

## 4.2 POPULATION, EMPLOYMENT AND HOUSING

This Section of the EIR addresses some of the socioeconomic impacts associated with the buildout of the proposed General Plan Update. The Setting discussion presents the baseline information required for establishing changes due to the proposed General Plan Update. Impacts related to buildout of the General Plan are then analyzed based on population, employment, and housing changes compared to current conditions. This Section is based on data contained in the Land Use Element of the General Plan Update. Additional information incorporated into this Section was derived from the Orange County Population and Housing Estimates (Report E-5) for January 2000 from the State of California Department of Finance (DOF), data prepared by the California Employment Development Department (EDD) dated April 2000, as well as projections from the Southern California Association of Governments (SCAG) regional projections dated May 1998.

### 4.2.1 ENVIRONMENTAL SETTING

#### POPULATION, HOUSING AND EMPLOYMENT TRENDS

##### POPULATION

Table 4.2-1, *Regional Population Projections*, presents population estimates and projections for the years 1990, 2000, 2010, and 2020 for the City of Cypress, Orange County and the six-county Southern California region (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties). The data has been obtained from SCAG projections, 1990 Census. It should be noted that the DOF estimates that there would be 49,031 persons residing in Cypress as of January 1, 2000; this represents an increase of population of nine percent since 1990.

With the regional context, Cypress' population of 49,031 residents in 2000 accounted for nearly 1.7 percent of Orange County's approximately 2.8 million residents. The County's share of region's approximately 17 million residents is 16.4 percent in 2000. It should be noted that when compared to the rest of the SCAG region, Orange County is relatively developed; thus, this percentage may decrease in the future.

##### HOUSING

Cypress' share of County housing units is projected to decrease slightly; this can be attributed to the significant amounts of growth in other areas of the County, when compared to the predominately built out nature of Cypress. The City's 1.6 percent share of County housing units in 2000 (15,826 of 966,068 housing units) is projected to slightly decrease to 1.5 (16,658 of 1,102,277 housing units) by the year 2020.

##### HOUSING STOCK CHARACTERISTICS

According to the DOF, the City of Cypress had approximately 15,826 housing units as of January 1, 2000. Of the approximately 15,826 housing units, DOF estimated the vacancy rate within the City at approximately 2.96 percent. The housing units within Cypress consist of 12,259 units of single family residential, and 3,194 units of multiple family residential. In addition, there is estimated to be 373 mobile home units within the City.

**Table 4.2-1  
REGIONAL POPULATION PROJECTIONS (1990-2020)**

Year	Population, Households & Employment			Total Growth		Percentage Growth	
	1990	2000	2020	1990-2000	2000-2020	1990-2000	1990-2020
<b>Population</b>							
Cypress	42,655 <sup>1</sup>	49,031 <sup>5</sup>	50,400 <sup>6</sup>	6,376	1,369	14.9	2.8
Orange County	2,410,556 <sup>1</sup>	2,828,351 <sup>5</sup>	3,244,800 <sup>6</sup>	417,795	416,449	17.3	14.7
Region	14,640,832 <sup>2</sup>	16,999,453 <sup>2</sup>	22,352,394 <sup>2</sup>	2,358,621	5,352,941	16.1	31.5
<b>Housing Units</b>							
Cypress	14,279 <sup>1</sup>	15,826 <sup>5</sup>	16,700 <sup>6</sup>	1,547	874	10.8	5.5
Orange County	868,419 <sup>3</sup>	966,086 <sup>5</sup>	1,102,300 <sup>6</sup>	97,667	136,214	11.2	14.1
Region	5,180,240 <sup>3</sup>	5,434,377 <sup>2</sup>	7,320,286 <sup>2</sup>	254,137	1,885,909	4.9	34.7
<b>Employment</b>							
Cypress	16,062 <sup>1</sup>	26,800 <sup>4</sup>	52,900 <sup>6</sup>	10,738	26,100	66.8	97.4
Orange County	1,179,200 <sup>4</sup>	1,342,400 <sup>4</sup>	2,116,600 <sup>6</sup>	163,200	774,200	13.8	57.7
Region	7,064,508 <sup>2</sup>	7,441,154 <sup>2</sup>	10,573,759 <sup>2</sup>	376,646	3,132,605	5.3	42.1
Notes: 1 1990 Census 2 SCAG Regional Projections, May 1998. 3 Based on SCAG calculation of number of households + 5% = housing units as stated in telephone conversation with Jacob Lieb of SCAG on Friday June 23, 2000. 4 California Employment Development Department, March 2000. 5 State of California Department of Finance (DOF), Orange County Population and Housing Estimates (Report E-5), January 1, 2000. 6 Southern California Association of Governments (SCAG) Regional Transportation Plan, April 1998.							

**EMPLOYMENT PROFILE**

As of March 2000, approximately 26,800 persons were employed within the City of Cypress, which is a 1.8-percent share of the County's employment base of 1,466,800 jobs.<sup>1</sup> According to Table 4.2-1, the City is projected to double its percent of jobs within the County by the year 2020. Table 4.2-2, *Orange County Employment Profile*, indicates that services were the largest source of jobs in Orange County. Retail trades appear to be the second largest job category with durable manufacturing being the third largest.

