

3.8 POPULATION AND HOUSING

This section describes the following within the existing City boundary:

- environmental setting (existing conditions and regulatory setting) for population and housing relating to the proposed project;
- population and housing impacts associated with implementation of the proposed project; and
- mitigation measures that would reduce these impacts.

The setting, impacts, and mitigation measures for the future service areas are described in Chapter 4.0, "Future Service Areas." Chapter 5.0, "Alternatives to the Proposed Project," discusses the impacts of the alternatives to the proposed project.

3.8.1 Existing Conditions

Several different geographic areas are addressed in this section. The term *Goleta Valley* refers to the area west of Santa Barbara including the City of Goleta; Isla Vista; the University of California, Santa Barbara (UCSB) campus; Hope Ranch; and the Santa Barbara Airport. Most of the available data relating to jobs by place of employment and other economic data pertains to this area. Demographic and housing data from the U.S. Census is reported by several different geographical levels. The smallest spatial area used for census data reporting is a *block*, which in developed areas usually represents one city block. Since the City was incorporated after the 2000 Census and its boundaries do not coincide with census block boundaries, data identified as pertaining to the City includes the census blocks and portions of blocks that make up the current incorporated area of the City.

3.8.1.1 Population

According to the California Department of Finance, the City of Goleta's population in January 2005 was 30,679, which was 7.3 percent of Santa Barbara County's population (California Department of Finance, 2005). The average population density for the City was 5.7 people per acre, or 3,665 people per square mile. SBCAG's Regional Growth Forecast 2000-2030 Report includes the following population projections for the City and the County as listed in Table 3.8-1 and summarized below.

The 2000 median age within the City was 37.2 years, compared to the County median of 33.4 years, and the State median of 33 years of age. In 2000, slightly fewer than 25 percent of City residents were less than 18 years old, 12 percent were young adults of college age, and 11 percent were senior citizens over 65 years old. The age profile for the City contained two large "bulges:" one in the 35 to 45 age group (usually referred to as the working or family age group), and the other in the 20 to 30 age group, most likely attributable to the City's proximity to UCSB (City of Goleta 2004).

In 2000, approximately three-quarters of the City's population were considered white with no other race identified in their heritage. The largest single racial minority was Asian, making up 8 percent of the population. Four percent of the population had a mixed racial heritage. Just over one quarter of the City's population (26.8 percent) identifies themselves as of Hispanic heritage. While in the past the U.S. Census of Population reported Hispanic heritage along with racial

data, the Census no longer considers Hispanic heritage as a racial category, and persons of Hispanic heritage are now reported separately. This group is about evenly split between those who define themselves as either a racial minority or of white heritage. The proportion of racial minorities in the City was similar to the County and Nation.

**TABLE 3.8-1
SBCAG POPULATION PROJECTIONS**

Jurisdiction	2000	2005	2010	2015	2020	2025	2030
City of Goleta	27,500	29,900	32,300	33,000	33,400	33,900	34,300
County Total	399,000	436,000	462,000	488,000	505,000	513,000	521,000
Source: SBCAG 2002a							

Household and Family Size

The estimated 2000 average household size for the City was 2.99, and the average family size was 3.55. The difference between a *family* and a *household* is that a family is composed of two or more related people, while a household consists of related or unrelated persons residing in a dwelling unit. Because households include one-person households, the average household size is usually lower than the average family size. The southern half of the City had significantly more nonfamily households than family households. The northwestern area of the City had relatively larger households than the other areas. On the whole, 77 percent (22,141) of City residents are family members in a family household, compared to an average 75 percent for the County and 81 percent for the State. A total of 19 percent, or 5,470 residents, reside in a nonfamily household, either with nonrelated individuals or alone, compared to a County average of 17 percent and a State average of 18 percent.

The 1999 median annual household income within the current City limits was \$54,000, compared to the County median of \$46,677 and State median of \$47,493.

