

5.10 Population and Housing

5.10.1 INTRODUCTION

This section examines the existing population, housing, and employment conditions in the City of Santa Ana, and assesses the proposed Project's potential impacts related to unplanned direct and indirect growth. Demographic data presented in this section is from the U.S. Census, California Department of Finance (DOF), the Southern California Association of Governments (SCAG) 2020 growth forecasts, the City of Santa Ana General Plan Update (GPU) and GPU FEIR, adopted in 2022.

Although evaluation of population, housing, and employment typically involves economic and social, rather than physical environmental issues, population, housing, and employment growth are often precursors to physical environmental impacts. According to Section 15382 of the CEQA Guidelines, “[a]n economic or social change by itself shall not be considered a significant impact on the environment.” Socioeconomic characteristics should be considered in an EIR only to the extent that they create adverse impacts on the physical environment.

5.10.2 REGULATORY SETTING

California Housing Element Law

California Planning and Zoning Law requires each city and county to adopt a general plan for future growth (California Government Code Section 65300). Among other things, the general 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 California Department of Housing and Community Development Department (HCD) estimates the relative share of California's projected population growth that would occur in each county based on DOF population projections and historical growth trends. These figures are compiled by HCD in a Regional Housing Needs Assessment (RHNA) for each region of California. Where there is a regional council of governments, HCD provides the RHNA to the council. Such is the case for the City of Santa Ana, which is a member of SCAG. The council, in this case SCAG, then assigns a share of the regional housing need to each of its cities and counties. The HCD oversees the process to ensure that the council of governments distributes its share of the state's projected housing need.

Regional Housing Needs Allocation

The RHNA is mandated by state housing law as part of the periodic process of updating housing elements of local general plans. State law requires that housing elements identify RHNA targets set by HCD to encourage each jurisdiction in the state to provide its fair share of very low, low, moderate, and upper income housing. The RHNA provides a long-term outline for housing within the context of local and regional trends and housing production goals.

SCAG determines total housing need for each city and county in Southern California based on three general factors: 1) the number of housing units needed to accommodate future population and employment growth; 2) the number of additional units needed to allow for housing vacancies; and 3) the number of very low, low, moderate, and above-moderate income households needed. All cities and counties are required to ensure that sufficient sites are planned and zoned for housing, such that area would be available to accommodate the projected housing needs, and to implement proactive programs that facilitate and encourage the production of housing commensurate with its housing needs.

SCAG Regional Transportation Plan/Sustainable Communities Strategy

On September 3, 2020, the Southern California Association of Governments (SCAG) Regional Council adopted “Connect SoCal,” the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Connect SoCal integrates transportation planning with economic development and sustainability planning to comply with state greenhouse gas (GHG) emissions reduction goals, such as Senate Bill 375.

According to the RTP/SCS, Southern California will grow from 9 million people, 6 million households, and 8 million jobs in 2020 to 22.5 million people, 7.6 million households, and 10 million jobs in 2045. During that time, transportation infrastructure will need to substantially expand while also meeting the greenhouse gas (GHG) emissions-reduction targets set by the California Air Resources Board.

SCAG is empowered by state law to assess regional housing needs and provide a specific allocation of housing needs for all economic segments of the community for each of the region’s counties and cities. The determination of each city’s and county’s share of regional housing needs that is required by law to be reflected in municipal general plan housing elements is based on the growth projections of the RTP/SCS.

SCAG Regional Growth Projections

SCAG is responsible for producing socioeconomic forecasts and developing, refining, and maintaining macro and small-scale forecasting models. The forecasts are developed in five-year increments. The current SCAG projections are provided through the year 2045. Consistency with the growth forecast, at the sub-regional level, is one criterion that SCAG uses in exercising its federal mandate to review “regionally significant” development projects for conformity with regional plans.

The City of Santa Ana had a population of 308,459 in 2022 (source: California DOF); the SCAG Connect SoCal projects that the City’s population will increase to 360,100 by 2045; and the number of local employment opportunities will increase from 158,980 in 2019 to 172,400 in 2045.

