

4.10 POPULATION AND HOUSING

This section reviews existing population and housing conditions for UCI and surrounding areas and describes the growth in UCI's population—including students, faculty, staff, and families—directly related to implementation of the 2007 LRDP, other growth that may be indirectly induced by the 2007 LRDP, and the anticipated changes in population and housing that could result during implementation of the 2007 LRDP.

Changes in population, employment, and housing demand are social and economic effects, not environmental effects. According to CEQA, these effects should be considered in an EIR only to the extent that they create adverse impacts on the physical environment. According to Section 15382 of the CEQA Guidelines, “An economic or social change by itself shall not be considered a significant effect on the environment.” This section is based on information obtained from the Southern California Association of Governments (SCAG), *The State of the Region Report (2005)*; the Orange County Community Indicators Report (2007); the Center for Demographic Research, Cal State Fullerton, *Orange County City Demographics*, and UCI staff and other data sources listed in Section 4.10.6.

4.10.1 ENVIRONMENTAL SETTING

4.10.1.1 STATEWIDE SETTING

The following statewide population discussion is from *The California Master Plan for Education* prepared by the Joint Committee to Develop a Master Plan for Education (2002), and the housing discussion is from a California Department of Housing and Community Development (HCD) statewide housing plan update (State of California, 2000).

Population

At 37.4 million people, California is the most populous state in the U.S. (State of California DOF, 2006). In the past 10 years, California's population grew by 17 percent, and in the last 50 years it more than tripled. California grows at a rate of approximately 400,000 to 600,000 persons annually as a result of strong migration from other states and nations, high birth rates among segments of California's population, and longer life spans resulting from the advances of research and medicine. This strong growth rate is expected to continue over the next several decades and will result in a different age demographic of people from what has been the case in previous decades. Based on California Department of Finance (DOF) projections, the state population is anticipated to reach approximately 40 million people in 2010 and 45.5 million people in 2020.

The projected growth in California's population will be unevenly distributed across age groups. The fastest growing age-groups of the state population are the over-65 and 45-to-64 year-old age groups, which are estimated to increase by 71.4 percent and 44.8 percent, respectively, between calendar years 2000 and 2020. These age groups constitute the “Baby Boom” generation and are the groups most likely to seek educational opportunities through the California Community Colleges and through continuing education offered by the California State University and University of California systems. The five-to-19 year-old age group is roughly the group that will be enrolling in public elementary and high schools; this group is estimated to grow state-wide by approximately 1.96 million between 2000 and 2020, a 24.7 percent increase. The age group of Californians from birth to age four is expected to grow by 37.1 percent over the same 20-year period, and represents the pre-kindergarten children who must be readied for successful transition to formal school experiences (Joint Committee to Develop a Master Plan for Education 2002).

Housing

The population increase in California between 1997 and 2020 should result in approximately five million new households. Almost all of this growth will occur in metropolitan areas. To meet the housing needs of California's growing population, homebuilders and developers will have to build an average of 220,000 housing units each year between now and 2020. Achieving this level of production will be difficult. From 1980 to 1990, a period of tremendous housing construction throughout the state, annual production (as measured by single- and multi-family permits) averaged just over 200,000 units. Between 1990 and 1997, production averaged 91,000 units per year. In 1999, a boom year for the housing market nationally, there were less than 140,000 residential permits (KMA, 2004).

One of the chief determinants of whether California can produce enough housing will be the state's economy. When California's economy goes into recession—as it did in 1980, 1982, and 1990—housing demand falls quickly and deeply. Economic recovery revitalizes the housing market, though expansionary peaks rarely even out the recessionary troughs. During the expansion which took hold in 1995, housing production lagged behind, rather than led, job growth. If these trends continue, California will build less than 60 percent of the new housing units needed to accommodate projected 1997-2020 population and household growth. Housing shortages have historically gone hand-in-hand with rising housing prices and rents, higher housing cost burdens, and lower homeownership rates (State of California, 2000).

In California, it is the legal obligation of local government (cities and counties) to assure that their general plans include a housing element that adequately plans to meet existing and projected housing needs, including each jurisdiction's share of the regional housing need. As of 2007, California Assembly Bill 2572 (2006) requires local jurisdictions to consider the housing needs generated by the presence of a college or university within the jurisdiction when developing their Housing Element. General plan housing elements are subject to specific statutory requirements regarding content, are subject to mandatory review by the California Department of Housing and Community Development, and must be updated every five years. Moreover, local governments must adopt land use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups (State of California General Plan Guidelines, 2003).

Housing element law, in Section 65583 of the Government Code, requires that each jurisdiction quantify existing and projected housing needs. Shares of the regional housing need are determined for cities and counties through an iterative process among state, regional, and local levels of government based on projected population growth. The DOF's Demographic Research Unit prepares population, household and housing unit estimates by city and county, as well as population projections by county. In the Orange County region, HCD, following consultation with DOF and SCAG, submits projected housing needs to SCAG in the form of the Regional Housing Needs Allocation (RHNA).

Regional Housing Needs Statement

SCAG functions as the Metropolitan Planning Organization for six counties and is mandated by federal law to research and prepare plans for transportation, growth management, hazardous waste management, and air quality for the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial. California State law requires SCAG to prepare a Regional Housing Needs Statement (RHNS) to identify the existing and projected housing needs for the region's local jurisdictions. This information is used by local jurisdictions to prepare the Housing Elements of their general plans. The most recent RHNS was distributed in 1998 for jurisdictions to use to prepare their 1998-2005 Housing Elements. The RHNS for the period from 2006 to 2014 is currently being prepared and is expected to be finalized in summer 2008. The 2006 to 2014 RHNS will be used by jurisdictions within SCAG to prepare their 2006-2010 Housing Elements. The City of Irvine has received an extension for completing their 2006-2010 Housing Element,

and will complete the update by December 31, 2007. Each jurisdiction's General Plan Housing Element must demonstrate site development capacity equivalent to, or exceeding, the projected housing need. Local jurisdictions must assess available resources including land and financial resources and evaluate constraints on housing. Local jurisdictions must also develop programs to identify adequate sites for development of future housing, remove or mitigate restraints to housing development, and conserve and improve existing affordable housing. Thus, the off-campus housing needs generated by UCI and reflected in the 2007 LRDP must be reflected in the RHNA and accommodated, at the planning level, by local land-use jurisdictions.