**Table 4.2-2  
ORANGE COUNTY EMPLOYMENT PROFILE**

Type of Industries	1990		1999	
	Number	Percent	Number	Percent
Total Farm	6,600	0.6%	6,200	0.5%
Mining	1,200	0.1%	800	0.1%
Construction	57,200	4.9%	71,700	5.3%
Manufacturing (durable)	174,700	14.8%	164,200	12.2%
Manufacturing (non-durable)	69,300	5.9%	76,100	5.7%
Transportation, Communication, and Utilities	36,300	3.1%	49,400	3.7%
Wholesale Trade	81,400	6.9%	101,600	7.6%
Retail Trade	217,600	18.5%	224,300	16.7%
Finance, Insurance & Real Estate	96,000	8.1%	102,500	7.6%
Services	312,600	26.5%	413,700	30.8%
Federal Government	15,900	1.3%	13,100	1.0%
State & Local Government	110,300	9.4%	118,800	8.8%
<b>Total</b>	<b>1,179,200</b>	<b>100%</b>	<b>1,342,400</b>	<b>100%</b>

Source: Employment Development Department, November 1999.

**DEMOGRAPHIC PROFILE**

Table 4.2-3, *Cypress/Orange County Race Characteristics*, cites the racial mix within the City and County. The approximately 33,768 white persons residing within Cypress constitute 79 percent of the entire City population and two percent of the County White population (approximately 1,894,593 persons). Black persons residing within Cypress constitute approximately two percent of the entire City population and two percent of the County Black populace (approximately 42,681 persons). The Asian or Pacific Islander population constitutes 14 percent of the entire City population and 69 percent of the County Asian or Pacific Islander populace (approximately 8,489 persons). The American Indian, Eskimo or Aleut constitute less than one percent of the entire City population. Races specified as "other" constitutes approximately 4.5 percent of the entire City population.

<sup>1</sup> Cypress employment data for year 2000 obtained from SCAG May 1998 forecasts while year 2000 employment data for the County was obtained from the State of California Employment Development Department, March 2000 data.

**Table 4.2-3  
CYPRESS/ORANGE COUNTY RACE CHARACTERISTICS**

Race	City of Cypress		County of Orange	
	Population	Percent of Total	Population	Percent of Total
White	33,768	79	1,894,593	78
Black	871	2	42,681	2
American Indian	231	0.5	12,165	0.5
Asian or Pacific Islander	5,841	14	249,192	10.5
Other Race	1,944	4.5	211,925	9
<b>Total</b>	<b>42,655</b>		<b>2,410,556</b>	

Source: 1990 Census.

## 4.2.2 STANDARDS OF SIGNIFICANCE

### SIGNIFICANCE CRITERIA

In accordance with CEQA, the effects of a project are evaluated to determine if they will result in a significant adverse impact on the environment. An EIR is required to focus on these effects and offer mitigation measures to reduce or avoid any significant impacts which are identified. The criteria, or standards, used to determine the significance of impacts may vary depending on the nature of the project. Population, Housing and Employment impacts resulting from implementation of the proposed General Plan Update could be considered significant if they cause any of the following results:

- Induce substantial population growth in an area, either directly (for example, proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure);
- Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere; and/or
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Based on these standards, the effects of the proposed project have been categorized as either a “less than significant impact” or a “potentially significant impact.” Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.

The characteristics of a project that can trigger population, employment or housing changes are 1) actual development of residential or commercial industrial space, or 2) changes in land use development intensity standards. The proposed project involves a comprehensive General Plan Update. The proposed changes to the General Plan would result in the potential for an increase in buildout population, employment and housing.

## 4.2.3 IMPACTS AND MITIGATION MEASURES

### POPULATION GROWTH

- **BUILDOUT OF THE CITY OF CYPRESS IN ACCORDANCE WITH THE PROPOSED GENERAL PLAN UPDATE WOULD RESULT IN AN INCREASE IN POPULATION OF 2,493 PERSONS BY THE YEAR 2020.**

**Level of Significance Before Policies/Mitigation:** Less Than Significant Impact.

**Impact Analysis:** As of January 1, 2000, DOF estimated that the City of Cypress had a population of 49,031 persons. Upon buildout, the residential development potential permitted by the General Plan Update would result in the construction of 1,230 additional dwelling units within Cypress. These additional units are anticipated to increase the population by 2,493 persons. Complete buildout of the residential development permitted by the proposed General Plan Update and full occupation of the units would increase the total population within Cypress to approximately 51,524. This addition in population represents a five percent increase over a 20-year period allowing for development of services to accommodate this increase.