City of Santa Ana General Plan Housing Element

The City of Santa Ana’s Housing Element 2021-2029, adopted and certified in 2022, provides guidelines to expand the housing supply to meet the present and future needs of the City’s population. The element addresses the need for housing for all economic segments in the City and provides goals, strategies, and actions to meet this need. The Housing Element goals and policies related to the proposed Project are listed below.

GOAL 1: Livable and affordable neighborhoods with healthy and safe housing conditions, community services, well-maintained infrastructure, and public facilities that inspire neighborhood pride and ownership.

GOAL 2: Foster an inclusive community with a diversity of quality housing, affordability levels, and living experiences that accommodate Santa Ana’s residents and workforce of all household types, income levels, and age groups.

POLICY HE-2.3 Create higher intensity, mixed-use urban villages and pedestrian-oriented experiences that access and support the office centers, commercial services, and cultural activities within District Centers and Urban Neighborhood designated areas.

POLICY HE-2.5 Facilitate diverse types, prices, and sizes of housing, including single-family homes, apartments, townhomes, duplexes, mixed/multiuse housing, transit-oriented housing, multigenerational housing, accessory dwelling units, and live-work opportunities.

POLICY HE-4. Support development of affordable senior rental and ownership housing, readily accessible to support services; provide assistance for seniors to maintain and repair their homes to facilitate the maximum independent living.

POLICY HE-5.6 Seek to preserve housing opportunities for all residents through actions aimed at limited displacement, preserving affordable housing, and expanding housing opportunities.

City of Santa Ana Inclusionary Housing Requirements

The Affordable Housing Opportunity and Creation Ordinance (AHOCO) (Santa Ana Municipal Code Section 41-1900 et seq.) establishes standards and procedures to encourage the development of housing that is affordable to a range of households with varying income levels. The purpose of the ordinance is to encourage the development and availability of affordable housing by requiring the inclusion of affordable housing units within new developments or the conversion of rental units to condominium ownership in projects containing five or more units that meet one or more of the following thresholds:

- (1) A change in use to allow for residential or that exceeds the general plan or zoning prescribed densities or percentage of residential development of the subject property at the time of application.
- (2) Implementation of the permitted residential density or percentage of residential development allowed as a result of city initiated zone changes or city initiated general plan amendments after November 28, 2011.
- (3) Increase of the permitted percentage of residential development allowed for a mixed-use development above the percentage permitted under the zoning classification at the time of application.
- (4) Development of new residential uses or increase of the permitted residential density or percentage of residential development within an overlay zone approved pursuant to division 28 of article I of this chapter.
- (5) Conversion of rental units to condominium ownership.

5.10.3 ENVIRONMENTAL SETTING

Project Site

The Project site consists of 41.13 acres of land that is currently developed with 16 buildings, including 3 multi-story buildings and 13 one-story buildings with single and multiple tenants. The site has various large areas of surface parking and drive-aisles that surround the existing buildings on the site.

Project Vicinity

The Project site is located within the General Plan South Bristol Street Focus Area, which is a fully developed 199.9-acre urban area that contains both regional and local uses. The site is across Sunflower Avenue to the north of South Coast Plaza, which is a regional shopping mall in the City of Costa Mesa. The site is surrounded by roadways followed by multi-family residential, retail, and restaurant uses. In addition, the site is approximately 0.5-mile north of I-405 at Bristol Street, which provides direct regional vehicular access to the Project vicinity.

Population

The California DOF estimates that the City of Santa Ana 2022 population was 308,459 persons, representing 9.75 percent of Orange County’s total population. The Center for Demographic Research estimates that the City’s population will increase to 360,077 in 2045, which is a 16.7 percent increase. In comparison, the County of Orange is projected to have an 11.8 percent increase in population between 2022 and 2045, as shown on Table 5.10-1.

Table 5.10-1: City and County Existing and Projected Population, 2022 and 2045

Year	City of Santa Ana	County of Orange
2022	308,459	3,162,245
2045	360,077	3,534,620
Percent Increase	16.7%	11.8%

Source: California Department of Finance and Center for Demographic Research 2022 Orange County Progress Report Demographics.

