



4.12 POPULATION AND HOUSING

This section describes the existing population and housing characteristics in both the City of Cypress (City) and the County of Orange and evaluates the potential impacts of the Cypress City Center project (proposed project) on population and housing growth. This section is based on sources of demographic information provided by various agencies, including the Southern California Association of Governments (SCAG), the Cypress General Plan's Housing Element (2013), the California Department of Finance, and the United States Census Bureau.

4.12.1 Methodology

City and County demographic information was used to describe the existing population and housing characteristics in the City and County. SCAG projections for these topics were identified for the existing conditions and project build out. City goals and policies regarding population and housing were used to evaluate potential impacts that could result from implementation of the proposed project.

4.12.2 Existing Environmental Setting

4.12.2.1 Population and Housing Trends in the City and County

The City is characterized by urban areas, including single-family and multi-family residential uses and concentrations of retail, office, and industrial uses.

In its existing condition, the approximately 13-acre project site is characterized by a paved parking lot, with existing light poles and various electrical utility boxes and lines, and therefore, does not contain any population or housing.

SCAG, the regional planning agency for the six-county Southern California region that includes Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties, is responsible for preparing a regional growth forecast in conjunction with its efforts to prepare a Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) for its regional planning area. The SCAG RTP/SCS Growth Forecast is meant to provide a common foundation for regional and local planning, policymaking, and infrastructure provision within the SCAG region. These projections are used as a reference point for discussing population and housing growth throughout this section.

The growth forecast for the City and County in the SCAG RTP/SCS Growth Forecast is provided below in Table 4.12.A. These projections are used as a reference point for discussing population and housing growth throughout this section.

4.12.2.2 Population

As shown in Table 4.12.A, according to the SCAG RTP/SCS Growth Forecast, the City's population was estimated to grow by approximately 0.6 percent (approximately 0.08 percent per year) between 2012 and 2020. The County was estimated to experience a higher population growth rate of approximately 6.5 percent (approximately 0.8 percent per year) increase between 2012 and 2020.



Table 4.12.A: 2016 SCAG Population and Housing Forecasts (2012–2040)

	2012	2020	2012–2020 Increase	% Change 2012–2020	2040	2020–2040 Increase	% Change 2020–2040	2012–2040 Increase
Total Population								
City of Cypress	48,500	48,800	300	0.6%	49,700	900	1.8%	1,200
Orange County	3,071,600	3,271,100	199,500	6.5%	3,461,500	190,400	5.8%	389,900
Total Households								
City of Cypress	15,700	15,900	200	1.3%	16,300	400	2.5%	600
Orange County	999,500	1,074,700	75,200	7.5%	1,152,300	77,600	7.2%	152,800

Southern California Association of Governments (SCAG). 2016. *2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction*. Website: https://www.scag.ca.gov/Documents/2016_2040RTPSCS_FinalGrowthForecastbyJurisdiction.pdf (accessed December 9, 2019).

RTP/SCS = Regional Transportation Plan/Sustainable Communities Strategy

SCAG = Southern California Association of Governments

The City’s population is anticipated to increase by approximately 1.8 percent between 2020 and 2040, while the County’s population is expected to grow by approximately 5.8 percent between 2020 and 2040. According to the State of California Department of Finance population estimates, the City’s population in January 2019 was 49,833.¹ Therefore, the City’s population growth between 2012 and 2019 (2.7 percent) appears to have substantially exceeded the growth forecast by SCAG for that period (0.6 percent).

4.12.2.3 Age Characteristics

A city’s age distribution often shapes its housing demand because different age groups prefer different types of housing. According to the City of Cypress Housing Element, the City’s population is aging. Table 4.12.B, below provides a comparison of the City’s and County’s population by age group using data from the 2013–2017 American Community Survey (ACS) 5-year estimate. According to the ACS data, the City’s median age is 41.7 years, compared with 40.4 years from the 2008–2012 ACS 5-year estimate.² This increase in median age is consistent with County, State, and national trends.

¹ California Department of Finance. E-5 Population and Housing Estimates for Cities Counties, and the State 2011–2019 with 2010 Census Benchmark. Website: <http://dof.ca.gov/Forecasting/Demographics/Estimates/e-5/> (accessed December 27, 2019).