The projected population figures for the City of Cypress at buildout are generally consistent with population projections contained in the SCAG 1998 Regional Transportation Plan (RTP). The SCAG demographic data is developed to enable the proper planning of infrastructure and facilities. Projections were made in ten-year increments through the year 2020. The RTP projects that the City of Cypress would result in a total of 50,400 persons by 2020. In addition, the RTP projects that the Orange County subregion would have an approximate population of 3,244,800 person in the year 2020. The proposed General Plan Update population is slightly larger than SCAG's projection for the City, however, Cypress remains within the subregional forecast for the year 2020. The increase in population would be gradual over the next 20 years therefore, impacts are considered to be less than significant.

**Policies in the Proposed General Plan:** No policies within the proposed General Plan Update pertain to potential impacts resulting from increased population.

**Mitigation Measures:** No additional mitigation measures are required.

**Level of Significance After Policies/Mitigation:** Less Than Significant Impact.

### HOUSING

- **BUILDOUT OF THE CITY OF CYPRESS IN ACCORDANCE WITH THE PROPOSED GENERAL PLAN UPDATE WOULD RESULT IN THE ADDITION OF 1,230 DWELLING UNITS TO THE CITY'S HOUSING STOCK.**

**Level of Significance Before Policies/Mitigation:** Less Than Significant Impact.

**Impact Analysis:** The proposed General Plan Update would allow for the construction of an additional 1,230 dwelling units within the City, resulting in a total of 17,415 dwelling units at buildout.

Residential development within the City is based on target density. Development could occur at densities either greater or lower than these targets. The Land Use and Housing Elements of the proposed General Plan Update include a discussion of the circumstances under which development could occur at maximum densities. Development that confers a special public benefit, for example affordable housing, would be able to occur at maximum densities.

The projected housing figures for the City of Cypress at buildout are generally consistent with housing projections contained in the SCAG 1998 RTP. The RTP projects that the City of Cypress would result in a total of 16,700 housing units by the year 2020. In addition, the RTP projects that the Orange County subregion would have an approximate population of 1,102,300 housing units in the year 2020. The proposed General Plan Update increase in housing units is slightly larger than SCAG's projection for the City, however, remains within the subregional forecast for the year 2020. The increase in housing would be gradual over the next 20 years therefore, impacts are considered to be less than significant.

**Policies in Proposed General Plan Update:** The Housing Element includes the following policies:

- HOU-3.5 Provide a variety of residential development opportunities in the City, ranging from low density to high density, as designated on the Land Use Policy Map.
- HOU-4.4 Ensure compatibility of new residential development with existing development to enhance the City's residential neighborhoods.

**Mitigation Measures:** No additional mitigation measures are required.

**Level of Significance After Policies/Mitigation:** Less Than Significant Impact.

**EMPLOYMENT GROWTH**

- **BUILDOUT OF THE CITY OF CYPRESS IN ACCORDANCE WITH THE PROPOSED GENERAL PLAN UPDATE WOULD RESULT IN THE ADDITION OF APPROXIMATELY 26,100<sup>2</sup> JOBS WITHIN THE CITY.**

**Level of Significance Before Policies/Mitigation:** Less Than Significant Impact.

**Impact Analysis:** As of May 2000, the EDD estimated that Cypress had approximately 26,800 jobs within the City. Implementation of the proposed General Plan Update would result in 26,100 additional employment opportunities, for a total of 52,900 jobs citywide.

SCAG's 1998 RTP projects that the Orange County subregion would have an approximate 2,116,600 employment opportunities in the year 2020 and Cypress is projected to have 52,900 employment opportunities in the year 2020. According to SCAG, employment growth within the City of Cypress would remain consistent within the subregional forecast for the year 2020. The increase in employment opportunities would be gradual over the next 20 years therefore, impacts are considered to be less than significant.

At the regional level, the emphasis has primarily been placed on achieving a balance of employment and housing opportunities within the various subregions. This regional concept is referred to as jobs/housing balance, encourages the designation and zoning of sufficient vacant land for residential use with appropriate standards to ensure adequate housing is available to serve the needs derived from the local employment base. Jobs/housing balance helps improve regional mobility (traffic), reduce vehicle miles traveled, and thereby improve air quality. These additional employment opportunities upon buildout of the proposed General Plan Update would result in an improved balance between jobs and housing.

<sup>2</sup> This number was derived by taking the 2020 projection for employment from SCAG's Regional Transportation Plan, April 1998 and subtracting the current employment number obtained from California Employment Development Department, March 2000. Refer to Table 4.2-1, *Regional Population Projections (1990-2020)*.

**Policies in Proposed General Plan Update:** The Growth Management Element includes the following policy:

GM-4.1 To the extent feasible, utilize information on the jobs/housing balance in the City and region as a factor in land use decision-making.

**Mitigation Measures:** No additional mitigation measures are required.

**Level of Significance After Policies/Mitigation:** Less Than Significant Impact.

#### **4.2.4 UNAVOIDABLE SIGNIFICANT IMPACTS**

All population, housing and employment impacts associated with implementation of the proposed General Plan Update for the City of Cypress would be less than significant by adherence to/compliance with policies in the proposed General Plan Update. No unavoidable significant population, housing and employment impacts would occur as a result of buildout of the proposed General Plan Update.