buildout. Consistency of the project with goals and policies outlined in the City's General Plan is discussed in Section 5.8, *Land Use*.

Housing Element

The City of Irvine 2000–2005 Housing Element of the General Plan identifies policies designed to carry out the state, regional, and local general plan socioeconomic policies. The City's Inclusionary Housing Ordinance in Chapter 2-3 of the Zoning Code requires a minimum of 15 percent of the total units that are constructed to be affordable units. The 15 percent is broken down into the following three income categories:

- Five percent of the actual number of dwelling units shall be affordable as rental or ownership units to households earning less than 50 percent of the County median income as annually defined by the California State Department of Housing and Community Development (Incomes I and II as defined in the Housing Element).
- Five percent of the actual number of dwelling units shall be affordable as either rental or ownership units, with the emphasis on ownership units, to households earning 51 percent to 80 percent of the County median income as annually defined by the California State Department of Housing and Community Development (Income III as defined in the Housing Element).
- Five percent of the total number of dwelling units shall be affordable as rental or ownership units, with emphasis on ownership units in projects offering ownership housing, to households earning 81 percent to 120 percent of the County median income as annually defined by the California State Department of Housing and Community Development (Income IV as defined in the Housing Element).



The following 2000–2005 Housing Element policies are relevant to the proposed project and address the need for housing in all planning areas to foster better jobs/housing balance:

- **New Construction Policy C-1 (e):** Develop adequate housing opportunities in each planning area, at the time of the City's RHNA goal. In addition, promote a diversity of housing types and affordability to address the housing development needs generated by new development in the City.
- **2000–2005 Objectives:** Strive to improve the City's jobs-to-housing relationship, including matching type and price of housing to need generated by employment.
- **Balanced Employment/Residential Growth Objective C-8:** Provide a range of housing opportunities to allow persons working in Irvine to also reside in the City.

5.10.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally 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). |
| P-2 | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. |

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- P-3 Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Both Initial Studies, included as Appendices A and B, substantiate that impacts associated with the following thresholds would be less than significant:

- Threshold P-2 and P-3

These impacts will not be addressed in the following analysis.

5.10.3 Environmental Impacts

Existing Plans, Programs, and Policies

The following measures are existing plans, programs, or policies (PPPs) that apply to the proposed project and would help to reduce and avoid potential impacts related to population and housing.

- PPP 10-1 Compliance with the City's Housing Element policies, which provide a strategic blueprint to ensure the siting of new very low, low, and moderate income housing units in future development projects to help the City continue to meet its state fair share housing requirements.

Project Design Features

There are no specific Project Design Features that relate to potential population and housing impacts.

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

IMPACT 5.10-1: THE PROPOSED PROJECT WOULD DIRECTLY RESULT IN POPULATION AND EMPLOYMENT GROWTH IN THE PROJECT AREA. [THRESHOLD P-1]

Impact Analysis: The proposed project consists of a General Plan Amendment to increase the residential intensity cap in the IBC from 9,015 residential units to 15,000 units, excluding density bonus units. The project will potentially add 7,583 residential units, including pending residential units and density bonus units, as detailed in Section 3, *Project Description*. The remaining nonresidential buildout potential would be 6,016,662 square feet, for a total of 48,787,662 square feet of nonresidential square footage in the IBC at buildout. The resulting population and employment projections for the IBC at buildout are shown on Table 5.10-5.

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**Table 5.10-5
Existing and Projected Population and Employment Generation**

Land Use	Units/Square Feet	Employment		Population	
		Jobs/1000 sf	Total	Persons/Unit	Total
Existing (including density bonus units)					
Residential	5,011 units			1.3	6,514
Non-Residential	42,771,000 sf	2.0	85,542		
Hotel ¹	2,496 rooms	2.0	3,426		
Total		88,968		6,514	
Jobs/Housing Ratio		17.75			
Existing General Plan Buildout (plus density bonus units)					
Residential	9,455 units			1.3	12,292
Non-Residential	53,125,389 sf	2.0	106,251		
Hotel ²	3,106 rooms	2.0	3,748		
Total		109,999		12,292	
Jobs/Housing Ratio		11.63			
Proposed General Plan Buildout (plus density bonus units)					
Residential	17,038 units			1.3	22,149
Non-Residential	48,787,662 sf	2.0	97,575		
Hotel ³	3,478 rooms	2.0	4,274		
Total		101,849		22,149	
Jobs/Housing Ratio		5.98			

Source: City of Irvine General Plan Land Use Element, Table A-3

¹ Employment based on 1,713,000 sq. ft. of existing hotel area (from City's development monitoring database) divided by commercial employment multiplier of 2.0 employees per 1,000 sq. ft.

² The employment for the additional 610 hotel rooms was calculated based on 161,000 sq. ft. of approved hotel area (from City's development monitoring database) divided by commercial employment multiplier of 2.0 employees per 1,000 sq. ft., added to existing hotel employment.

³ Employment based on assumed 372 additional hotel rooms averaging approximately 700 sq. ft. per room (based on averages of other hotels in IBC), for a total of 263,000 sq. ft., divided by commercial employment multiplier of 2.0 employees per 1,000 sq. ft., added to Existing General Plan Buildout hotel employment.



Population Growth Impacts

The City of Irvine's adopted population growth standard, based on census data, is 1.3 average residents per condominium unit. (General Plan and Title 5, Division 5, City of Irvine Municipal Code). A survey of IBC residents was conducted in 2005 and 2007 by Alfred Gobar Associates, which yielded higher persons per household estimates; however, figures obtained in this manner are not legally binding under state law for use in determining parkland dedication requirements. Currently the General Plan and Zoning Cap will allow for 12,292 residents and the proposed project would allow for an additional 9,858 residents in the IBC based on Irvine's population growth standard, totaling 15,635 additional residents over the existing population in the IBC. The project accounts for 11.3 percent of the OCP-2006 projection of the City's population increase from 2003 to 2035 and 1.5 percent of the County's projected increase from 2003 to 2035.