² United States Census Bureau. American Community Survey 2008–2012 5-Year Estimate Table S0101. Website: https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_S0101&prodType=table (accessed December 27, 2019).



Table 4.12.B: City of Cypress and Orange County Age Characteristics (2013-2017)

Age Group	City of Cypress		Orange County	
	Persons	Percentage	Persons	Percentage
Under 18 Years	10,793	22.0%	716,767	22.7%
18 to 24 Years	4,819	9.8%	306,891	9.7%
25 to 44 Years	11,502	23.4%	869,275	27.6%
45 to 64 Years	15,099	30.8%	836,438	26.4%
65 and Over	6,895	14.0%	426,445	13.5%
Total	49,108	100%	3,155,816	100%
Median Age	41.7		37.5	

Source: United States Census Bureau. American Community Survey 2013-2017 5-Year Estimate Table S0101. Website: https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_S0101&prodType=table (accessed December 27, 2019).

As shown in Table 4.12.B, the City and County have similar proportions of residents under the age of 18 (22.0 percent and 22.7 percent, respectively) and between 18 and 24 years (9.8 percent and 9.7 percent, respectively). The City has a lower percentage of residents between the ages of 25 and 44 (23.4 percent, compared to 27.6 percent for the County). The City has a higher percentage of residents between the ages of 45 and 64 (30.8 percent, compared to 26.4 percent for the County) and a slightly higher percentage of residents older than age 65 (14.0 percent, compared to 13.5 percent for the County) than the County. Approximately 14 percent of Cypress residents are over age 65, an approximately 1 percent increase compared to the 2008–2012 ACS 5-year estimate.

Households.¹ As shown in Table 4.12.A, the City is anticipated to experience an approximately 1.3 percent (approximately 0.2 percent per year) increase in households between 2012 and 2020, while the number of households in the City is anticipated to increase approximately 2.5 percent between 2020 and 2040. The County was forecast to experience an approximately 7.5 percent (approximately 0.9 percent per year) increase in households between 2012 and 2020, followed by a 7.2 percent increase in households between 2020 and 2040. By forecasting a greater percentage of household growth than population growth, the SCAG growth forecast projects a decrease in the average household size in both the City and the County in coming years.

4.12.3 Regulatory Setting

4.12.3.1 Federal Regulations

There are no federal regulations applicable to the proposed project.

4.12.3.2 State Regulations

There are no State regulations applicable to the proposed project.

¹ The Southern California Association of Governments forecasts “households” rather than housing units. As defined by the United States Census Bureau, “households” are equivalent to occupied housing units.



4.12.3.3 Regional Regulations

Southern California Association of Governments. As the designated metropolitan planning organization (MPO)¹ for the six-county subregion that includes Orange County, SCAG prepares several plans to address regional growth, including the RTP/SCS. The regional growth forecasts undertaken by SCAG are developed for three planning horizons: 2020, 2035, and 2040. SCAG is mandated by federal and State law to research and draw up plans for transportation, growth management, hazardous waste management, and a regional growth forecast that is the foundation for these plans and regional air quality plans developed by the South Coast Air Quality Management District (SCAQMD). SCAG prepares several plans to address regional growth, including the Regional Comprehensive Plan and Guide, Regional Housing Needs Assessment (RHNA), the Regional Transportation Plan (RTP), the Regional Transportation Improvement Program (RTIP), and the annual State of the Region reports to measure progress toward achieving regional planning goals and policies.

Regional Transportation Plan/Sustainable Communities Strategy. The 2016–2040 RTP/SCS was adopted on April 7, 2016. The RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. On November 7, 2019, SCAG’s Regional Council approved the 2020–2045 RTP/SCS (also known as the Draft Connect SoCal plan) for public review and comment. The Draft 2020–2045 RTP/SCS takes into account demographic and economic changes that have occurred since the adoption of the 2016–2040 RTP/SCS, including a declining birth rate, an aging population, and domestic outmigration. The RTP/SCS charts a course for closely integrating land use and transportation so that the region can grow smartly and sustainably. The long-term vision will address regional transportation and land use challenges and opportunities.

The RTP/SCS includes:

- Visions, policies, and performance measures;
- Forecasts (e.g., population, households, employment, land use, and housing needs);
- A financial plan;
- A list of projects (to be initiated and/or completed by 2040); and
- An analysis of priority focus areas (e.g., goods movement and active transportation).