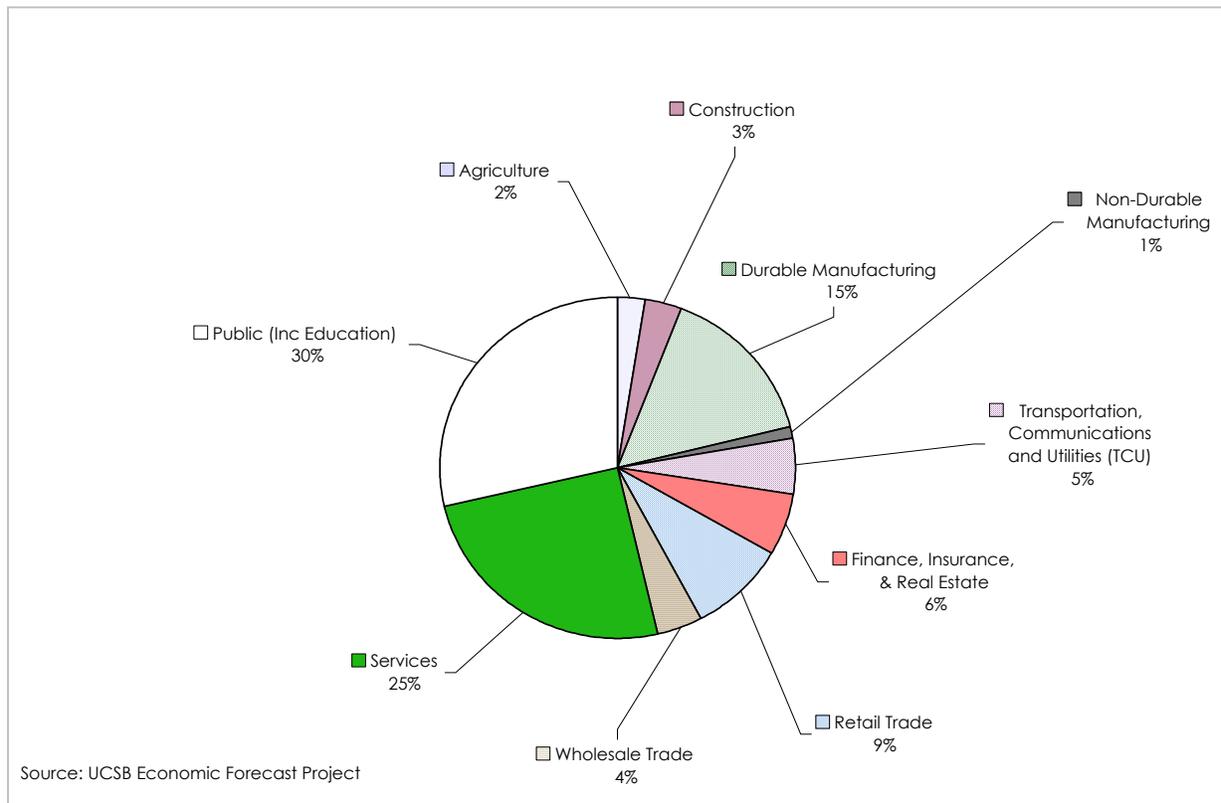
3.8.1.2 Employment

The following section summarizes the employment patterns in Goleta Valley and the Goleta Census Defined Place (Goleta CDP). Since there is no established system of reporting employment information by place of work for just the City of Goleta, this type of information is reported here for the Goleta Valley. The information for this section is from three primary sources: the 2000 U.S. Census of Population,¹ which provides information for resident households; the UCSB Economic Forecast Project (UCSB 2004), which provides employment information; and SBCAG Regional Housing Needs (2002).

The largest sector of employment in Goleta Valley was the public sector (refer to Chart 3.8-1), which includes County and City employees and educational workers in all public institutions. The single largest employer, with 9,528 employees, was UCSB, located just outside Goleta's city limits (UCSB 2004). Other large public employers in Goleta Valley include the County of Santa Barbara and the Goleta Union School District.

The service sector is the next largest with one-quarter of all jobs in the area. The largest employer in the service sector is Bacara Resort and Spa. Located within Goleta's city limits, Bacara Resort employed 752 people and was the 24th largest employer in the County.