The proposed project is consistent with City and regional goals to provide additional housing opportunities to balance jobs in a major regional employment concentration. Further, the proposed project is consistent with the state and City's commitment to provide more housing to meet housing demand and fair share

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housing targets. The project assists the City in meeting the housing needs of Irvine and Orange County residents.

Employment Growth Impacts

The proposed project would generate short-term construction jobs during project construction. Specific short-term construction employment projections are not available for the project at this stage in the planning process. According to Table A-3 in the Land Use Element of the General Plan, it is estimated that 1.9 employees per thousand square feet will be generated for office and industrial and 2.0 employees per thousand square feet for commercial land uses. As shown on Table 5.10-5, the project would allow for an additional 6,016,662 square feet of nonresidential development, generating approximately 12,033 additional jobs in the IBC compared to existing conditions.

Jobs/Housing Ratio

In addition to the absolute population, housing, and employment numbers analyzed in the previous subsections, jobs/housing balance is another indicator of a project's effect on growth and quality of life in the project area. The proposed project would alter the relationship between jobs and housing at the project, city, subregional, and county levels. The project would provide benefits to the overall City and subregional jobs/housing ratio by increasing the allowance for residential units. The proposed project would provide housing for approximately 9,858 residents and generate 12,033 additional jobs, as compared to existing conditions. As shown on Table 5.10-5, the project would improve the existing jobs/housing ratio in the IBC from 17.75 to 5.98 at buildout. Though Table 5.10-5 shows an improvement in the jobs/housing ratio, it should be noted that each Planning Area within the City is not intended to be balanced. For example, the goal of SB 375 is to provide greater jobs/housing balance within metropolitan planning subregions, not individual cities or portions thereof.

Over time, the County of Orange is expected to become more jobs-rich than today as a result of economic and demographic forces. As discussed previously, OCP-2006 projects that the County's jobs/housing balance will diminish from 1.59 jobs per household in 2005 to 1.72 in 2035. However, the proposed project would increase housing in the county by 7,583 units and reduce jobs by 8,675 employees compared to OCP-2006. As a result, the proposed project will improve the County's jobs/housing balance from 1.72 to 1.70 in 2035. As a result, the proposed project would lessen the degree to which the County is jobs-rich.

Although the proposed IBC Vision Plan is not consistent with the Compass 2% Strategy Opportunity Area map, the project is consistent with the overall Compass 2% Strategy in that it directs additional housing and mixed-use opportunities to the jobs-rich Orange County Subregion. The proposed project would increase livability by allowing for more infill development in the existing commercial district and higher density housing opportunities in the City's major commercial/industrial area and near major City corridors. In addition, the proposed project would focus future development in one of the City's commercial districts away from environmentally sensitive open space. The proposed project is consistent with SCAG's proposed implementation of the Compass 2% Strategy in that it promotes mobility by allowing new housing within easy walking or bicycling distance to jobs in one of the City's commercial districts.

The proposed project responds to City policies that encourage a balance of housing and job opportunities, as well as regional policies aimed at reducing home-to-work travel. Development of the project would also help accommodate growth already anticipated in local and regional plans and policies in a manner that responds to the most prominent need, which is to develop more housing opportunities at higher densities in close proximity to existing employment.

5.10.4 Cumulative Impacts

The purpose of this section is to evaluate any additional incremental impact that the proposed project is likely to cause over and above the combined impacts of recently already approved and proposed projects in the City of Irvine and its sphere.

At buildout, a total of 17,038 residential units are projected for the IBC, generating a total of 22,149 residents. The proposed project will allow for an additional 6,016,662 square feet of nonresidential square footage resulting in an additional 12,033 jobs above what already exists in the IBC. OCP-2006 projects that the City of Irvine in 2035 will have a population of 269,802; 97,390 housing units; and 341,977 jobs. The project improves the County's jobs/housing balance from 1.72 to 1.70, and provides jobs near existing and planned employment concentrations. For these reasons, the cumulative population and housing impact is beneficial and is not a significant cumulative impact. The proposed project increases the cumulative total of housing units and associated population approved in the City. In doing so, the project's cumulative housing and population impact provides benefits for the jobs/housing ratio, regional housing goals that promote housing production in jobs-rich areas, regional growth policies that encourage housing production in the Irvine Business Center, City Housing Element goals regarding workforce housing, and state-mandated fair share housing programs. Therefore, the cumulative housing impact with the proposed project is not a significant cumulative impact.

5.10.5 Level of Significance Before Mitigation

Upon implementation of the PPP listed above, the following impact would be less than significant: 5.10-1

Impact 5.10-1

The proposed project is consistent with City and regional goals to provide additional housing opportunities to balance jobs in a major regional employment concentration. Further, the proposed project is consistent with the state and City's commitment to provide more housing to meet housing demand and fair share housing targets. The proposed project responds to City policies that encourage a balance of housing and job opportunities, as well as regional policies aimed at reducing home-to-work travel. Development of the project would also help accommodate growth already anticipated in local and regional plans and policies in a manner that responds to the most prominent need, which is to develop more housing opportunities at higher densities in close proximity to existing employment. Therefore, impacts are less than significant.

5.10.6 Mitigation Measures

No mitigation measures are necessary.

5.10.7 Level of Significance After Mitigation

No significant impacts have been identified and no mitigation is required.



5. Environmental Analysis

POPULATION AND HOUSING

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