Housing

The California DOF estimates that the City of Santa Ana contained 81,082 housing units in 2022. As shown in Table 5.10-2, of the housing units within the City of Santa Ana, 44.2 percent are detached single-family housing units and 34.2 percent are multi-family units within buildings containing more than five units.

The housing types in the City of Santa Ana compared to those in the entire County are provided in Table 5.10-2, which shows that the County has a slightly higher percentage of detached single-family housing units and a lower percentage of multi-family housing units than the City. Conversely, the City of Costa Mesa has lower percentages of single-family housing, similar rates of multi-family units within buildings containing more than five units, and higher rates of attached single-family and multi-family with two to four attached units. In addition, the California DOF details that the City had an average household size of 3.89 persons per household. In comparison, the County had an average household size of 2.87 persons per household.

Table 5.10-2: City of Santa Ana and County Housing Estimates by Type in 2022

Unit Type	City of Santa Ana Housing Units		County of Orange Housing Units	
	Number	Percent	Number	Percent
Single-family detached	35,862	44.2%	568,053	49.7%
Single-family attached	5,807	7.2%	137,384	12.0%
Multi-family (2-4 units)	7,666	9.4%	96,677	8.5%
Multi-family (5+ units)	27,694	34.2%	306,523	26.8%
Mobile homes	4,053	5.0%	33,743	3.0%
Total	81,082	100%	1,142,380	100%

Source: CA Depart of Finance, E-5 Population and Housing Estimates, 2022.

The Census Factfinder 2021 information for the City identifies that 45.7 percent of the residences within the City are owner occupied units and 54.3 percent are renter-occupied units. The owner occupation rate for the County is higher at 57 percent. The California DOF population and housing estimates for 2022 detail that the City of Santa Ana has a vacancy rate of 3.5 percent. In comparison, the vacancy rate Countywide is higher at 5.1 percent. The higher rental occupied unit rate combined with the low vacancy rate in the County, indicates that additional rental units are needed to provide diverse housing types and meet the housing needs of the City of Santa Ana.

As described by the City of Santa Ana Housing Element (p. A-15), an adequate supply of housing is essential to maintaining adequate choices for residents, moderating housing prices, and encouraging the normal maintenance of properties. Low vacancy rates result in price and rent escalation, while excess vacancy rates result in price depreciation, rent declines, and deferred maintenance. A housing vacancy rate of 1.5 to 2.0 percent for ownership units and 5 to 6 percent for rental units are optimal and offer a variety of choices for residents. Thus, the Santa Ana vacancy rate of 3.5 percent indicates that additional housing could be needed.

In March 2020, SCAG adopted its 6th Cycle RHNA allocation plan, which covers the planning period of October 2021 through October 2029 and allocated 3,095 housing units to the City of Santa Ana. The income breakdown of the required housing units is provided in Table 5.10-3.

Table 5.10-3: City of Santa Ana RHNA Housing Estimates by Income Level

Income Level Category	Number of Housing Units	Percent of Total
Very Low (< 50% of AMI)	586	18.9%
Low (50% to 80% of AMI)	362	11.7%
Moderate (80% to 120% of AMI)	523	16.9%
Above Moderate (> 120% of AMI)	1,624	52.5%
Total	3,095	100%

Source: SCAG Regional Housing Needs Assessment.

Employment

The City of Santa Ana is estimated to contain 159,980 employment opportunities as of 2019. The SCAG regional growth projections anticipate the number of jobs in the City of Santa Ana to increase by 7.8 percent to 172,400 jobs in the year 2045. In comparison, the County is projected to see a 25.5 percent increase in the number of jobs by 2045, as shown in Table 5.10-4.

Table 5.10-4: City and County Existing and Projected Employment, 2019 and 2045

Year	City of Santa Ana	County of Orange
2019	159,980	1,578,300
2045	172,400	1,980,000
Percent Increase	7.8%	25.5%

Sources: 2045 estimates from Connect SoCal; 2019 estimates from GPU FEIR Table 5.13-5, 2022 Orange County Progress Report Demographics.

