5.10 - Population and Housing

5.10.1 - Introduction

This section of the Draft EIR addresses the potential impacts to population and housing, which may result from construction of the proposed project. The Initial Study concluded that no significant impacts to population and housing would result from project implementation. However, subsequent to the Notice of Preparation public review, the City of Orange (City) acting in its capacity as Lead Agency determined that the Population and Housing topical environmental issue area should be analyzed because the proposed project includes housing and an existing housing unit is located on the project site.

Sources

Information in this section is based on the following sources:

- Housing Element, City of Orange, October 9, 2001.
- 2000-2005 Housing Element, City of Orange, October 2001.
- 2006-2014 Draft Housing Element, City of Orange, June, 2009.
- Letter from the Southern California Association of Governments, October 8, 2007. This letter is contained in Appendix A.
- Comments received during the public review period. These comments are contained in Appendix A.

5.10.2 - Existing On-Site Setting

The proposed project contains approximately 51 acres located within the Orange Park Acres (OPA) area of the City. Existing site improvements are related to the former Ridgeline Country Club that includes the former nine-hole golf course and driving range. The tennis courts, swimming pool, and clubhouse are still in use as of the date the Notice of Preparation was published and work on the Draft EIR began , but the golf course and driving range ceased operations in November 2006. The site also includes one caretaker residence representing the only residential structure on the project site.

5.10.3 - Regulatory Setting

Federal

There are no federal regulations associated with this topical environmental issue area.

State

State law requires that each city and county adopt a General Plan for future growth. This plan must include a housing element that identifies housing needs for all economic segments and provides opportunities for housing development to meet that need. At the State level, the Housing and Community Development Department (HCD) estimates the relative share of California's projected population growth that will occur in each county based on the Department of Finance's population projections and historic growth trends. Where regional council of governments (COGs) exist, HCD

provides the regional housing need to those COGs. The COG then assigns a share of the regional housing need to each of the cities and counties within its region on a five-year schedule. The shares of the regional need are allocated before the end of the cycle so that the cities and counties can amend their housing elements by the deadline. The process of assigning shares provides cities and counties the opportunity to comment on the proposed allocations. HCD oversees the process to ensure that the COGs distribute its share of the State's projected housing needs.

Each city and county must update its General Plan Housing Element every five years. Among other components, the housing element must incorporate policies and identify potential sites that will accommodate a city's share of the regional housing need. Before adopting an update to its housing element, a city or county must submit the draft to HCD for review. HCD will advise the local jurisdiction whether its housing element complies with the provisions of California Housing Element Law.

Regional

Under California Housing Element Law, the Southern California Association of Governments (SCAG) is the regional COG responsible for allocating the regional housing need to the City. In November 2000, SCAG adopted a Regional Housing Needs Assessment (RHNA) that establishes numerical housing production goals for each jurisdiction within the region for the period between 1998 and 2005. The production goal for the City is provided in Table 5.10-1.

Table 5.10-1: RHNA Production Goals by Income Classification

Income Category	Dwelling Units (1998-2005)	Dwelling Units (2006-2014)	Change
Very Low Income	635	1,086	451
Low Income	395	887	492
Moderate Income	657	1,004	347
Above Moderate Income	1,518	2,102	584
Total	**3,205**	**5.079**	**1,874**

Source: City of Orange, 2000-2005 Housing Element, Table H-3 and 2006-2014 Housing Element, June 2009, Table H-41.

City of Orange

The City adopted the 2000-2005 Housing Element in June 2001, including the housing needs allocation described in Table 5.10-1. The City prepared a 2006-2014 Draft Housing Element and submitted it to HCD on December 22, 2008 for review. HCD approved the 2006-2104 Draft Housing Element in June 2009. According to written communication from the City Planning Department, the public hearings to formally adopt the 2006-2104 Draft Housing Element are scheduled to occur in October 2009. Until the City formally adopts the 2006-2104 Draft Housing Element, the 2000-2005 Housing Element will remain the current City Housing Element.

The City Council has adopted a policy (Zoning Code Section 17.14.015) that establishes a target goal of allocating 20 percent of the annual production of new residential housing as affordable to very low, low and moderate-income households. Developers of residential projects with 11 or more dwelling units are required to participate in discussions with City staff to evaluate the feasibility of providing affordable units.