Regional Growth Forecast. The regional growth forecasts undertaken by SCAG are developed in 5-year increments through 2040. The 2016–2040 RTP/SCS Final Growth Forecasts were adopted in conjunction with the 2016–2040 RTP/SCS on April 7, 2016. SCAG recently released the 2020–2045 RTP/SCS Draft Growth Forecasts in conjunction with its efforts to prepare and adopt the 2020–2045 RTP/SCS. The projected growth in population, household, and employment is the data relied upon during development of SCAG’s RTP, SCS, and the RHNA. Consistency with the growth forecast at the

¹ An MPO is a federally mandated and federally funded transportation policymaking organization that is made up of representatives from local government and governmental transportation authorities. In 1962, the United States Congress passed legislation that required the formation of an MPO for any urbanized area with a population greater than 50,000.



subregional level is one criterion that SCAG uses in exercising its federal mandate to review “regionally significant” development projects for conformity with regional plans.

Regional Housing Needs Assessment. Local jurisdictions are required by State law (Government Code Section 65580 et seq.) to plan for their fair share of projected housing construction needs in their region. Housing unit construction goals are set by the State Department of Housing and Community Development (HCD) and allocated to cities through regional planning agencies such as SCAG. This is called the RHNA. Future housing need refers to the proportion of the region’s future housing needs allocated to a community. Each jurisdiction’s future housing need is calculated in terms of four factors: (1) the number of units needed to accommodate forecast global household growth; (2) the number of units needed to replace demolition due to attrition in the housing stock (i.e., fire damage, obsolescence, redevelopment, and conversion to non-housing uses); (3) maintenance of an ideal vacancy rate for a well-functioning housing market; and (4) an adjustment to avoid an overconcentration of lower-income households in any one jurisdiction.

The RHNA prepared by SCAG defines the housing unit construction goals for the region. The City’s fair share for the planning period between January 1, 2014, and October 1, 2021 (the last adopted RHNA period) was established by SCAG at 308 units. The RHNA target number was based on projected household growth and the resulting need for construction of additional housing units allocated over a 5- to 7-year planning period (2014–2021). This 308-unit share was divided into the following income groups according to median family income (MFI) as shown in Table 4.12.C, below:

Table 4.12.C: City of Cypress Regional Housing Need Allocation (2014–2021)

Income Level	Percent of Area MFI	No. of Units
Very Low	0–50%	71
Low	51–80%	50
Moderate	81–120%	56
Above Moderate	>120%	131

Source: City of Cypress 2014–2021 Housing Element Technical Report (2013), Table 2-25; SCAG Regional Housing Needs Assessment 2014–2021.

4.12.3.4 Local Regulations

City of Cypress Housing Element. The Housing Element is required by California State law to be a component of every city’s General Plan because housing needs are recognized as a statewide concern. As such, the Housing Element of a jurisdiction’s General Plan is the only element that is subject to approval by the State. Pursuant to State law, the Housing Element must identify the City’s housing needs, the sites that can accommodate these needs, and the policies and programs to assure that the housing units necessary to meet these needs can be provided. The primary goal of the Housing Element is to provide a range of housing opportunities for all income groups.

In August 2013, the 2014–2021 Housing Element was adopted as a guide for housing within the City of Cypress. The Housing Element provides an indication of the need for housing in the community in terms of housing affordability, availability, adequacy, and accessibility. The Housing Element also provides a strategy to address housing needs and identifies a series of specific housing programs to



meet community needs. The following goals and policies are found in the City's Housing Element and are applicable to the proposed project:

- Goal HOU-3:** Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Cypress residents. Establish a balanced approach to meeting housing needs of both renter and owner households.
- Policy HOU-3.6:** Encourage use of sustainable and green building design in new and existing housing.
- Goal HOU-4:** Ensure the provision of adequate and appropriate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City's share of regional housing needs.
- Policy HOU-6.3:** Encourage the provision of adequate housing to meet the needs of families of all sizes.

4.12.4 Thresholds of Significance

The thresholds for population and housing impacts used in this analysis are consistent with Appendix G of the *State CEQA Guidelines* and the City's *Initial Study/Environmental Checklist*. The proposed project may be deemed to have a significant impact with respect to population and housing if it would:

- Threshold 4.12.1:** 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)?
- Threshold 4.12.2:** Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

4.12.5 Project Impacts

- Threshold 4.12.1:** Would the project 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)?