The SCAG 2019 Local Profile for Santa Ana identifies that 20.8 percent of Santa Ana residents work and live in the City, while 79.2 percent commute to other places. Of the commuters residing in Santa Ana, the largest percentage commute to the City of Irvine (12.2 percent), Anaheim (6.8 percent), Orange (5.5 percent), and Costa Mesa (5.3 percent).

Jobs – Housing Ratio

The jobs-housing ratio is a general measure of the total number of jobs and housing units in a defined geographic area, without regard to economic constraints or individual preferences. The balance of jobs and housing in an area—in terms of the total number of jobs and housing units as well as the type of jobs versus the price of housing—has implications for traffic and air quality. The jobs/housing ratio is one indicator of a project’s effect on growth and quality of life in the project area. SCAG applies the jobs-housing ratio at the regional and subregional levels to analyze the fit between jobs, housing, and infrastructure. A major focus of SCAG’s regional planning efforts has been to improve this balance. SCAG defines the jobs-housing balance as follows:

Jobs and housing are in balance when an area has enough employment opportunities for most of the people who live there and enough housing opportunities for most of the people who work there. The region as a whole is, by definition, balanced.... Job-rich subregions have ratios greater than the regional average; housing-rich subregions have ratios lower than the regional average. Ideally, job-housing balance would... assure not only a numerical match of jobs and housing but also an economic match in type of jobs and housing.

The City's GPU FEIR identifies that a healthy jobs-housing balance is one new home built for every 1.5 jobs created. A job-housing imbalance can indicate high vehicle miles traveled, and potential air quality and traffic problems associated with commuting.

The City of Santa Ana is jobs rich with approximately 78,792 housing units and 158,980 jobs in 2019, which results in 2.0 jobs per housing unit.

5.10.4 THRESHOLDS OF SIGNIFICANCE

Appendix G of State CEQA Guidelines indicates that a project could have a significant effect if it were to:

- POP-1 Induce substantial unplanned 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); or
- POP-2 Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

5.10.5 METHODOLOGY

CEQA Guidelines Section 15064(e) states that a social or economic change generally is not considered a significant effect on the environment unless the changes can be directly linked to a physical adverse change. Additionally, CEQA Guidelines Appendix G indicates that a project could have a significant effect if it would induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). Therefore, population impacts are considered potentially significant if growth associated with the proposed Project would exceed projections for the area and if such an exceedance would have the potential to create a significant adverse physical change to the environment.

The methodology used to determine population, housing, and employment impacts began with data collection regarding existing population and housing trends, which was obtained from the U.S. Census, state of California DOF, Center for Demographic Research, SCAG, and the City's GPU and GPU Final EIR. The anticipated population that would be generated by the proposed Project was determined by utilizing the General Plan Buildout Methodology, included as Appendix B of the Draft GPU EIR document.

Then, the scale of population at buildout and full occupancy of the proposed Project was evaluated in comparison to the population growth forecasts for the General Plan Focus Area that the Project site is located within, pursuant to Table 1, *Existing Conditions, Potential Growth, and Buildout Conditions in Santa Ana, 2020 to 2045*, of Appendix B of the Draft GPU EIR document. If projected growth with the proposed Project would exceed the General Plan buildout as identified in the GPU Final EIR, and could create a significant change to the environment, the resulting growth would be considered "substantial," and a significant impact would result.

5.10.6 ENVIRONMENTAL IMPACTS

Summary of Impacts Identified in the GPU FEIR

The GPU FEIR determined that implementation of the GPU would directly induce population and employment growth but would improve the jobs-housing balance in the City, and the purpose of GPU is to accommodate increased growth in a responsible manner. The GPU accommodates future growth in the City by providing for infrastructure and public services to accommodate the projected growth. Proposed policies under the GPU and the AHOCO also ensure that the City provides adequate housing choices for various income levels. However, the GPU FEIR determined that the increase in population and housing units at buildout exceeds Orange County Council of Government’s (OC COG) projections by approximately 20 and 38 percent, respectively, and impacts were considered significant and unavoidable.

