

# Neighboring Communities

Probably the most significant external impact on Laguna Beach over the last 30 years has been the dramatic growth of the surrounding communities in Central and South Orange County. As shown in Figure 21, these cities and the County have been growing and continue to grow dramatically faster than Laguna Beach. Population in Laguna Beach grew only 5.0% between 1990 and 1999 and housing stock grew 2.0%. In comparison, Orange County population grew by 13.5% and housing stock by 9.1% during these years.

This chapter compares demographic information and growth for the following neighboring cities: Newport Beach/Newport Coast, Aliso Viejo, Dana Point, Laguna Woods, Laguna Niguel, Laguna Hills and Irvine. Where possible, each jurisdiction’s planning or development approach is described along with planned projects and projects under construction. See Figure 22 for a map of the region surrounding Laguna Beach.

## Orange County

Orange County offers a high quality of life to its residents and attracts thousands of visitors each year. In

addition to its natural beauty, Orange County has a diverse economic base that features many high technology companies, world-class business services, real estate opportunities and an internationally recognized tourism industry. More than 25% of Orange County’s jobs are in the high technology industry. The County’s unemployment rate is among the lowest in the nation.<sup>1</sup>

Orange County will experience significant changes due to strong population and employment growth. As illustrated in Figure 23, Orange County’s population is expected to grow by 13.2% to over 3.2 million people in 2020. The number of jobs is expected to grow by 70% by 2020—substantially more than the neighboring counties of Los Angeles (39%) and San Diego (41%), but less than Riverside (223%) and San Bernardino (116%) (See Figure 24). As a result of the increase in jobs, more people will travel into the County to work. OCTA predicts that freeway traffic and transit use will increase and cause average times to work and daily hours of delay to increase as well (see Figure 25).

**Figure 21  
REGIONAL PROFILE**

Community	1999 Population	Population Growth 1990–1999	Population Projection 2000–2020	Median Home Value	Median Household Income	% Hispanic Population	% Asian Population	% White Population
Aliso Viejo*	30,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dana Point	37,343	17.0%	N/A	\$337,100	\$54,516	14%	2%	83%
Laguna Beach	24,325	5.0%	1.7%	\$463,000	\$65,382	11%	2.4%	85.7%
Laguna Hills	30,757	29.3%	-3.5%	\$239,300	\$40,489	6%	6%	87%
Laguna Niguel	57,836	32.2%	6.8%	\$305,312	\$68,738	9%	7%	82%
Laguna Woods	19,496	N/A	N/A	\$174,900	\$40,612	N/A	6%	90%
Irvine	133,700	23.7%	9.3%	\$294,700	\$56,307	18%	6%	74%
Newport Beach	72,623	11.0%	1.5%	\$500,001	\$60,374	4%	3%	92%
Orange Co.	2,775,619	13.5%	13.2%	\$275,743	\$56,352	29.7%	12.5%	55.9%

\* Few statistics exist for Aliso Viejo due to its status as an unincorporated area.

Source: Welcome Home: Southern California Relocation Guide. Center for Demographic Research, CSUF. City of Newport Beach.

Figure 22  
LAGUNA BEACH REGION