4.12.5.1 Direct Growth

Less Than Significant Impact. The proposed project includes the development of a four-story residential component with 251 market-rate apartment units. According to the 2010 Census, the average household size in the City was 3.02 persons per household. Based on that estimate, the proposed 251 apartment units would generate approximately 758 new residents. However, applying the City's average household size is likely to overestimate the population growth that would be attributable to the proposed project because higher density housing tends to attract smaller households. According to the United States Census Bureau's 2017 American Housing Survey (AHS), the average household size in structures that have 50 or more housing units (the highest housing



density type evaluated in the AHS) in the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area (MSA)—which includes Cypress—was 1.99 persons. By comparison, the 2017 AHS indicates that the average household size for single-family detached housing units in the Los Angeles-Long Beach-Anaheim MSA was 3.12 persons (more than 1.5 times the average household size for higher density housing). According to the 2010 5-Year ACS, 62.4 percent of Cypress’s occupied housing units were single-family detached housing. In contrast, only 7 percent of the City’s occupied housing units were in structures with 50 or more units during the same period. Therefore, the City’s average household size is likely greatly skewed toward lower density housing that would result in larger households. Although the proposed project is likely to generate less than 758 new residents, the City’s average household size has been applied to present a conservative analysis.

The project site is included in Planning Area 5 and is designated as Professional Office in the Amended and Restated Cypress Business and Professional Specific Plan; no residential uses were designated within Planning Area 5. Therefore, any population and housing growth anticipated as a result of the proposed project was not previously envisioned in the Specific Plan area. The proposed Specific Plan Amendment would divide Planning Area 5 into two planning areas (5A and 5B), with Planning Area 5B consisting of the project site. Land uses within Planning Area 5B would be designated for mixed-use commercial residential development.

As shown in Table 4.12.A, SCAG projects that the City of Cypress’ population will increase by 1,200 from 2012 (48,500 persons) to 2040 (49,700 persons) and that the number of households will increase by 600 from 2012 (15,700 households) to 2040 (16,300 households). Because housing was not envisioned on the project site, the proposed project would increase the Cypress population by approximately 758 net new residents and the amount of housing units by 251 new dwelling units not previously assumed in the in the 2016 SCAG projections. The estimated increase in population from the proposed project accounts for 63.2 percent of the City’s projected population growth from 2012 to 2040 and 41.8 percent of the City’s projected household growth from 2012 to 2040.

Moreover, the City’s estimated population was 49,833 in January 2019 according to Department of Finance population estimates. As such, the City’s existing estimated population has already exceeded SCAG projections of 49,700 persons in 2040. The addition of 758 residents represents a population increase of approximately 1.5 percent over existing conditions as of January 2019. In addition, the estimated number of households in Cypress was 16,609 in 2019 according to Department of Finance housing estimates, which has also exceeded SCAG projections of 16,300 households by 2040; the addition of 251 units represents an increase of approximately 1.5 percent over existing conditions as of January 2019. However, the increases in population and housing resulting from the proposed project are considered significant because they would represent a substantial unplanned increase in population as discussed below.

SCAG recently updated its regional forecast in conjunction with its efforts to prepare and adopt the 2020–2045 RTP/SCS. Growth forecasts included in the Draft 2020–2045 RTP/SCS indicate that the City’s population is projected to grow by 1,700 persons from 2016 to 2045 and the projected



population in the City is 51,300 persons in 2045.¹ If SCAG's updated growth forecast was used in this analysis instead of the 2016–2040 RTP/SCS Growth Forecast, the population increase of 758 residents as a result of the proposed project would be within these updated population projections.