4.10.1.2 REGIONAL SETTING

Population

According to the Orange County 2007 Community Indicators Report, Orange County is the second most populous county in California and the fifth in the nation. As shown in Table 4.10-1, in the 1950s the county grew at an average of 22 percent per year. Growth averaged 10 percent per year in the 1960s. Since then, growth in the county has been relatively steady. The average annual rate of growth for Orange County was 1.8 percent between 1990 and 2000, and 1.4 percent from 2000 to 2005. While Orange County's growth rate from 2000 to 2005 was slower than the 6.7 percent growth rate experienced Statewide during this period, Orange County remains one of the fastest growing regions in the nation in terms of numeric population growth. It is thought that one factor contributing to the county's slower growth rate is its already large base population. As shown in Table 4.10-2 and Figure 4.10-1, the county is projected to grow steadily from its current population of 3 million to over 3.5 million by 2030.

Historically, much of the county's growth came from migration into the county from within the state and from other states. Today, most of Orange County's population growth is generated internally through natural increase (births minus deaths) rather than through migration. Since 2000, natural increase has accounted for 60 percent of the population growth in Orange County. Conversely, Orange County has experienced a net domestic out-migration of 14,000 persons since 2000.

Table 4.10-1. Total Population in Orange County from 1950-2005

10-Year Increments		Average Annual Growth Rate During the Previous Decade	1-Year Increments			
1950	216,224		1994	2,569,043	2000	2,846,289
1960	703,925	22.6 %	1995	2,597,152	2001	2,891,100
1970	1,420,386	10.2 %	1996	2,632,297	2002	2,940,743
1980	1,932,709	3.6 %	1997	2,677,530	2003	2,983,731
1990	2,410,556	2.5 %	1998	2,744,549	2004	3,019,889
2000	2,846,289	1.8 %	1999	2,788,767	2005	3,047,054
Average Growth Rate per Year from 2000 to 2005						1.4 %

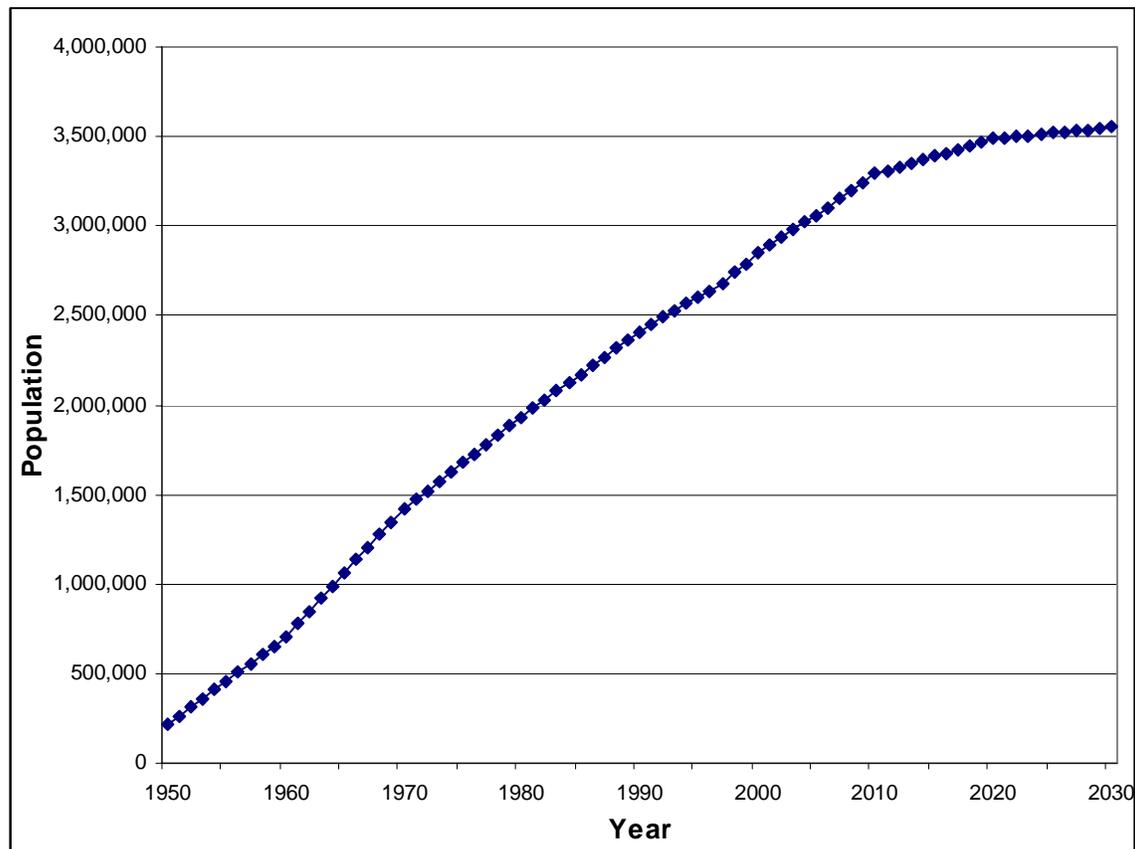
Source: Center for Demographic Research, 2004.