¹ <http://factfinder.census.gov/servlet/BasicFactsServlet>

Chart 3.8-1. Wage and Salary Employment Goleta Valley

Manufacturing employment comprises 15 percent of total wage and salary employment. The largest employer in this sector is Raytheon with three divisions located in the City and more than 1,900 employees.

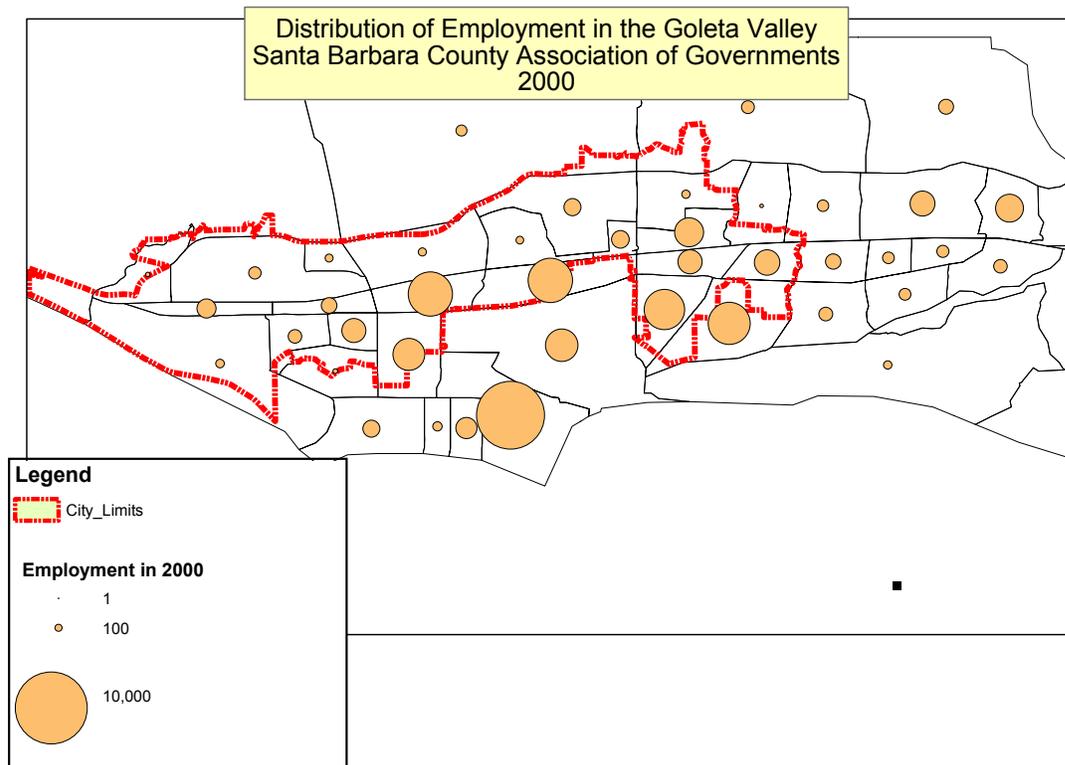
SBCAG has prepared estimates of current employment by geographic areas, known as Transportation Analysis Zones (TAZ), to assist transportation planning in the County. Chart 3.8-2 illustrates the distribution of employment according to these estimates (SBCAG 2000). These estimates indicate that approximately 50 percent of all jobs in the Goleta Valley area are in the City.

Jobs-Housing Ratio and Jobs-Employed Residents Ratio

The jobs-housing balance concept is a comparison of the number of jobs provided at workplaces located in an area to the number of workers who reside in that same area (one job for each resident worker is a 1:1 ratio). The concept of achieving an appropriate balance between housing, as measured by resident work force, and jobs in an area has been used in regional planning in an attempt to define possible public policy purposes, such as presumed reductions in traffic congestion and decreases in employee long-distance commuting. Although considerable attention has been given to the concept of jobs-housing “balance,” the question of what constitutes a desirable or superior ratio remains unsettled and may vary depending upon the geographic scale evaluated and from one area to another. The jobs to employed residents ratio is a more refined measure than the jobs to housing ratio since it takes into account variations in labor force participation. This is especially important in settings, such as Goleta,

where there are larger than average proportions of households that may have atypical labor force participation, such as households composed of elderly persons and students.

