

5.11 Population and Housing

5.11.1 Existing Conditions/Environmental Setting

East Lake Specific Plan Vicinity

The Project site is in the City of Lake Elsinore, located within the western region of Riverside County, California. The Project lies within the existing East Lake Specific Plan (ELSP) boundary. The approximately 2,950-acre Project site is partially developed with the Summerly residential development and The Links at Summerly Golf Course located in Planning Area PA-1; residential development in Planning Areas PA-4 and PA-8; and some commercial and manufacturing/industrial development along Corydon Road in Planning Area PA-4. The Project site also maintains existing entitlements for construction of the Waterbury residential development, which allows for residential units in Planning Area PA-2 and open-space in PA-3. Collectively, the Project site has 911 existing single-family units, 325 multi-family units and has entitlements for an additional 1,368 single-family units and 725 multi-family units.

Population and Housing

The City of Lake Elsinore land area is approximately 43 square miles. According to the Department of Finance (DOF), the population of the City of Lake Elsinore was 61,006 in January 2016 (California Department of Finance, 2016). Lake Elsinore has experienced rapid growth since 1990 as demonstrated by a 58 percent population increase between 1990 and 2000, a 79 percent increase between 2000 and 2010, and an 18 percent increase between 2010 and 2016. The Southern California Association of Governments (SCAG) projects population growth to continue, reaching 70,500 people within 21,000 households by the year 2020; and 93,800 people within 28,700 households by the year 2035. As indicated in Table 5.11-1, the total housing in the City of Lake Elsinore consists of 18,255 dwelling units comprised of single-family detached, single-family attached (duplex), multi-family 2-4 dwelling units, multi-family 5+ dwelling units, and mobile homes. The persons per household (pph) is 3.6 pph and the vacancy rate is 7.8%.

Table 5.11-1. Existing City Housing Stock

Unit Type	City of Lake Elsinore			
	No. of Units	Percent	PPH	Vacancy Rate
Single-family Detached	13,901	76%	3.6	7.8%
Single-family Attached	812	4%		
Multi-family (2-4 units)	1,025	6%		
Multi-family (5+ units)	1,791	10%		
Mobile Homes	726	4%		
Totals	18,255^{1,2}	100%		

¹ Total units occupied and unoccupied.

² 60,574 total population within households.

Source: California Department of Finance; Table 2: E-5 City/County Population and Housing Estimates, 2016.

5.11.2 Regulatory Context

State Requirements

State law requires that each city and county adopt a General Plan for future growth and that jurisdictions provide their fair share of regional housing needs. This plan must include a housing element that identifies housing needs for all economic segments and provides for housing development to meet that need. The California Department of Housing and Community Development (HCD) estimates the relative share of projected population growth occurring in each county based on the Department of Finance's (DOF) population projections and growth trends. Where a regional council of governments (COG) exists, HCD provides the regional housing need to the COGs, which then assign a share of the regional housing need to each of its cities and counties on an eight-year schedule. The shares of regional need are allocated before the end of the cycle so that the cities and counties can amend their housing elements by the deadline. The process of assigning shares provides cities and counties the opportunity to comment on the proposed allocations. HCD oversees the process to ensure that the COG's distribute its share of the State's projected housing needs.

Regional Requirements

The Southern California Association of Governments (SCAG) is the regional COG responsible for allocating the regional housing need to the City under the California housing element law. SCAG adopted a Regional Housing Needs Assessment (RHNA) in October 15, 2013. The RHNA establishes numerical housing production goals for each jurisdiction within the region for the period of 2006 to 2014. The goal for the City of Lake Elsinore Regional Housing Needs 2014-2021 is reflected in Table 5.11-2 below. The RHNA indicates that the City of Lake Elsinore requires a total of 4,929 additional housing units to meet the City's obligations for the 2014-2021 planning period. Table 5.11-2 summarizes the City's regional housing needs by household income type. The City's total allocation of affordable housing, defined in the City's Housing Element as housing that is designated for and affordable to low- and moderate-income households, is 2,894 dwelling units.

Table 5.11-2. Regional Housing Needs Assessment City Requirements 2014-2021

Extremely/Very Low	Low	Moderate	Above Moderate	Total
Number of Dwelling Units				
1,196	801	897	2,035	4,929
Percent				
24	16	18	41	100

Source: City of Lake Elsinore 2014-2021 Housing Element, 2013.

City of Lake Elsinore

Housing Element

The City adopted the 2014–2021 Housing Element in July 2013. SCAG, under its 2012-2035 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) growth forecast, has projected Lake

Elsinore to experience continued population growth reaching 70,500 people within 21,000 households by the year 2020; and 93,800 people within 28,700 households by the year 2035.

Based on a review of Building Department records of permits issued between January 2006 and July 2012, the City fulfilled and surpassed its total quantified objective for new housing construction; however, the City did fall short of the objective for extremely/very low and low-income units (Housing Element, 2013). The Housing Element housing objectives, including those objectives for increasing affordable housing, is described in Table 5.11-2 above.

Zoning

The Project site is currently zoned “East Lake Specific Plan”, which is covered by the existing East Lake Specific Plan adopted by the City of Lake Elsinore in 1993 and amended thereafter. This specific plan serves as the zoning regulatory document for the Project site. Figure 3-3 Existing Land Use Plan shows the existing land use plan for the Project site. Zoning within the specific plan is intended to allow for land use development and open-space preservation that is consistent with the goals and objectives of the City’s General Plan. Allowable land uses within the Project site include residential, open-space, commercial, mixed-use and airport use areas.