Table 4.10-2. Current and Projected Population in Orange County by City

	2005	2010	2015	2020	2025	2030
Aliso Viejo	53,506	53,816	54,075	54,666	54,932	55,981
Anaheim	343,932	365,495	376,310	380,945	383,278	383,739
Brea	39,204	42,281	43,597	45,257	46,532	46,947
Buena Park	81,608	85,855	88,205	90,169	91,642	92,481
Costa Mesa	111,737	117,492	122,301	125,952	128,483	129,098
Cypress	47,776	50,284	51,787	53,354	53,619	53,752
Dana Point	36,560	38,482	39,381	39,918	40,195	40,437
Fountain Valley	58,692	61,758	63,318	64,567	65,490	66,107
Fullerton	133,505	140,513	144,045	146,715	148,241	149,711
Garden Grove	169,557	178,457	183,249	186,593	188,446	189,445
Huntington Beach	201,692	212,893	217,957	220,759	222,274	223,992
Irvine	182,890	192,185	197,280	200,291	202,291	203,964 ⁽¹⁾
La Habra	62,496	65,773	67,256	68,055	68,481	68,576
La Palma	15,835	16,600	16,967	17,188	17,273	17,368
Laguna Beach	24,305	25,582	26,149	26,448	26,591	26,675
Laguna Hills	32,546	34,150	35,006	35,403	35,591	35,833
Laguna Niguel	66,861	70,376	71,935	72,717	73,075	73,067
Laguna Woods	18,022	18,932	19,348	19,559	19,655	19,740
Lake Forest	79,318	80,615	81,140	82,029	82,428	82,955
Los Alamitos	11,926	12,545	12,829	12,982	13,050	13,190
Mission Viejo	98,350	100,945	103,069	104,191	104,706	104,706
Newport Beach	84,273	89,528	91,409	92,881	93,718	94,168
Orange	138,289	146,950	150,152	151,910	152,792	153,576
Placentia	49,864	52,352	53,638	54,338	54,756	55,164
Rancho Santa Margarita	49,211	51,808	53,005	53,636	53,950	54,175
San Clemente	61,607	64,760	66,468	67,532	68,126	68,454
San Juan Capistrano	36,413	40,876	41,570	42,065	42,289	42,342
Santa Ana	350,625	359,823	364,049	368,026	370,196	370,130
Seal Beach	25,058	26,335	26,922	27,245	27,383	27,471
Stanton	39,460	41,805	44,689	48,115	50,581	51,077
Tustin	77,475	82,470	85,896	88,202	88,798	88,788
Villa Park	6,153	6,479	6,630	6,720	6,773	6,838
Westminster	89,526	94,226	96,409	97,717	98,458	99,291
Yorba Linda	66,901	71,463	74,040	75,611	76,316	76,811
Unincorporated	149,288	197,724	232,883	263,423	287,150	286,693
Total Orange County	3,094,461	3,291,628	3,402,964	3,485,179	3,537,559	3,552,742⁽¹⁾

⁽¹⁾ From 2005 to 2030, the population in the City of Irvine is projected to increase 11.5 percent. From 2005 to 2030, the population countywide is projected to increase 14.8 percent.

Source: Center for Demographic Research, 2004.

Figure 4.10-1. Projected Population Growth in Orange County

Housing

According to Census 2000 data, Orange County is considered one of the most densely populated areas in the United States. In 2004, Orange County's population density was estimated at 3,872 persons per square mile with 1,009,342 housing units available to county residents.

Among the total building permits issued in the county in 2004, approximately 33 percent were for multi-family housing, as compared to approximately 30 percent in 2000. It is estimated that approximately 35,000 housing units will be added within Orange County between 2005 and 2010, representing 40 percent of the total housing units projected to be built in the county over the next 25 years (see Table 4.10-3). However, the combination of rising home prices, low vacancy rates in the rental market, and insufficient multi-family housing construction jeopardizes the availability of affordable housing. For example, homeownership rates in Orange County dropped for the third consecutive year from 63.4 percent to 61.4 percent after reaching a peak of nearly 66 percent in 2001. In July 2005, only 11 percent of households could afford a median-priced single-family detached home, the same figure as 2004. This compares with the 21 percent of Orange County households that could afford a median-priced home in 2003. (In 1995, the proportion of households able to afford a median-priced home was 39 percent.) According to the Housing Affordability Index, Orange County is less affordable than all of its neighboring counties (Los Angeles, San Bernardino, and Riverside Counties) with the exception of San

Diego County (Community Indicators Report 2007). Data indicate that the average wage needed to afford a one-bedroom apartment in Orange County is \$22.33 per hour. The availability of local affordable housing affects UCI's ability to recruit and retain qualified students, faculty, and staff, and is therefore crucial to its academic, research, and public service missions.

Table 4.10-3. Current and Projected Number of Housing Units in Orange County by City

	2005	2010	2015	2020	2025	2030
Aliso Viejo	19,865	19,865	19,865	19,865	19,865	20,310
Anaheim	101,065	104,447	105,596	105,732	105,857	106,005
Brea	14,803	15,610	16,074	16,528	16,931	17,086
Buena Park	24,233	24,528	24,859	25,127	25,401	25,655
Costa Mesa	40,751	40,981	41,838	42,577	43,194	43,426
Cypress	16,310	16,635	16,980	17,343	17,343	17,393
Dana Point	15,890	16,015	16,074	16,124	16,162	16,262
Fountain Valley	19,227	19,390	19,544	19,715	19,901	20,094
Fullerton	46,401	47,436	47,826	48,228	48,527	49,051
Garden Grove	46,700	46,783	47,331	47,709	47,964	48,244
Huntington Beach	78,277	79,684	79,888	80,138	80,297	80,934
Irvine	67,414	68,382	68,815	69,147	70,046	70,538 ⁽¹⁾
La Habra	19,561	19,581	19,597	19,613	19,636	19,661
La Palma	5,140	5,140	5,140	5,150	5,150	5,181
Laguna Beach	13,072	13,161	13,161	13,168	13,174	13,219
Laguna Hills	11,249	11,258	11,383	11,388	11,393	11,488
Laguna Niguel	24,998	25,246	25,246	25,246	25,246	25,246
Laguna Woods	13,744	13,744	13,744	13,744	13,744	13,804
Lake Forest	27,003	27,008	27,008	27,008	27,008	27,192
Los Alamitos	4,358	4,374	4,380	4,385	4,387	4,434
Mission Viejo	34,302	34,602	34,602	34,602	34,602	34,602
Newport Beach	42,260	44,115	44,294	44,595	44,832	45,043
Orange	44,090	44,955	45,003	45,048	45,090	45,341
Placentia	16,217	16,647	16,787	16,827	16,877	17,009
Rancho Santa Margarita	17,070	17,192	17,227	17,242	17,257	17,332
San Clemente	23,987	25,189	25,468	25,598	25,698	25,818
San Juan Capistrano	12,150	13,528	13,598	13,611	13,618	13,628
Santa Ana	75,671	76,339	76,342	76,342	76,538	76,538
Seal Beach	14,446	14,450	14,462	14,477	14,481	14,521
Stanton	11,320	11,891	12,605	13,421	14,036	14,184
Tustin	24,267	27,742	28,120	28,499	28,559	28,559
Villa Park	2,004	2,010	2,016	2,022	2,028	2,048
Westminster	27,037	27,129	27,202	27,275	27,351	27,605
Yorba Linda	21,740	23,322	23,889	24,112	24,220	24,384
Unincorporated	32,613	46,514	61,170	72,862	88,129	96,594
Total Orange County	1,009,235	1,044,893	1,067,134	1,084,468	1,104,542	1,118,429⁽¹⁾