Appendix B of the GPU FEIR document identifies the existing and projected GPU buildout of each of the Focus Areas. As shown on Table 5.10-5, the 199.9-acre South Bristol Street Focus Area currently has 220 housing units and buildout pursuant to the GPU is anticipated to result in 5,495 housing units.

Table 5.10-5: GPU Projected Buildout of Housing Units in the South Bristol Street Focus Area

Focus Area	Existing Number of Housing Units	Potential Growth of Housing Units	Buildout Number of Housing Units
South Bristol Street	220	5,272	5,492

Source: GPU FEIR Appendix B, Table 1

The GPU FEIR detailed that the South Bristol Street Focus Area currently contains 8,390 residents; and consistent with the increase in housing units, that buildout of the Focus Area as identified by the GPU would result in a population of 19,176 residents, which is a 129 percent increase, as shown in Table 5.10-6.

Table 5.10-6: GPU Existing and Projected Buildout Population of the South Bristol Street Focus Area

Focus Area	Existing Population	Buildout Population	Percentage Growth (%)
South Bristol Street	8,390	19,176	129%

Source: GPU FEIR Table 5.13-8

In addition, the GPU FEIR detailed that the South Bristol Street Focus Area currently contains 1,577,511 SF of non-residential building space that provides for approximately 3,337 jobs. As shown on Table 5.10-7, the buildout pursuant to the GPU is anticipated to result in 5,082,641 SF of non-residential building space that provides for approximately 11,192 jobs, which is an increase of 7,855 jobs.

Table 5.10-7: GPU Existing and Projected Buildout of Non-Residential Area and Employment in the South Bristol Street Focus Area

Focus Area	Existing		Growth		Buildout	
	Bldg SF	Jobs	Bldg SF	Jobs	Bldg SF	Jobs
South Bristol Street	1,577,511	3,337	3,505,130	7,855	5,082,641	11,192

Source: GPU FEIR Appendix B, Table 1

Proposed Specific Plan Project

IMPACT POP-1: THE PROJECT WOULD NOT INDUCE SUBSTANTIAL UNPLANNED POPULATION GROWTH IN AN AREA, EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE THROUGH THE EXTENSION OF ROADS OR OTHER INFRASTRUCTURE).

Less than Significant Impact.

Housing and Population Growth

The proposed Project would redevelop the Project site to provide 3,750 multi-family apartments and 200 senior/continuum of care units. These residential units would not exceed the 5,272 additional housing units that were planned for the South Bristol Street Focus Area by the GPU. Therefore, the proposed residences would not induce unplanned growth in the area, and housing growth in the Focus Area would not exceed the growth that was identified in the GPU Final EIR.

Based on the multi-family unit factor of 2.41 persons per multi-family household within structures that have 50 or more residential units that was used to generate population estimates for the GPU buildout conditions, the proposed multi-family apartments would result in a population of approximately 9,238 persons at buildout and full occupancy.¹ In addition, it is assumed that each proposed senior/continuum of care unit would have one resident per unit.

As shown on Table 5.10-8, the proposed Project would result in a total onsite population of 9,238 persons at buildout and full occupancy. As shown previously in Table 5.10-6, the buildout population of the South Bristol Street Focus Area was identified as 19,176 persons. Therefore, the Project buildout of 9,238 residents would be 48 percent of the GPU FEIR buildout for the South Bristol Street Focus Area, and population growth from the proposed Project would not exceed the growth identified in the GPU Final EIR. Therefore, the proposed Project would not induce substantial unplanned direct growth in the area, and impacts related to housing and population growth would be less than significant.