Additionally, SCAG is in the process of developing the 6th cycle RHNA allocation plan, which will cover the planning period of October 2021 through October 2029, which is planned for adoption by SCAG in October 2020. SCAG's Draft RHNA Allocation Methodology, which is designed to allocate the final regional determination from HCD of 1,341,827 housing units by income categories to 197 local jurisdictions in the region was approved by the SCAG Regional Council at its meeting on November 7, 2019, and is under HCD review. According to SCAG's Draft RHNA Methodology Estimate Tool developed by SCAG pursuant to the Draft RHNA Allocation Methodology, the City of Cypress has a total estimated RHNA of 3,967 units (1,159 Very Low income, 662 Low Income, 629 Moderate Income, and 1,518 Above Moderate Income).² Therefore, the total RHNA for the City of Cypress would be much larger than the projected housing growth included in the Draft 2020–2045 RTP/SCS growth forecasts that indicate that the City's housing is projected to grow by 800 units from 2016 to 2045.³ The market-rate housing units included in the proposed project would help the City meet the need for Above Moderate Income units included in the 6th cycle RHNA allocation. Because there is a need for additional housing over SCAG projections because the City is required by State law (Government Code Section 65580 et seq.) to plan for its fair share of projected housing construction needs in the City, the population growth as a result of the proposed project would not constitute substantial unplanned population growth in the area.

For all these reasons, the proposed project would not directly induce substantial unplanned population growth. Therefore, the proposed project's direct impact on population growth would be less than significant and no mitigation is required.

4.12.5.2 Indirect Growth

Less Than Significant Impact. The proposed project includes approximately 20,800 sf of retail uses, approximately 43,175 sf of movie theater uses, and approximately 75,600 sf of hotel uses. The proposed commercial/retail establishments would increase employment in the City, but the number of employees would not be substantial due to the limited size of the commercial/retail area. The movie theater and hotel uses are not expected to generate a substantial number of new employees considering the limited capacity of the hotel (120 rooms) and the limited number of jobs necessary for movie theater operations. In addition, it is anticipated that most of the new employees of the new establishments already live in the project vicinity and, in any event, virtually all of the employees would commute to work rather than moving to the project area. Therefore, the

¹ SCAG. 2019a. Current Context, Demographics, and Growth Forecast Technical Report: Draft for Public Review and Comment. Website: https://connectsocial.org/Documents/Draft/dConnectSoCal_Demographics-And-Growth-Forecast.pdf (accessed December 12, 2019).

² SCAG. 2019b. Regional Council Approved Draft RNA Methodology Estimate Tool. Website: <http://www.scag.ca.gov/programs/Documents/RHNA/SCAG-RHNA-Methodology-Worksheet-Nov19-Adopted.xlsx> (accessed December 31, 2019).

³ SCAG. 2019a. Current Context, Demographics, and Growth Forecast Technical Report: Draft for Public Review and Comment. Website: https://connectsocial.org/Documents/Draft/dConnectSoCal_Demographics-And-Growth-Forecast.pdf (accessed December 12, 2019).



proposed project would not indirectly induce population growth related to the inclusion of commercial/retail uses.

The proposed project would not propose new roadways but would extend infrastructure (e.g., water facilities, sewer facilities, and energy services) to and within the project site. However, this infrastructure would not induce additional population growth because it would only serve the proposed project's residents, patrons, and employees and would not provide additional infrastructure capacity for other projects. Therefore, the development of the proposed project would not indirectly induce substantial population growth, and indirect impacts would be less than significant. No mitigation is required.

Threshold 4.12.2: Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. In the existing condition, the project site is a paved parking lot and therefore, does not contain any population or housing. The proposed project would not displace any existing housing or populations on the project site. Therefore, there would be no impact related to the displacement of substantial numbers of existing people or housing. No mitigation is required.

4.12.6 Level of Significance Prior to Mitigation

The proposed project would result in less than significant impacts related to population and housing.

4.12.7 Regulatory Compliance Measures and Mitigation Measures

No regulatory compliance measures or mitigation measures are required.

4.12.8 Level of Significance after Mitigation

The proposed project would result in less than significant impacts related to population and housing.

4.12.9 Cumulative Impacts

The purpose of this section is to evaluate any additional incremental impact that the proposed project is likely to cause over and above the combined impacts of recently approved and proposed projects in the City. The impact area used to assess potential cumulative population and housing impacts is the City of Cypress because the proposed project would affect population, housing, and employment within the City. Implementation of the proposed project in conjunction with the 17 related projects identified in Table 4.A, Summary of Related Projects, in Chapter 4.0, Existing Setting, Environmental Analysis, Impacts, and Mitigation Measures, would contribute to population and housing growth in the project vicinity. The related projects would include 625 residential units that could be constructed in several cities within Orange County, including 440 residential units in the City of Cypress. According to the 2010 Census, the average household size in Orange County was 2.99 persons (which is similar to the City of Cypress' average household size of 3.02). Based on the



County's average household size, and an average household size of 1.8 persons¹ for the senior housing units included in the Barton Place Mixed Use Project (Ovation) and 1 person per bed for the assisted living facility included in the Barton Place Mixed Use Project (Westmont). The combined construction of the related residential units would yield a total of approximately 1,338 new County residents. Construction of the proposed project and the related projects would result in a cumulative population increase of 2,095 new County residents (758 residents [proposed project] + 1,338 residents [related projects]).