⁽¹⁾ From 2005 to 2030, the number of housing units in the City of Irvine is projected to increase 4.6 percent. From 2005 to 2030, the number of housing units countywide is projected to increase 10.8 percent.

Source: Center for Demographic Research, 2006.

4.10.1.3 LOCAL SETTING

At the local level, population and housing statistics for the City of Irvine and other cities in the vicinity of the UCI campus are relevant to the 2007 LRDP.

Population, Housing, and Employment

Existing and projected numbers of households and housing units in the City of Irvine and adjacent cities were obtained from the Center of Demographic Research and are presented in Table 4.10-4. Overall, Orange County's housing supply is projected to keep pace with the growth in the number of households, which is projected to increase 15 percent by 2030. Within jurisdictions surrounding the UCI campus, however, the rate at which the housing supply increases is expected to trail growth in the number of households. As shown in Table 4.10-4, the City of Irvine is forecasted have a housing growth deficit of 3 percent by 2030. Similarly, the City of Lake Forest is projected to have a 1 percent deficit and the City of Newport Beach an 8 percent deficit.

Table 4.10-4. Local Community Population and Household Statistics (Totals by Area)

Jurisdiction	Number of Households				Number of Housing Units			
	2000	2030	Change		2000	2030	Change	
			Num.	Pct.			Num.	Pct.
City of Irvine	52,233	69,022	16,789	32%	54,815	70,538	15,723	29%
Costa Mesa	39,293	42,600	3,307	8%	40,493	43,426	2,933	7%
Lake Forest	26,053	26,895	842	3%	26,609	27,192	583	2%
Newport Beach	35,582	43,100	7,518	21%	40,020	45,043	5,023	13%
Santa Ana	73,163	75,694	2,531	3%	74,750	76,538	1,788	2%
Orange County	939,036	1,084,468	145,432	15%	972,527	1,118,429	145,902	15%

Source: Center for Demographic Research, 2006.

As in previous LRDPs approved for UCI, the 2007 LRDP identifies the physical development needed to accommodate existing and potential demand for admission which, in part, is a reflection of projected population growth in Orange County and the State of California. Enrollment decisions by UC are influenced by demographics, public policy, and other factors external to the LRDP process. The 2007 LRDP proposes to accommodate a total enrollment of 37,000 students, approximately 11,500 academic and staff employees, and about 9,000 Inclusion Area employees by 2025-26. Regional employment projections are provided in Table 4.10-5.

Campus Housing

UCI currently provides a substantial amount of on-campus housing to serve the campus community. Housing on campus includes residence halls and apartments for undergraduate and graduate students, and both rental and for-sale housing for faculty and staff. Approximately 10,800 students are currently accommodated in on-campus student housing. As shown in Table 4.10-6, implementation of the 2007 LRDP would add about 6,800 bed spaces on campus, an increase of 63 percent. This is consistent with the LRDP goal of housing 50 percent of UCI's enrollment on the campus.

Table 4.10-5. Current and Projected Employment in Orange County (Number of Jobs)

	2005	2030	Change
UCI Area ⁽¹⁾	210,799	271,469	60,670
Outlying Areas ⁽²⁾	371,245	433,141	61,896
Balance of County	998,811	1,217,196	218,385
Total Orange County	1,580,855	1,921,806	340,951

⁽¹⁾ City of Irvine.

⁽²⁾ Cities of Costa Mesa, Lake Forest, Newport Beach, and Santa Ana.

Source: SCAG, 2006.

Table 4.10-6. Existing and Proposed UCI On-Campus Housing

	Existing Year 2005-06	2007 LRDP Year 2025-26
Student Housing in Academic Core (beds)	4,331	3,837
Student Housing in Outer Campus (beds)	6,491	13,800
Faculty/Staff Housing (dwelling units)	1,108	1,250-1,700
Total On-Campus Housing		
Student Housing (beds)	10,822	17,637
Faculty/Staff Housing (dwelling units)	1,108	1,250-1,700

UCI maintains a large community-in-residence for faculty and staff comprised of apartments, condominiums, patio homes, townhomes, and single-family residences. Established by The Regents in 1983, the non-profit Irvine Campus Housing Authority plans, develops, and manages housing to meet the needs of faculty, staff, and other University affiliates. Including units under construction, 1,108 dwelling units are available on campus for faculty and staff. The 2007 LRDP proposes to accommodate up to 1,700 dwelling units on the main campus for faculty and staff, an increase of 53 percent. In addition, the LRDP identifies 435 housing units within mixed-use areas on the North Campus that could help to meet demand from faculty, staff, students, or other potential residents.