Chart 3.8-2. Distribution of Employment in the Goleta Valley



The resident workers to jobs ratios are presented below for several different geographic areas within Santa Barbara County, including the Goleta Valley and Goleta CDP:

- The 2000 U.S. Census of Population reported a resident labor force of 41,361 in the Goleta Valley. In comparison, the July 2003 UCSB Economic Forecast Project (UCSB 2004) estimated a total of 39,375 jobs in the Goleta Valley in 2000, composed of 35,468 wage and salary jobs and the balance of nonwage jobs. Despite employment increasing at a faster rate than population growth over the last decade, as of 2000, the total number of jobs in the Goleta Valley (39,375) roughly equaled the number of workers who lived in the Goleta Valley (41,361). The jobs to employed residents ratio within the Goleta Valley was 0.95 based upon these two data sources. Stated differently, there were about 950 jobs located in the valley for each group of 1,000 employed residents of the valley, a slight jobs deficit and a slight net out-commute to jobs located in other areas.

The Goleta CDP includes the City of Goleta and most of the area between the City of Goleta and the City of Santa Barbara, including Hope Ranch. Unlike the term *Goleta Valley*, the Goleta CDP does not include Isla Vista (which is its own CDP), the UCSB campus, and the Santa Barbara Airport. The 2000 US Census estimates a total of 27,265 jobs in the Goleta CDP and 27,515 workers living in the CDP, or slightly less than one job per employed

resident. The ratio of the number of jobs to the number of resident workers within the Goleta CDP was 0.99, as shown in Table 3.8-2.

**TABLE 3.8-2
US CENSUS ESTIMATED DAYTIME POPULATION AND EMPLOYMENT-RESIDENCE RATIOS (2000)**

Place Name	Total Resident Population	Total Workers Working in Place	Total Workers Living in Place	Employment – Residence Ratio
Goleta CDP	55,204	27,265	27,515	0.99
Isla Vista CDP	19,344	8,429	8,360	1.01
City of Santa Barbara	92,325	60,307	46,866	1.29
City of Santa Maria	77,423	34,358	29,874	1.15
City of Carpinteria	14,194	6,813	7,075	0.96
City of Lompoc	41,103	10,661	15,379	0.69
Santa Barbara County	399,347	188,900	179,445	1.05

Source: US Census 2000 PHC-T-40 from <http://www.census.gov/population/www/socdemo/daytime/daytimepop.html>

The data in Table 3.8.2 also show equivalent information for other jurisdictions in Santa Barbara County. The data indicate that the cities of Santa Barbara and Santa Maria have excess jobs relative to the number of employed residents and are therefore net importers of labor or workforce from outside their boundaries. The Goleta CDP and the cities of Carpinteria and Lompoc, on the other hand, have more employed residents than jobs, or a net out-commute.

3.8.1.3 Housing Characteristics

As of January 2005, there were an estimated 11,486 housing units in the City, which represented 7.7 percent of the County's housing units at that time (California Department of Finance 2005). Comparisons of housing units, vacancy rates, and persons per household for January 2005 are shown in Table 3.8-3.

Since the City was not incorporated at the time of the 2000 Census of Population, no data is directly reported in the census for the City. Unless otherwise noted, the following data used in this section are estimates derived from census tract and block group data that make up the City.² According to the 2000 U.S. Census, over half of the housing units (57 percent, or 6,053 units) are owner-occupied, with 41 percent (or 4,467 units) occupied by renters. The remaining two percent (or 260) of the units at the time of the U.S. Census were vacant. In comparison, 69 percent of the housing units in the Goleta CDP, 56 percent of the County, and 66 percent of the State are owner-occupied.

Only 3 percent, or 329 of the units in the City in 2000 existed in 1950. The number of units added in each decade from 1960 has declined. A total of 4,374 units were added from 1960 to 1969; 2,789 units were added from 1970 to 1979; 1,209 units were added from 1980 to 1989; and 710 units were added from 1990 to 2000. From January 2001 through September 2005, a total of 691 units have been completed and added to the housing stock.