Table 5.10-8: Anticipated Residents at Buildout and Full Occupancy

Unit Type	Number of Units	Persons per Unit	Total Residents
Multi-family Residential	3,750	2.41	9,038
Senior/Continuum of Care Units	200	1	200
Total	3,950	-	9,238

Source: GPU FEIR Appendix B, Table 4

Also, Figure 3-4, *South Bristol Street Focus Area and General Plan Land Use*, in Chapter 3.0, Project Description, identifies that the 41.13-acre Project site is designated as DC-5 that allows a FAR of 5.0 and 125 dwelling units per acre (du/ac), and is located within the south-central portion of the 199.9-acre Focus Area. The portions of the Focus Area to the east and west of the site are also planned for DC-5 uses. Areas to the north of the site are planned for DC-2 uses that allow a FAR of 2.0 and 90 du/ac, UN-40 that allows a FAR of 1.5 and 40 du/ac, and UN-30 that allows a FAR of 1.5 and 30 du/ac. The remaining GPU buildout of the South Bristol Street Focus Area that includes 1,522 residential units would be accommodated by the 158.77-acre remaining South Bristol Street Focus Area that is not a part of the Project site. Overall, housing and

¹ While the Draft EIR’s analysis relies on the person per household generation rate of 2.41 from the GPU FEIR, due to the potential unit type which would be developed within the Related Bristol Specific Plan, the applicant has commissioned a study that suggests buildout could result in a lower generation rate of 1.74 persons per household (Concord, 2023). Based on 1.74 PPH, buildout of the Project would result in 6,725 residents inclusive of senior units.

population growth that would occur from the proposed Project is consistent with that identified in the GPU FEIR for the South Bristol Street Focus Area.

Employment Growth

The proposed site redevelopment would also include 350,000 SF of commercial space and 250 hotel rooms, which would not exceed the increase of 3,505,130 SF of non-residential space that was planned for the South Bristol Street Focus Area by the GPU. In addition, employees would be needed associated with the proposed mix of uses, including the senior/continuum of care units. The GPU determined buildout using generation factors of 1.0 employee per 500 SF of commercial space and 0.9 employee per hotel room. From the 2001 SCAG Employment Density Report, Special Care Facilities in Orange County have a generation factor of approximately 32.24 employees per acre, or 1 employee per 1,351 SF. Based on these generation factors, the proposed Project would result in a total of 1,092 employees at buildout and full occupancy, as shown in Table 5.10-9. These employees would consist of approximately 14 percent of the GPU projected increase in employment from buildout of the South Bristol Street Focus Area. Therefore, employment growth from buildout of the proposed Project would not exceed the growth identified in the GPU Final EIR, and impacts related to employment growth would be less than significant.

Table 5.10-9: Anticipated Employees at Buildout and Full Occupancy

Non-Residential Type	Number of Units	Unit per Employee	Total Employees
Commercial	350,000 SF	500 SF	700
Hotel	250 Rooms	0.9 Room	225
Special Care Facilities	225,000 sf/ 200 units	1,351 SF	167
Total Employees			1,092

Source: GPU FEIR Appendix B, Table 3

Jobs-Housing Balance

Effects of the proposed Project on jobs-housing balance are evaluated by adding project-generated jobs and housing units to forecasts of employment and housing. As described previously, the City of Santa Ana is jobs rich, with an existing jobs-housing ratio of 2.0. The proposed Project would reduce (improve) the jobs-housing ratio slightly by adding 1,092 jobs and 3,750 residential units (a ratio of 0.29 jobs per non-senior residential unit). The proposed Project would provide a regional beneficial effect of providing multi-family housing on the Project site in a jobs-rich area, where employees can easily travel to nearby employment opportunities.

In addition, because the area is jobs-rich, the addition of residential units in the area would not require additional jobs that could result in growth. Conversely, the new residents would fill the need for employees that are anticipated by SCAG projections. Thus, the additional residential units would not indirectly result in the need for additional employment opportunities, which could result in growth. Therefore, this indirect impact related to growth would be less than significant.

Furthermore, the proposed Project is located in Transit Priority Area and is in close proximity to existing transportation infrastructure that provides mobility for residents to employment opportunities within the region. The Project site is 0.5 mile from I-405, which is easily accessible via an interchange at Bristol Street. As detailed in Section 5.13, *Transportation*, the Orange County Transportation Agency operates seven bus routes with bus stops adjacent to the Project site. Several of these are high quality bus stops located along the site frontages and provide peak hour commute services.