Commute Shed

The UCI Commute Shed, reflecting the place of residence of the commuting UCI population, was estimated using campus survey and records data. A survey that included a full census of UCI employees was conducted in March 2006 in compliance with SCAQMD Rule 2202. The survey included the origin points from which employees commuted to the UCI campus. The commute shed for UCI students was estimated based on current student address locations. As shown in Table 4.10-7, the majority of UCI's employees and students commute from the immediate vicinity of the campus and the surrounding Orange County community.

Table 4.10-7. UCI Off-Campus Resident Distribution

Point of Origin	Percent	
	Students ⁽¹⁾	Employees ⁽²⁾
UCI Vicinity (City of Irvine and Newport Beach)	35%	58.9%
North Orange County	18%	11.5%
Los Angeles County	27%	7.5%
East Orange County	6%	7.2%
West Orange County	4%	6.9%
South Orange County	5%	4.9%
Riverside County	2%	1.5%
San Diego County	3%	1.1%
San Bernardino County	-	0.6%
Ventura County	-	0.02%

⁽¹⁾ These data are based on a sample of addresses on file with the UCI Registrar. Only those addresses located in the local vicinity of UCI were included.

⁽²⁾ Derived from SCAQMD Rule 2022 census of UCI employees, March 2006.

4.10.2 REGULATORY FRAMEWORK

4.10.2.1 UNIVERSITY OF CALIFORNIA

Housing

The California Master Plan for Higher Education identifies housing as an ancillary service that is not entitled to state funding. Specifically, the Master Plan states that taxpayers' money should not be used to subsidize, openly or covertly, the operation of housing services. As such, UCI's housing operations are not funded through the State budget.

Sustainable Practices

UC's Policy on Sustainable Practices recommends that campuses continue their strong commitment to provide affordable on-campus housing in order to reduce the volume of commutes to and from campus, and that housing goals be articulated in campus LRDPs.

4.10.2.2 LOCAL

City of Irvine General Plan

The 2000-2005 Housing Element in the City of Irvine General Plan identifies and analyzes the City's housing needs and sets goals and policies to address these needs over a five-year period. The Housing Element includes goals to ensure the development of sufficient new housing, to maintain and conserve the existing housing stock, to reduce governmental restraints in the development of new housing, to increase affordable housing opportunities, and to comply with all federal, state, and local laws related to housing. The City is in the process of updating its Housing Element and is due to be completed by June 2008. The updated Housing Element will incorporate housing projections identified in the 2007 LRDP.

City of Irvine Housing Strategy and Implementation Plan

In March 2006, the City of Irvine adopted a long-term Housing Strategy and Implementation Plan (HSIP). The HSIP establishes strategies for the City to build housing that is affordable to the local workforce, including the establishment of a non-profit Irvine Community Land Trust to implement the City's affordable housing strategy and to create significant amounts of permanently affordable housing. The HSIP was developed in consultation with UCI and other public and private entities in the City of Irvine. A stated priority of the HSIP is to "partner with Irvine's colleges and universities to create additional faculty and student housing." UCI will continue to work with the City Housing Director to pursue the objectives of the HSIP, including opportunities for partnering to provide on- and off-campus housing to serve University affiliates.

4.10.3 PROJECT IMPACTS AND MITIGATION

4.10.3.1 ISSUE 1 – DIRECT INDUCEMENT OF SUBSTANTIAL POPULATION GROWTH

Population and Housing Issue 1 Summary

Would implementation of the 2007 LRDP directly induce substantial population growth in an area?

Impact: Because the growth in UCI's population would account for a small proportion of the planned growth of the region and a small proportion of the construction of new housing, implementation of the 2007 LRDP would not directly induce substantial population growth which would adversely affect the physical environment.

Mitigation: No mitigation is required.

Significance Before Mitigation: Less than significant.

Significance After Mitigation: Not applicable.

Standards of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the 2007 LRDP may have a significant adverse impact if it would directly induce substantial population growth in an area (for example, by proposing new homes and businesses) that would result in adverse impacts on the physical environment.

Impact Analysis

Population

The 2007 LRDP identifies physical capacity to serve an increasing demand for higher education associated with California's growing population. As such, the 2007 LRDP is not by itself growth-inducing on a statewide scale. Regionally, however, implementation of the LRDP may result in increased population growth.

Implementation of the 2007 LRDP would result in a 63.7 percent increase in the on-campus population of students, academic employees, staff employees, and Inclusion Area employees over the planning horizon. As shown in Table 4.10-8, approximately two-thirds of the campus population increase would be

accounted for by individuals who already reside in the region. (For purposes of this analysis, the region that UCI serves is defined as Orange County and Los Angeles County. As shown in Table 4.10-7, 95 percent of UCI students and 97 percent of faculty and staff who live off campus reside in these two counties.) UCI admits approximately 57 percent of its student enrollment from the region. Furthermore, about 95 percent of non-academic staff positions are filled by qualified area residents. As a result, it is projected that the net increase in regional population resulting from implementation of the 2007 LRDP would be 36.1 percent of UCI's total growth increment, or 7,841 persons. UCI proposes to increase its population by increasing the number of students admitted and the number of faculty and staff hired. The majority of this increase would be from students and faculty and staff who already live in the region. Therefore, a small amount of UCI's proposed growth would result from student and employees moving to the area from outside the region. Further, population growth induced by the 2007 LRDP is less than 1% (0.38 percent) of the projected population growth in the region between 2005 and 2025 and less than 2% (1.8 percent) of Orange County's projected growth alone. Therefore, because UCI's growth accounts for only a small proportion of growth which is already planned the 2007 LRDP would not directly induce substantial population growth in the area that would result in adverse impacts on the physical environment. A less-than-significant population impact would occur, and no mitigation is required.