² These are estimates because the current City limits divide block groups, requiring the data to be allocated in those block groups between the City and the unincorporated areas.

**TABLE 3.8-3
2005 HOUSING ESTIMATES**

	Santa Barbara County Total	Percent of County	City of Goleta	Percent of City
Housing Units	149,448	100%	11,486	7.7%
Single Family Detached Units	86,941	58.2%	5,861	51.0%
Single Family Attached Units	10,640	7.1%	1,588	13.8%
Multiple Family (2-4 Units)	13,658	9.1%	753	6.6%
Multiple Family (5+ Units)	29,593	19.8%	2,663	23.2%
Mobile Homes	8,616	5.8%	621	5.4%
		Difference with County		Difference with County
Percent Vacant	4.3%	-	2.5%	-1.9%
Persons per Household	2.8	-	2.7	-0.1
Source: Department of Finance 2005.				

Housing Affordability and Costs

Chart 3.8-3, which provides data from the 2000 U.S. Census for Goleta, shows the number of households in each income group by housing tenure (owner- and renter-occupied). While many renter and owner households are included in the middle-income household groups (\$25,000 to \$75,000 per year), the curves for each type is skewed in opposite directions; as a group, owners include a greater share of higher income households, while renters have a greater share of lower income households (2000 US Census of Population)

Chart 3.8-4 shows the increase (in 2002 dollars) in housing prices in the area since 1993. Goleta Valley housing prices increased significantly faster than the County average but slower than the prices in the City of Santa Barbara (State Department of Finance, California Statistical Abstract, http://www.dof.ca.gov/HTML/FS_DATA/stat-abs/toc.htm). The housing price appreciation in the northern part of Goleta Valley closely matches price trends in the area west of State Street in the City of Santa Barbara. Santa Barbara County as a whole has the fourth-highest housing costs of the areas shown in Chart 3.8-4 as of 2001, following San Francisco, Monterey, and Orange County. The San Diego and Ventura costs are just below those for the Santa Barbara County area. As noted above, the South Coast cost of housing increased faster than the County average.

Sales prices for housing exceed the ability to pay of many low and moderate-income households, particularly for first-time homebuyers and new entrants to the local housing market. Prices of newly constructed single-family detached houses typically exceed \$1.5 million; new condo prices typically exceed \$800,000. The median sales price in 2005 of all residential units in Goleta (including single-family detached and attached units) was \$860,000 (California Association of Realtors 2006). In the South Coast market area, the median sales price for single-family homes is approximately \$1.25 million (for the calendar year 2005). In general, housing prices are lower in Goleta than in other portions of the South Coast area.