In addition, the Project site is bound by sidewalks on Bristol Street, MacArthur Boulevard, South Plaza Drive, and Sunflower Avenue; and the proposed Project would install new onsite and offsite pedestrian and bicycle

facilities, which would connect to other existing pedestrian and bicycle facilities. The residents and employees of the proposed Project would have convenient access to sustainable multimodal transportation that would allow for walking, biking, and the use of existing transit, which could reduce vehicular trips and the related effects (such as traffic, air quality, greenhouse gas emissions, and noise impacts). Thus, the improved jobs-housing ratio would be an indirect physical benefit of the proposed Project.

Infrastructure

Roadways. The Project site is adjacent to existing roadways that would not be extended or upsized to serve the proposed Project. Although the proposed Project includes roadway improvements, they are related to installing ingress/egress to the proposed uses on the Project site and providing a multi-modal circulation system by enhancing pedestrian and bicycle facilities. As detailed in Chapter 3.0, *Project Description*, these roadway improvements on each street include the following:

- **Bristol Street:** landscaped setback with sidewalks; Class IV bike lane; bus stop improvements; new curb cuts for ingress/egress to/from Bristol; potential median modifications and/or signalization of driveway between Callen's Commons and Sunflower Avenue.
- **MacArthur Boulevard:** Class IV bike lane; bus stop improvements; new intersection with onsite local roadway (Bristol Paseo); curb cuts, and landscaped setback areas with street trees.
- **South Plaza Drive:** curb cuts for ingress/egress; signalization at Callen's Common; landscaped setback areas with street trees.
- **Sunflower Avenue:** median modification and/or signalization at Bristol Paseo; westbound right-turn lanes at Bristol Paseo; Class IV bike lane; bus stop improvements; landscape and sidewalk improvements.
- **Callen's Common:** landscaped sidewalks; Greenlink pedestrian crossing; reduction of travel lanes to a two-lane street to allow for on-street parking and drop-off and loading areas; pedestrian pathways on both sides of roadway.

These roadway improvements would provide for efficient and multi-modal circulation to, from, and within the Project site and would not provide additional roadways or roadway capacity that could indirectly induce substantial unplanned growth in the area.

Water and Sewer. As described in Section 5.15, *Utilities and Service Systems*, the proposed Project would install a new onsite water infrastructure system that would connect to water pipelines adjacent to the site. The onsite improvements include construction of a new 12-inch water line in Bristol Paseo and replacement of the existing 12-inch water line in Callen's Common with a new 12-inch main and connection of the new onsite infrastructure to the replacement line. The proposed Project also includes offsite infrastructure improvements that would replace a portion of the existing 12-inch water main in South Plaza Drive from MacArthur Boulevard to Sunflower Avenue with a 12-inch water main. The 12-inch water mains in Sunflower Avenue from South Plaza Drive to Bristol Street and Bristol Street from MacArthur Boulevard to Sunflower Avenue would be replaced "in-kind" with new 12-inch water mains. The proposed Project would install a new onsite sewer system that would connect to the existing 78-inch Orange County Sanitation District (OCSD) sewer main in Sunflower Avenue.

These improvements would allow for development of the proposed Project consistent with the GPU assumptions for the Project site. These improvements would not indirectly induce substantial unplanned growth in the area.

Drainage. As detailed in Section 5.15, *Utilities and Service Systems*, the proposed Project would install a storm drain system within the onsite roadways to convey the stormwater to proposed vegetated biotreatment

systems on the site and then to the existing or upgraded City storm drain systems in MacArthur Boulevard, South Plaza Drive, Sunflower Avenue, and Bristol Street. The proposed Project would upgrade the existing 54-inch reinforced concrete pipe (RCP) in Sunflower Avenue to a 72-inch RCP for 2,230 linear feet and the existing 42-inch RCP in South Plaza Drive to a 60-inch RCP for 320 linear feet; however, these upgrades would replace existing storm drain lines and are to accommodate existing stormwater volumes. As such, the proposed Project would connect to existing or upgraded storm drain infrastructure and would not result in the expansion of storm drainage facilities in a manner which could accommodate substantial unplanned growth in the area.