Table 4.10-8. Projected On-Campus Population Growth

	Existing On-Campus Population Year 2005-06	2007 LRDP On-Campus Population Year 2025-26	Total Growth Increment	Growth Increment Originating From Within Orange/ Los Angeles Counties	Growth Increment Originating From Outside Orange/ Los Angeles Counties	Additional Growth Contributed to Region by 2007 LRDP
Student Enrollment ⁽¹⁾	23,155	35,324	12,169	6,936 ⁽²⁾	5,233	5,233
Faculty	1,203	1,873	670	34 ⁽³⁾	636	636
Other Academics	1,605	2,366	761	304 ⁽⁴⁾	457	457
Non-Academic Staff	4,655	7,204	2,549	2,422 ⁽⁵⁾	127	127
Inclusion Area Employees	3,430	8,983	5,553	4,165 ⁽⁶⁾	1,388	1,388
Totals	34,048	55,750	21,702	13,861	7,841	7,841
Additional growth to region contributed by 2007 LRDP as a percentage of overall regional growth ⁽⁷⁾						0.38%

- ⁽¹⁾ Three-quarter average headcount. On-campus population excludes self-funded graduate students and students enrolled in University Extension who are seldom on campus; virtually all of these students originate from within Orange and Los Angeles Counties. On-campus population also excludes medical residents and interns; these students were analyzed in the EIR prepared for the UCI Medical Center LRDP.
- ⁽²⁾ Projected that 57 percent of student enrollment will originate from Orange and Los Angeles Counties (Source: UCI Office of Institutional Research, data for Fall quarter 2005).
- ⁽³⁾ Projected that 5 percent of faculty will be recruited from Orange and Los Angeles Counties (Source: UCI Office of Institutional Research, 2005).
- ⁽⁴⁾ Projected that 40 percent of other academic staff will be recruited from Orange and Los Angeles Counties (Source: UCI Office of Institutional Research, 2005).
- ⁽⁵⁾ Projected that 95 percent of non-academic staff will be recruited from Orange and Los Angeles Counties (Source: UCI Human Resources, 2005).
- ⁽⁶⁾ Assumed that 75 percent of Inclusion Area employees will be recruited from Orange and Los Angeles Counties based on current employment information.
- ⁽⁷⁾ Regional population is projected to increase by approximately 2,055,728 between 2005 and 2025 (443,098 in Orange County and 1,612,630 in Los Angeles County) (Sources: Center for Demographic Research, *Orange County Projections 2004*; Southern California Association of Governments, *2004 Regional Transportation Plan Socioeconomic Forecast*).

Implementation of the 2007 LRDP would result in an increased demand for housing through 2025-26. Under the LRDP, 50 percent of UCI's on-campus student enrollment would be accommodated by campus housing. During the 2005-2006 school year, nearly 47 percent of UCI's on-campus student enrollment resided on the campus. As shown in Table 4.10-9, the 2007 LRDP envisions an increase of approximately

6,815 student bed spaces on campus, for a total of 17,637 beds. This would result in the need for an additional 5,354 beds, or about 1,896 dwelling units, in off-campus locations to serve future students.

Table 4.10-9. Existing and Projected Off-Campus Housing Demand

	Existing Year 2005-06	2007 LRDP Year 2025-26	Growth Increment
Student Housing			
Undergraduate Enrollment	19,585	27,750	8,165
Graduate Enrollment	3,570	7,574	4,004
<i>Total On-Campus Enrollment⁽¹⁾</i>	<i>23,155</i>	<i>35,324</i>	<i>12,169</i>
Total Housing Demand (bed spaces) ⁽²⁾	23,155	35,324	12,169
On-Campus Housing Supply (bed spaces) ⁽³⁾	10,822	17,637	6,815
Off-Campus Housing Demand (bed spaces) ⁽⁴⁾			
Undergraduate Student Demand ⁽⁵⁾	9,250	13,265	4,015
Graduate Student Demand ⁽⁶⁾	3,083	4,422	1,339
<i>Subtotal Off-Campus Demand (bed spaces)</i>	<i>12,333</i>	<i>17,687</i>	<i>5,354</i>
Off-Campus Housing Demand (dwelling units)			
Undergraduate Student Demand ⁽⁷⁾	2,313	3,316	1,003
Graduate Student Demand ⁽⁸⁾	2,055	2,948	893
<i>Subtotal Off-Campus Demand (dwelling units)</i>	<i>4,368</i>	<i>6,264</i>	<i>1,896</i>
Employee Housing⁽⁹⁾			
Employees Recruited From Outside Region ⁽¹⁰⁾	3,196	5,805	2,609
Total Housing Demand (dwelling units) ⁽¹¹⁾	2,458	4,465	2,007
On-Campus Housing Supply (dwelling units) ⁽¹²⁾	1,108	2,135	1,027
Off-Campus Housing Demand (dwelling units) ⁽⁴⁾	1,350	2,330	980
Total UCI Housing			
Off-Campus Housing Demand (dwelling units)	5,718	8,594	2,876
Growth in off-campus housing demand as a percentage of overall regional growth in number of households ⁽¹³⁾			0.35%

(1) Three-quarter average headcount. On-campus population excludes self-funded graduate students and students enrolled in University Extension who are seldom on campus; virtually all of these students originate from within Orange and Los Angeles Counties. On-campus population also excludes medical residents and interns; these students were analyzed in the EIR prepared for the UCI Medical Center LRDP.

(2) Student demand for housing based on assumption that every student will generate the need for a bed space, regardless of their point of origin.

(3) See Table 4.10-6.

(4) The difference between total housing demand and on-campus housing supply.

(5) Based on undergraduates comprising 75 percent of total enrollment.

(6) Based on graduate students comprising 25 percent of total enrollment.

(7) Based on a ratio of 4 student bed spaces per dwelling unit.

(8) Based on a ratio of 1.5 student bed spaces per dwelling unit.

(9) Includes faculty and other academics, non-academic staff, and Inclusion Area employees.

(10) Based on data from Table 4.10-8.

(11) Based on a ratio of 1.3 employees per dwelling unit.

(12) Projected 2007 LRDP on-campus housing supply includes 1,700 dwelling units identified for faculty and staff and 435 dwelling units programmed on the North Campus.

(13) The number of households in the region is projected to increase by approximately 810,393 between 2005 and 2025 (102,998 in Orange County and 707,395 in Los Angeles County) (Source: Southern California Association of Governments, 2004 Regional Transportation Plan Socioeconomic Forecast).