Chart 3.8-3. Household Income by Housing Tenure

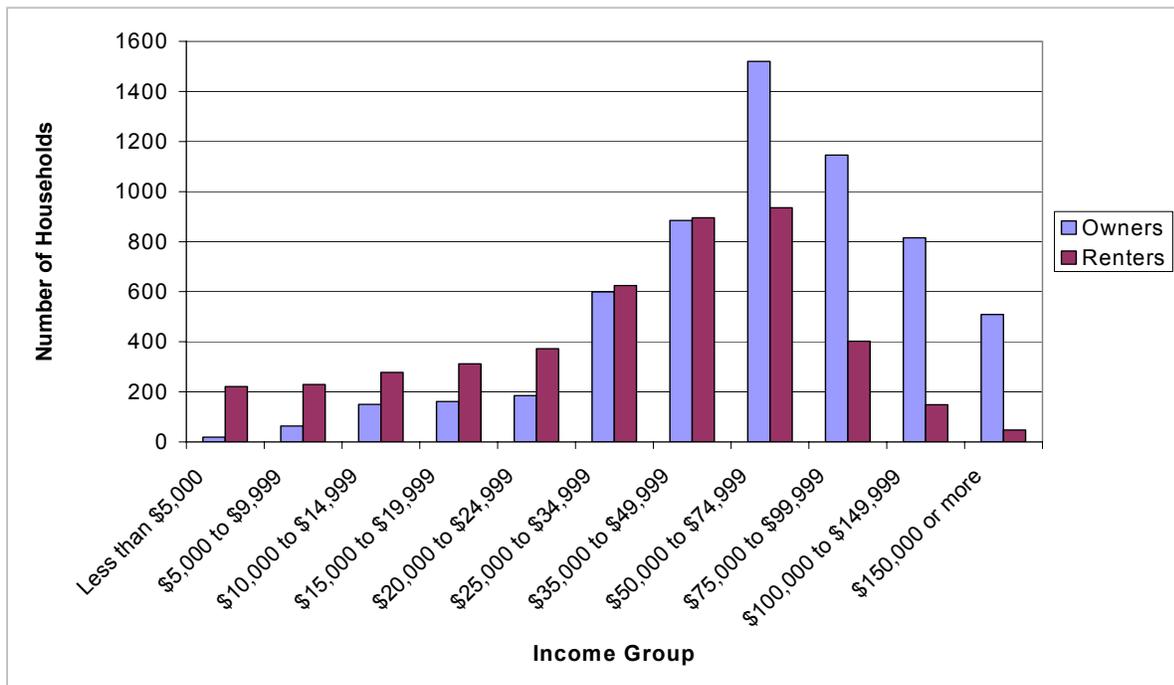
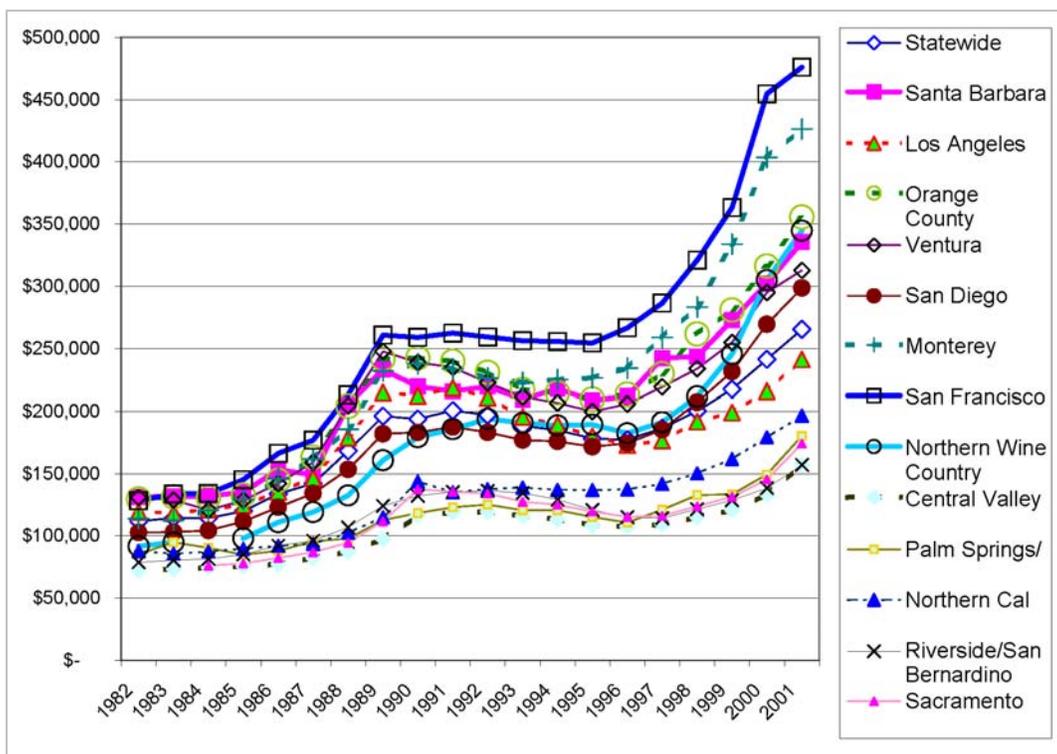


Chart 3.8-4. State Housing Price Trends, Selected Areas Reported in State Statistical Abstract, 1982 to 2002



Rents have increased in recent years but less rapidly than sales prices. The rental housing market is particularly influenced by demand from UCSB students. Rental housing is relatively more affordable than ownership housing. Average monthly rents in the Goleta market area in April 2005 were \$1,083 for a 1-bedroom unit, \$1,520 for a 2-bedroom unit, and \$1,971 for a 3-bedroom unit. A two-person household earning 80 percent of median income (\$41,400 per year) could afford a rent of about \$1,035 per month if they spent 30 percent of their income on housing.