Natural Gas and Electricity. The Project site is currently being served by the existing natural gas and electric infrastructure that is adjacent to the site. The proposed Project would install new gas and electric infrastructure onsite that would connect to the existing natural gas and electric facilities that are in the adjacent roadway easements and are provided by Southern California Gas and Southern California Electric, respectively. The gas and electric infrastructure do not require extensions or capacity enhancements that could indirectly induce substantial unplanned growth in the area.

Furthermore, no infrastructure would be extended or expanded to serve areas beyond the Project site, and indirect impacts related to the extension of infrastructure would not occur from implementation of the proposed Project.

Overall, the proposed Project would not result in an increase in inducement of population growth beyond that identified by the GPU FEIR that would have the potential to create a significant physical change to the environment. As a result, impacts from buildout of the proposed Project would be less than significant and less than those identified in the GPU FEIR, which were determined to be significant and unavoidable.

IMPACT POP-2: THE PROJECT WOULD NOT DISPLACE SUBSTANTIAL NUMBERS OF EXISTING PEOPLE OR HOUSING, NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE.

No Impact. As described previously, the Project site is currently developed with commercial retail buildings and there is no existing housing on the Project site. The proposed Project would implement new housing on the site, where none currently exists. Therefore, the proposed Project would not result in displacement of substantial numbers of people, such that construction of replacement housing elsewhere would be necessary. As a result, impacts would not occur and would be consistent with those identified in the GPU FEIR.

5.10.7 CUMULATIVE IMPACTS

The geographic area in which cumulative impacts to population and housing would occur is the City of Santa Ana, and summary of projections utilized in this analysis of cumulative population and housing impacts is from the summary of the GPU Land Use Element and GPU Final EIR, which evaluates conditions contributing to the cumulative population and housing growth effects.

As detailed previously, implementation of the proposed Project would result in 3,750 additional multi-family residential units and 200 senior living/continuum of care units, as well as 350,000 SF of retail uses and a 250-room hotel. The proposed residential units are within the GPU planned increase in residential units within the South Bristol Street Focus Area. The estimated 9,238 residents at buildout and complete occupancy (a conservative estimate as vacancy in the City is 3.5 percent) would be 48 percent of the GPU FEIR estimated buildout for the South Bristol Street Focus Area, and the 1,092 jobs would consist of 148 percent of the anticipated growth in jobs within the South Bristol Street Focus Area. Hence, the increase in population and housing that would occur from the proposed Project would not exceed those anticipated from buildout of the GPU, as identified in with the GPU Final EIR. Development of the proposed Project in combination with other development projects in the vicinity would result in a cumulative increase in population. However, the

proposed Project's portion of the cumulative increase is within those anticipated by the GPU Final EIR. Thus, the proposed Project would not generate any new or increased cumulative impacts related to population and housing.

As described above, the addition of housing within the Project area would have a favorable effect on the jobs-housing balance, which could reduce environmental effects of long commute trips, such as air quality and greenhouse gas emissions (further detailed throughout other sections of this Supplemental EIR).

Also, as detailed previously, infrastructure improvements to accommodate the proposed development on the Project site are based on the GPU development assumptions for the site. As a result, no extension of infrastructure would occur that could induce cumulative growth beyond that assumed with buildout of the GPU. Furthermore, infrastructure upgrades and extensions that may be included in related projects would not affect or be related to the proposed Project. Therefore, proposed Project impacts are less than cumulatively considerable, and therefore, less than significant.

5.10.8 EXISTING STANDARD CONDITIONS AND PLANS, PROGRAMS, OR POLICIES

There are no applicable regulations related to population and housing.

5.10.9 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Impacts POP-1 and POP-2 would be less than significant.

5.10.10 MITIGATION MEASURES

GPU FEIR Mitigation Measures

No mitigation measures related to population and housing were included in the GPU FEIR.

Proposed Specific Plan Project Mitigation Measures

No mitigation measures related to population and housing are required for the proposed Project.

5.10.11 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts POP-1 and POP-2 would be less than significant, and no mitigation measures are required.

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