

5.10 Population and Housing

5.10.1 Methodology

The potential for adverse impacts on population and housing was evaluated based on the anticipated growth that would result from project approval compared to existing and projected development.

5.10.2 Setting

POPULATION

According to the California Department of Finance (DOF), the City of Brea's population as of January 2006 was 39,560 persons, and the average household size was 2.778 persons⁶. The U.S. Census indicated that the City's population was 35,410⁷ in 2000.

HOUSING

According to the DOF, as of January 2006, Brea had 14,476 housing units, 9,542 (66%) of which were single-family homes (either detached or attached)⁸. Currently, both Project sites are uninhabited – the La Floresta Village site is vacant and the Birch Hills site is occupied by a golf course facility.

REGULATORY SETTING

City of Brea General Plan – Community Development Element Growth Forecast

Table 5.10-1 below presents the buildout growth forecast policy for the City of Brea and its sphere of influence (SOI) based on the current (2002) General Plan. This represents a population increase of 4,200 persons (11%) and a housing unit increase of 2,062 (14%) for the city compared to 2006 levels.

La Floresta Village Site

The La Floresta Village site is designated for “Mixed Use II” on the current City of Brea General Plan. The City also recently adopted a new MU-II Zone District in order to direct implementation of land use policy in mixed-use areas such as the La Floresta Village

⁶ DOF, Table 2: E-5 City/County Population and Housing Estimates, January 1, 2006

⁷ U.S. Census, Table P1. Total Population, City of Brea, 2000

⁸ DOF, Table 2: E-5 City/County Population and Housing Estimates, January 1, 2006

development. The proposed development would conform to MU-II permitted land uses and development intensity.

Birch Hills Site

The Birch Hills site is designated “Birch Hills Specific Plan” in the Brea General Plan. The proposed Birch Hills development would require a General Plan Amendment to change the current designation on the site from the Birch Hills Specific Plan to the appropriate land use designations. It is estimated that approximately 335 to 385 single-family dwelling units could be permitted on the 91.3-acre golf course under the Birch Hills Specific Plan. The more recent General Plan update and the EIR, however, assumed 263 single-family dwelling units on the Birch Hills site.

**Table 5.10-1
General Plan Land Use Projections**

Land Use Category	Projected Dwelling Units (2020)			Projected Population (2020)		
	City	Sphere of Influence	Total	City	Sphere of Influence	Total
Hillside Residential	262	986	1,248	693	2,609	3,302
Very Low Density Residential	410	4	414	1,086	10	1,096
Low Density Residential	5,805	1,464	7,269	15,360	3,872	19,233
Medium Density Residential	3,105	120	3,225	8,217	318	8,534
High Density Residential	5,119	0	5,119	13,545	0	13,545
Mixed Use I –Residential	232	0	232	614	0	614
Mixed Use II – Residential	1,326	0	1,326	3,508	0	3,508
Mixed Use III –Residential	279		279	738		738
Totals	16,538	2,573	19,112	43,760	6,809	50,570
Source: Brea General Plan, Table CD-3, December 2002						

5.10.3 Thresholds of Significance

According to the current CEQA Appendix G guidelines, impacts are considered potentially significant if they would:

- *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).*
- *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.*
- *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.*

Consistency with the City's General Plan growth forecast is also considered in the evaluation of impacts, therefore the following additional threshold is added.

- *Substantially conflict with applicable plans and regulations as presented in Section 5.10.2 under Regulatory Setting.*

The Initial Study prepared for the proposed project, which is contained in Appendix A, examined these criteria and determined that the proposed project could have potentially significant impacts regarding the inducement of population growth, but no impacts with regard to the displacement of people or housing, since neither site currently contains any housing.

5.10.4 Project Impacts and Mitigation Measures

Consistency with Applicable Regulations and Plans

City of Brea General Plan – Community Development Element

Both Sites

Based on the proposed Project (see Table 4.2-1 (page 4-3) and Table 4.2-2 (page 4-75)) and the City's average household size, the Birch Hills development would result in an additional 247 housing units and 686 persons, while the La Floresta Village development would add 1,088 housing units and 3,022 persons to the City. This represents 88% of the projected population growth and 65% of the projected housing increase for the City⁹. While the Project would represent a major portion of the City's expected growth, it is generally consistent with the level of development anticipated in the current General Plan (see also Section 5.8 – Land Use and Planning). Therefore, the Project would not result in a significant adverse impact with regard to population and housing.

Level of Significance: Less than significant.

Mitigation Measures: None required.

Level of Significance after Mitigation: Not applicable.

Growth Inducement

Both Sites

As noted above in the discussion of conformance with the General Plan, the Project would result in substantial growth in population and housing in relation to the City's projected growth. The Project would also have an indirect effect on population growth by providing employment opportunities in the La Floresta Village development. However, the sites are both urbanized infill-type locations, and the level of growth would be consistent with the City's adopted forecast, and therefore would not result in a significant adverse impact with regard to growth inducement.

⁹ DOF; Brea General Plan (calculations based on 2006 data and buildout projections)

Level of Significance: Less than significant.

Mitigation Measures: None required.

Level of Significance after Mitigation: Not applicable.

5.10.5 Cumulative Impacts

Both Sites

The Project would contribute to growth in the City's housing stock and population, and along with other planned developments this growth would be substantial; however, adopted land use designations would result in an increase of 11% in the population and 14% in the housing stock of the City between 2006 and 2020. Since the proposed level of development is substantially similar to existing General Plan designations, the Project's contribution to cumulative impacts to population and housing would be rendered less than cumulatively considerable, and therefore less than cumulatively significant.

Level of Significance: Less than significant.

Mitigation Measures: No mitigation measures are necessary.

Level of Significance after Mitigation: Not applicable.

5.10.6 Significant Unavoidable Impacts

Both Sites

No unavoidable significant adverse impacts would occur in the area of population and housing.