The traditional standard for determining housing affordability is when housing costs do not exceed 30 percent of the income of a household. This standard is recommended by the Governor's Office of Planning and Research General Plan Guidelines, which define housing costs that exceed 30 percent of the income of a household as *overpayment* for housing. Approximately 39 percent of the 10,520 households in the Goleta market area in 1999 paid more than 30 percent of their income on housing, split almost evenly between renters and homeowners. Of these households, about half are low income and 38 percent are renters (1990 and 2000 US Census of Population Tape SF3 w/City of Goleta estimated from tract data). The number of low-income households within the Goleta market area that paid more than 30 percent of their income for housing in January 2005 (derived from 2000 U.S. Census) is estimated to total 2,061 households (18.4 percent of all households), including 414 owner households (3.7 percent of total households) and 1,646 renter households (14.7 percent of total households).

Based on this analysis, three quarters (1,548) of the 2,124 renting households that spent more than 30 percent of their income on rent within the Goleta market area are lower-income households. In contrast, three quarters (1,071) of the 1,464 owner-occupied units within the Goleta market area that spent more than 30 percent of their income on housing are not lower-income households. The City of Goleta incidence of households paying over 30 percent is similar to the average for the County, but significantly lower than the City of Santa Barbara.

3.8.1.4 Regional Housing Needs and Available Land

California law requires each city and county, when preparing its State-mandated Housing Element, to include local housing programs to provide sufficient sites to accommodate its allocated share of housing needs for all income groups. The *Regional Allocation Concept* seeks to ensure that each jurisdiction, to the extent feasible and appropriate, provides housing for its resident population, and those households who might reasonably be expected to reside within the jurisdiction, with a variety of housing appropriate to their needs.

As a result of SBCAG's Regional Housing Need Allocation (RHNA), the City of Goleta was allocated a total of 2,388 units for the 2001 to 2009 planning period as shown in Table 3.8-4. The City must demonstrate that adequate sites will be made available to address its share of the regional housing need for the same planning period. It should be noted that the planning period of the Housing Element's Action Program is from 2001 to 2009, which is shorter than the planning period of the Goleta GP/CLUP as a whole. The Housing Element is required to be updated by 2009 to respond to new regional housing needs allocated for the next Housing Element planning period.