The addition of 2,095 new residents would represent a small fraction (0.54 percent) of SCAG's forecasted County increase of 389,900 between 2012 and 2040 as shown in Table 4.12.A. However, if the proposed project and all 440 of the related residential units in the City of Cypress were constructed, the cumulative population increase of 1,552 residents in the City of Cypress (758 residents [proposed project] + 794 residents [related projects]) would be greater than the City's projected population increase of 1,200 between 2012 and 2040 as shown in Table 4.12.A utilizing the 2016–2040 RTP/SCS Growth Forecasts.

As discussed above, SCAG recently updated its regional forecast in conjunction with its efforts to prepare and adopt the 2020–2045 RTP/SCS. Growth forecasts included in the Draft 2020–2045 RTP/SCS indicate that the City's population is projected to grow by 1,700 persons from 2016 to 2045.² If SCAG's updated growth forecast was used in this analysis instead of the 2016–2040 RTP/SCS Growth Forecast, the City's cumulative population increase of 1,552 residents, described above, would be within these updated population projections.

Additionally, as discussed above, according to SCAG's Draft RHNA Methodology Estimate Tool, the City of Cypress has a total estimated RHNA of 3,967 units (1,159 Very Low income, 662 Low Income, 629 Moderate Income, and 1,518 Above Moderate Income).³ Therefore, the total RHNA for the City of Cypress would be much larger than the projected housing growth included in the Draft 2020–2045 RTP/SCS growth forecasts that indicate that the City's housing is projected to grow by 800 units from 2016 to 2045.⁴ The housing units included in the proposed project and related projects would help the City meet the need for the 3,967 units included in the 6th cycle RHNA allocation. Because there is a need for additional housing over SCAG projections because the City is required by State law (Government Code Section 65580 et seq.) to plan for its fair share of projected housing construction needs in its region, the population growth as a result of the proposed project would

¹ Due to the older demographics associated with a senior residential community, the Barton Place EIR assumed that approximately 80 percent of the 244 units would be occupied by two residents, with the other 20 percent of the residential units anticipated to be occupied by one resident, for an average household size of approximately 1.8 persons per unit.

² SCAG. 2019a. Current Context, Demographics, and Growth Forecast Technical Report: Draft for Public Review and Comment. Website: https://connectsocial.org/Documents/Draft/dConnectSoCal_Demographics-And-Growth-Forecast.pdf (accessed December 12, 2019).

³ SCAG. 2019b. Regional Council Approved Draft RNA Methodology Estimate Tool. Website: <http://www.scag.ca.gov/programs/Documents/RHNA/SCAG-RHNA-Methodology-Worksheet-Nov19-Adopted.xlsx> (accessed December 31, 2019).

⁴ SCAG. 2019a. Current Context, Demographics, and Growth Forecast Technical Report: Draft for Public Review and Comment. Website: https://connectsocial.org/Documents/Draft/dConnectSoCal_Demographics-And-Growth-Forecast.pdf (accessed December 12, 2019).



not constitute substantial unplanned population growth in the area. The related projects include a variety of residential, commercial, industrial, and recreational land uses. Some of the related projects may include the installation or extension of roads or infrastructure. However, it is expected that those infrastructure improvements would only serve the applicable related projects. Therefore, it is not anticipated that the related projects would extend roads or other infrastructure into previously undeveloped areas that would be available for future development, particularly given that the project area is highly urbanized and largely built out.

Based on the foregoing, the proposed project in combination with the related projects would not result in a significant impact on population and housing because the increase in population that would be generated by the proposed project and the related projects would not result in substantial unplanned population growth. Therefore, the cumulative impact of the proposed project and the related projects on population growth would be less than significant.



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