UCI is currently Orange County's second-largest employer and also makes a significant contribution to the local economy by providing a highly trained workforce. Employment growth envisioned in the 2007 LRDP is expected to contribute to the demand for housing in the region. As discussed above, much of this demand will be offset by employees who already reside in the area and who would not require new

housing. As shown in Table 4.10-9, the 2007 LRDP would add up to 1,027 dwelling units to the 1,108 units currently developed on the campus and available to faculty and staff. As a result, it is projected that 980 dwelling units will be required off campus to accommodate potential employee growth at UCI by the planning horizon.

In summary, and as presented in Table 4.10-9, implementation of the 2007 LRDP is expected to require an additional 2,876 off-campus dwelling units to serve the housing needs of UCI students, faculty, and staff. Because this represents only 0.35 percent of the projected growth in the number of households in the region between 2005 and 2025 (or 2.8 percent of Orange County's projected growth alone), the 2007 LRDP would not directly induce substantial demand for housing in the area. The construction of housing units to serve LRDP-induced growth would be distributed across a large geographic area within multiple cities. This off-campus housing construction represents a small percentage of the housing units to be constructed in the region between 2005 and 2025 and the implementation of the housing projects would be subject to CEQA analysis and mitigation requirements and other local regulation to reduce the physical impact of these projects on the environment.

As a result of the small percentage of LRDP-induced housing construction as an element of total housing construction and local government regulations that will limit the physical impacts of housing construction in each jurisdiction, a less-than-significant housing impact would occur, and no mitigation is required.

Mitigation Measures

The 2007 LRDP is not anticipated to result in direct inducement of population growth that is considered adverse. Consequently, related population and housing impacts would be less than significant and no mitigation is required.

4.10.3.2 ISSUE 2 – INDIRECT INDUCEMENT OF SUBSTANTIAL POPULATION GROWTH

Population and Housing Issue 2 Summary

Would implementation of the 2007 LRDP indirectly induce substantial population growth in an area?

Impact: Implementation of the 2007 LRDP is not expected to indirectly induce population growth by expanding infrastructure, removing an obstacle to growth, or encouraging the growth of industry.

Mitigation: No mitigation is required.

Significance Before Mitigation: Less than significant.

Significance After Mitigation: Not applicable.

Standards of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the 2007 LRDP may have a significant adverse impact if it would indirectly (for example, through extension of roads or other infrastructure) induce substantial population growth in an area that would result in adverse impacts on the physical environment.

Impact Analysis

Growth can be triggered if the infrastructure to serve the proposed project is constructed with excess capacity, or if the lack of infrastructure is an obstacle to growth and that obstacle is removed by the

project. All high-temperature hot and chilled water and a large percentage of the electricity used on the campus are produced on site and distributed through campus facilities; therefore, UCI manages the development of these utility sources to meet campus demand, as well as the distribution systems. Natural gas, water and sewer, telecommunications, and some electrical power are purchased from outside public utility providers and distributed on campus by UCI.

This pattern would continue under the 2007 LRDP, and as discussed in Section 4.13, utility systems would be expanded and extended to new areas on campus to serve the implementation of the 2007 LRDP. All of these expansions and extensions would occur to support campus growth to serve increased enrollment and new research programs and initiatives on campus. Utilities expansions would be included in individual construction projects in support of the 2007 LRDP. Because campus utilities do not serve off-campus areas, utility extensions and expansions would not lead to urban growth outside the boundary of the campus. As discussed in Section 4.13, no substantial changes to off-campus utilities provided to UCI by other entities are anticipated. With respect to the environmental effects of the expansion of the on-campus utilities due to the 2007 LRDP, those effects are analyzed in other sections of this EIR.

Indirect growth can also occur as a result of growth in industry to serve additional campus population. Although some new businesses or growth of existing ones would occur, since UCI is already an established university being served by regional and neighborhood businesses, additional growth is not expected to be substantial.

Mitigation Measures

Impacts related to indirect inducement of population growth are considered less than significant; therefore, no mitigation is required.

4.10.3.3 ISSUE 3 – DISPLACEMENT OF HOUSING

Population and Housing Issue 3 Summary

Would implementation of the 2007 LRDP displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Impact: Implementation of the 2007 LRDP would result in in-fill development within the UCI-owned property, an increase in student and faculty and staff housing, and no displacement of housing.

Mitigation: No mitigation is required.

Significance Before Mitigation: Less than significant.

Significance After Mitigation: Not applicable.

Standards of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the 2007 LRDP may have a significant adverse impact if it would displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere which results in significant physical environmental impacts.

Impact Analysis

Implementation of the 2007 LRDP would not result in the displacement of existing on- or off-campus housing because development under the 2007 LRDP is limited to UCI-owned property and would not

interfere with the number of existing housing units on campus. The 2007 LRDP proposes the construction of additional housing on campus in order to accommodate the increase in students, faculty, and staff. As shown in Table 4.10-8 above, proposed housing includes the addition of up to 592 employee dwelling units, 6,815 student beds spaces, and 435 multi-family dwelling units which would be located in the North Campus. Achieving these goals would require infill and expansion within existing campus housing areas at higher densities than existing development. Student housing would be located within the Academic Core and East and West Campuses. Faculty and staff housing would be located in the South Campus, and the 2007 LRDP identifies housing reserve areas within the East and North Campuses with the flexibility of providing additional faculty/staff housing should the demand arise.

Redevelopment of older student housing units built in the 1960s and 70s may occur as a part of LRDP implementation and may require temporary displacement of students. Any displacement would ultimately result in an increase in the supply of on-campus housing. Therefore, impacts related to displacement of housing which would result in the physical impacts of new housing construction that could occur as a result of the 2007 LRDP are considered less than significant.

Mitigation Measures

Impacts related to displacement of housing are considered less than significant; therefore, no mitigation is required.