5.11.3 Significance Thresholds

The following indicate that a project may be deemed to have a significant effect on the environment if the project is likely to:

Threshold PH-A *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).*

Threshold PH-B *Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.*

5.11.4 Evaluation of Potential Impacts

5.11.4.1 Short-Term Impacts

Project construction would have no short-term impacts on Population and Housing because any potential impacts would be associated with potential long-term impacts associated with the proposed Project’s changes.

5.11.4.2 Long-Term Impacts

Threshold PH-A *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).*

A project could indirectly induce growth by reducing or removing barriers to growth, or by creating a condition that attracts additional population or new economic activity. However, a project's potential to induce growth does not automatically result in growth. Growth can only happen through capital investment in new economic opportunities by the private or public sectors. Under CEQA, growth inducement is not considered necessarily detrimental, beneficial, or of little significance to the environment. Typically, the growth-inducing potential of a project would be considered substantial if it fosters growth or a concentration of population in excess of what is assumed in the City's General Plan or in projections made by regional planning agencies (e.g., SCAG). Substantial growth impacts could also occur if a project provides infrastructure or service capacity to accommodate growth beyond the levels currently permitted by local or regional plans and policies. In general, growth induced by a project is considered a significant impact if it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be demonstrated that the potential growth significantly affects the environment in some other way.

With the proposed ELSPA No. 11, the City has shifted its vision for the Project site away from a predominantly residential focus to an emphasis on action sports facilities. This proposed Project substantially reduces the number of dwelling units planned for the site. The proposed ELSPA No. 11 would result in a maximum of 3,640 dwelling units within the Project site, including 1,236 existing dwelling units already constructed in Planning Areas 1, 4, and 8. Based on California Department of Finance estimates, an average of 3.6 persons lived in a Lake Elsinore household. With this 3.6 persons per household average, the population for the site (residential component) under build-out conditions would be 13,104 persons. This is well below the 7,121 dwelling units approved in the existing ELSP and its buildout population for the site of 25,635 people.

In addition, the Project does not require the off-site extension of roads or infrastructure to serve the Project site. As such, substantial population growth would not be created through extension of roads or other infrastructure. ***Therefore, no significant impacts to population and housing are anticipated and no mitigation measures are required.***

Threshold PH-B *Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.*

The Project does not propose removal of existing housing so it would not displace housing or people, or necessitate the construction of replacement housing elsewhere. ***As a result, no significant impacts to housing displacement would occur and no mitigation measures are required.***

5.11.5 General Plan Consistency Impacts

Per the General Plan Housing Element, the City is required to add 2,894 low to moderate income housing units. The Project includes land use changes that would allow for land uses capable of adding various types of housing stock into the City, consistent with the General Plan Housing Element. **No impacts would occur and no mitigation would be required.**

5.11.6 Cumulative Impacts

Cumulative impacts related to population and housing, are addressed in the General Plan EIR that is incorporated by reference into this EIR.

The proposed Project proposes the construction of a maximum total of 3,640 dwelling units, which includes the 1,236 dwelling units already constructed within the Project site. Based on California Department of Finance estimates, there are an average of 3.6 persons per Lake Elsinore household; and the population for the site (residential component) under build-out conditions would be 13,104 persons. Due to the fact that City General Plan build-out population anticipated development of the Project site with a maximum of dwelling units, cumulative impacts are not anticipated to be significant.

The City of Lake Elsinore is still developing and contains a significant amount of undeveloped or underdeveloped, developable land both within the corporate boundaries and within its SOI. SCAG anticipates that by the year 2030, the City is anticipated to have a total of approximately 26,488 dwelling units and an estimated population of 85,376 in the year 2030. These projections for population and dwelling units were identified to reflect the theoretical build-out of vacant land within the City and SOI, and using the land use designations and assumptions detailed in the City's General Plan EIR.

The proposed City build-out has established goals, policies and implementation policies that would reduce potential growth-related impacts. Compliance with these goals, policies and implementation programs and Federal, State and local regulatory requirements would assure that necessary services and infrastructure sufficient to serve the planned growth would be developed over the projected build-out period of 20 years. It is important to note that the General Plan does not include any policy provisions that require its build-out potential to be attained. Therefore, the General Plan would direct growth and development so that it occurs in a manner that is manageable for the City and avoids significant physical impacts that result from population growth. Environmental constraints such as water supply, landfill capacity, energy demand, air quality, traffic constraints and others, would become predominate issues of concern, as the sub-region continues to expand its housing opportunities and economic base.

Implementation of the goals, policies and implementation programs of its General Plan would enable the City to direct growth and development so that it occurs in a manner that is manageable for the City and avoid significant physical impacts that result from population growth. **Therefore, there would be a less than significant cumulative impact related to population and housing and no additional mitigation measures are required.**

5.11.7 Impacts and Mitigation Measures

Per the analysis above, implementation of the Project would not result in significant impacts to population and housing and no mitigation is required.

5.11.8 Level of Significance after Mitigation

No significant impacts would occur as a result of the proposed Project implementation and no mitigation measures are required based on the analysis provided in Section 5.11.5. Therefore, no significant, unavoidable adverse impacts to population and housing would occur.