The project applicant met with staff from the City Economic Development Department on July 14, 2009 to review the project description and discuss the potential to provide affordable housing on the project site. In order to be required to provide affordable housing, the project site must be located within an established City redevelopment area boundary and the project applicant must be requesting a density bonus. Because the project site is not located with one the City's established redevelopment areas and the applicant is not requesting a density bonus, the requirement to provide affordable housing does not apply to the Ridgeline project.

5.10.4 - Significance Thresholds

According to Appendix G of the State CEQA Guidelines, a project would normally have a significant effect on the environment if it would result in the following:

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, and/or;

c.) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

5.10.5 - Project Impacts

Potentially Significant Impacts Summary

Potentially significant impacts are associated with the long-tern operational phase of the project. These potential impacts relate to inducing substantial population growth, and displacing substantial numbers of housing units and people. There are no impacts related to the short-term construction phase of the project. On a short-term basis, construction jobs would be generated by the project. These jobs would terminate after construction activities have ceased. No significant change in the in the employment base would occur that would have the potential to change the City's or regional population. Construction personnel would be required for this type of development and construction jobs would be filled from the existing, local labor pool. According to a telephone interview with Mary Ellen Laster, Sr. Housing Manager, City of Orange Economic Development Department, a project of this size would not necessitate the construction of additional housing for the construction workers.

Population Growth

Impact 5.10-1	**The project has the potential to 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).** **[CEQA Population and Housing Threshold 12(a)]**

The proposed project would result in the development of 39 single-family residences with architecture and landscaping complimentary to OPA. Using 3.11 persons-per-household as reported in the June 2009 Housing Element, build-out of the project would result increase the City population by 121. According to the 2006-2014 Draft Housing Element, the City's population is projected to be 150,314 in 2010 and 157,245 in 2010, representing an increase of 6,931.

The increase in population resulting from full buildout of the Ridgeline project would represent less approximately 0.080 percent of the City projected 2010 population and approximately 0.077 percent of the projected 2020 population. This small increase in population is a de minimis increase and is not considered to be a substantial population increase and would therefore result in a less than significant impact on substantial population growth.

The project site is developed and located adjacent to developed residential areas. The project does not require backbone infrastructure or new roadways that would have the potential to induce growth. Therefore, no indirect growth would result from implementing the Ridgeline project.

The addition of the proposed housing would assist the City in meeting its RHNA obligations related to the Above Moderate Income category. Table 5.10-1 identifies the need for 2,102 housing units in the Above Moderate Income category. This category is defined as incomes exceeding 120 percent of the Orange County median family income. Implementation of the Ridgeline project would contribute proposed 39 housing units to meet the Above Moderate Income category production goal. This would be considered a beneficial impact.

Housing Displacement / Replacement Housing

Impact 5.10-2	**The project has the potential to displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.** **[CEQA Population and Housing Threshold 12(b)]**

The project site contains a single caretaker's residence used exclusively for on-site operations. Occupancy is estimated to be five persons and represents the baseline conditions. Implementation of the proposed project would remove this housing unit. Removal of a single housing unit is not considered to be substantial. Therefore, implementation of the project would not result in the displacement of a substantial number of housing units and less than significant impacts would result.

Population Displacement / Replacement Housing

Impact 5.10-3	**The project has the potential to displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.**
	[CEQA Population and Housing Threshold 12(c)]

The project site contains a single caretaker's home used exclusively for on-site operations. Occupancy is estimated to be five persons and is rented from the property owner. In a telephone interview with the project applicant/property owner, the caretaker and family have stated their intent to relocate to another rental residential housing unit in the City at the time construction commences. Elimination of this single caretaker housing unit and occupants would not displace a substantial number of people and is therefore a less than significant impacts related to the displacement of population and housing.

5.10.6 - Mitigation Measures

Population Growth

No mitigation measures are required.

Population Displacement / Replacement Housing

No mitigation measures are required.

Population Displacement / Replacement Housing

No mitigation measures are required.

5.10.7 - Project Design Features

There are no Project Design Features associated with this topical environmental issue area.

5.10.8 - Level of Significance After Mitigation

All potentially significant impacts were below the level of significance and no mitigation measures were required.

Population Growth

Impacts were determined to be less than significant and do not require mitigation.

Housing Displacement / Replacement Housing

Impacts were determined to be less than significant and do not require mitigation.

Population Displacement / Replacement Housing

Impacts were determined to be less than significant and do not require mitigation.