4.10.3.4 ISSUE 4 – DISPLACEMENT OF PEOPLE

Population and Housing Issue 4 Summary

Would implementation of the 2007 LRDP displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Impact: Implementation of the 2007 LRDP would increase the campus population and would not displace people which would require the construction of additional housing elsewhere.

Mitigation: No mitigation is required.

Significance Before Mitigation: Less than significant.

Significance After Mitigation: Not applicable.

Standards of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the 2007 LRDP may have a significant adverse impact if it would displace substantial numbers of people, necessitating the construction of replacement housing elsewhere, which would result in physical environmental impacts.

Impact Analysis

As previously discussed, the 2007 LRDP is proposing to increase on-campus housing development to accommodate an increase in student enrollment and the recruitment of additional faculty and staff. Therefore, the implementation of the 2007 LRDP would not displace substantial numbers of people, thereby necessitating the construction of replacement housing elsewhere that would result in physical environmental impacts. In fact, it would accomplish the opposite. New development or redevelopment of on-campus housing would provide opportunities for students, faculty, and staff to live on campus at affordable prices that typically cannot be found in the surrounding areas outside the campus. In addition,

by providing affordable housing UCI will be assisting the City in meeting its affordable housing goals. Therefore, these impacts are considered less than significant.

Mitigation Measures

Impacts related to displacement of housing are considered less than significant; therefore, no mitigation is required.

4.10.4 CUMULATIVE IMPACTS AND MITIGATION

Population and Housing Cumulative Issue Summary

Would implementation of the 2007 LRDP have a cumulatively considerable contribution to a cumulative population and housing impact considering past, present, and probable future projects?

<u>Cumulative Impact</u>	<u>Significance</u>	<u>LRDP Contribution</u>
Direct Inducement of Substantial Population Growth: The population in Orange County is forecasted to increase by approximately 9.5 percent.	Significant.	Not cumulatively considerable.
Indirect Inducement of Substantial Population Growth: Much of the Orange County region is developed; therefore, it is unlikely that the future development would indirectly induce population growth.	Less than significant.	N/A
Displacement of Housing: Increases in infill and redevelopment projects may result in the displacement of existing housing.	Significant	Not cumulative considerable.
Displacement of People: Increase in infill and redevelopment projects may result in the displacement of people.	Significant	Not cumulatively considerable.

4.10.4.1 DIRECT INDUCEMENT OF SUBSTANTIAL POPULATION GROWTH

The geographic context for the analysis of cumulative impacts resulting from the direct inducement of substantial population growth is the Orange County region. Based on information presented in Table 4.10-3, the population in Orange County is forecasted to increase approximately 9.5 percent from approximately one million people in 2005 to 1.1 million people by 2025. It can be assumed that the future development in the area would directly induce and contribute to the growth of the regional population. Therefore, future development in Orange County would result in a direct significant cumulative impact to population growth.

The 2007 LRDP would increase the 2025 student population and associated faculty and staff by approximately 50 percent from the 2005 population. However, approximately two-thirds of the campus population increase would be accounted for by individuals who already reside in the region. About 97 percent of faculty and staff reside in Los Angeles or Orange County, 95 percent of non-academic staff positions are filled by qualified area residents, and approximately 57 percent of UCI's students are from the Orange County area. Therefore, if the 2007 LRDP increases the student population by 12,566 students, 43 percent of which would move to Irvine from outside the Orange County region, then the

2007 LRDP would increase the regional population by approximately 5,403 students by 2025. This number of students would be an approximately 0.5 percent increase over the 2005 Orange County population. Therefore, the 2007 LRDP would not result in a cumulatively considerable contribution to a significant impact resulting from population inducement.

4.10.4.2 INDIRECT INDUCEMENT OF SUBSTANTIAL POPULATION GROWTH

The geographic context for the analysis of cumulative impacts resulting from the direct inducement of substantial population growth is the Orange County region. Much of the Orange County region is developed. The undeveloped areas consist of regional parks, the Cleveland National Forest, State Parks, and closed military bases. It is not anticipated that additional infrastructure beyond the needs of individual development and infill projects would be constructed into these areas. Therefore, future development in the Orange County region would most likely result in an indirect less than significant cumulative impact to population growth, to which the 2007 LRDP would contribute.

4.10.4.3 DISPLACEMENT OF HOUSING

The geographic context for the analysis of cumulative impacts to the displacement of housing is the Orange County region. Much of the Orange County region is developed. As space for additional development becomes less available, infill and redevelopment projects will become more likely. Therefore, future redevelopment projects may displace existing housing which could result in a significant cumulative impact to displaced housing. However, projects under the 2007 LRDP would be constructed within the UCI campus boundary. Further, the 2007 LRDP proposes to construct additional student and faculty/staff housing. Therefore, because the 2007 LRDP would not displace existing off-campus housing, the project's contribution to the significant cumulative impact would not be cumulatively considerable.

4.10.4.4 DISPLACEMENT OF PEOPLE

The geographic context for the analysis of cumulative impacts to the displacement of housing is the Orange County region. Much of the Orange County region is developed. As space for additional development becomes less available, infill and redevelopment projects will become more likely. Redevelopment of older student housing units built in the 1960s and 70s may occur as a part of LRDP implementation and may require temporary displacement of students. However, temporary housing would be available for students during this time, and any displacement would ultimately result in a net increase in the supply of on-campus housing. Therefore, future redevelopment projects may displace existing housing which could displace the people living there, which would result in a significant cumulative impact to displaced people. However, projects under the 2007 LRDP would be constructed within the UCI campus boundary. Further, the 2007 LRDP proposes to construct additional student and faculty/staff housing which would provide housing for additional student and faculty members. Therefore, because the 2007 LRDP would not displace people, the project's contribution to the significant cumulative impact would not be cumulatively considerable.

4.10.5 CEQA CHECKLIST ITEMS ADEQUATELY ADDRESSED IN INITIAL STUDY

The 2007 LRDP Initial Study indicated that all checklist items should be evaluated in the EIR.

4.10.6 REFERENCES

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