Chart 3.8-5. Median Single Family Home Prices in 2002 Dollars

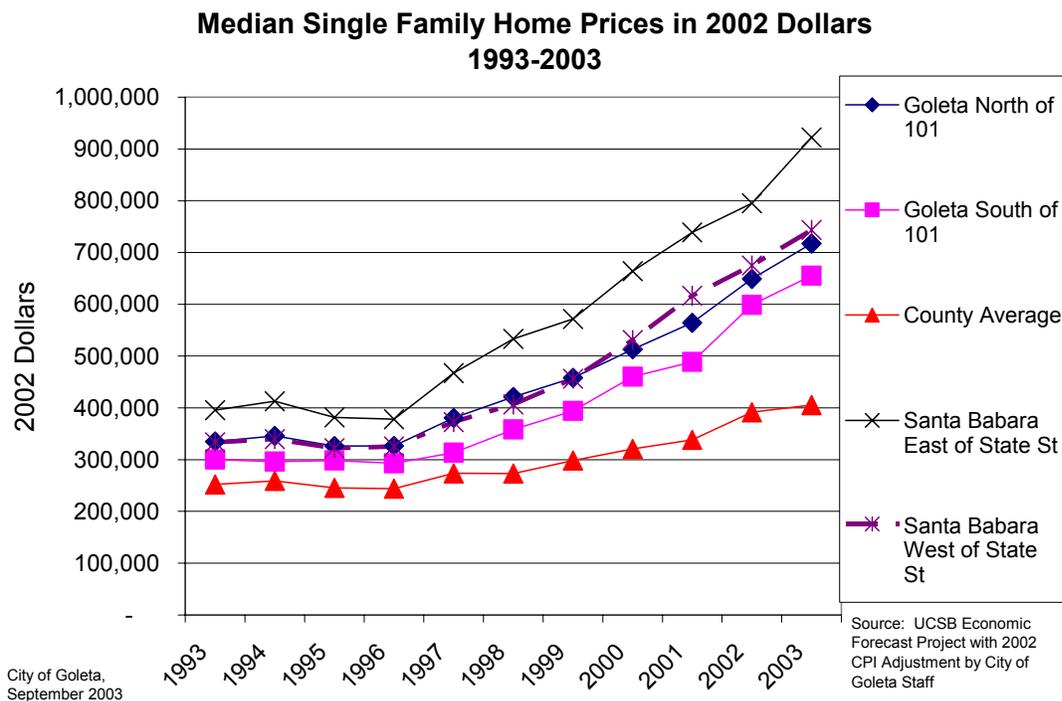


TABLE 3.8-4 REGIONAL HOUSING NEEDS ALLOCATION (RHNA) FOR GOLETA (2001-2009)

	Number of Units	Percent of All 2005 Housing Units
Very-Low Income	573	5.0%
Low-Income	406	3.5%
Moderate-Income	334	2.9%
Above Moderate-Income	1,075	9.4%
Total	2,388	20.8%
Total Low- and Very Low-Income (Defined as Total "Lower-income" Units)	979	8.5%

Source: City of Goleta, Housing Technical Appendix, GP/CLUP, September 2006

Production of new housing that is in the permit pipeline or completed since the beginning of the RHNA period (January 1, 2001) through December 2005 has met all of the City's need for above-moderate income housing. Table 3.8-5 shows the City's remaining need as of December 2005.

**TABLE 3.8-5
SUMMARY OF REMAINING REGIONAL HOUSING NEEDS (2006 TO 2009)**

Category	Very-Low Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
RNHA (2001–2009)	573	406	334	1,075	2,388
Units Completed (2001–Sept 2005)	25	0	47	619	691
Approved Projects	1	58	52	226	337
Pending Residential Developments	31	16	18	234	299
Remaining Need (2005–2009)	516	332	217	-4	1,061
Remaining Affordable Housing Need	516	332	217	0	1,065

Source: City of Goleta , Housing Technical Appendix, GP/CLUP, September 2006

Housing Development Potential in Goleta

State law classifies sites with permitted densities of 20 units or more per acre as being appropriate to accommodate housing for lower-income households in suburban jurisdictions. In other words, the effect of state law is that these sites are presumed to have densities sufficient to make production of affordable housing feasible for lower-income households. The GP/CLUP identifies sufficient sites at densities over 20 units/acre to achieve Goleta's RHNA allocation for lower income housing (848 units) between 2006 and 2009. This is shown in Table 3.8-6.

An analysis of potential housing sites was conducted for the Housing Element. The analysis evaluated potential constraints so that the realistic development potential from each site could be determined. These data, which are in Tables 10A-16 through 10A-20 and corresponding figures in the Housing Element Technical Report, are summarized in Table 3.8-6 below.

**TABLE 3.8-6
SUMMARY OF HOUSING UNIT POTENTIAL IN GOLETA (2006–2009)**

Category	Over 20 Units Per Acre	Less Than 20 Units Per Acre	Total
Vacant Sites (Residentially Zoned)	1,266	486	1,755
Vacant Sites (To be Rezoned to Residential or Higher Density)	312	4	312
Vacant Sites Designated for Mixed Use	311	48	359
Redevelopment Sites	159	46	205
Total	2,048	583	2,631

Source: Land Inventory by City of Goleta, 2005 in City of Goleta , Housing Technical Appendix, GP/CLUP, September 2006

3.8.2 Regulatory Framework

3.8.2.1 Federal and State

The Federal Coastal Zone Management Act of 1972

The Federal Coastal Zone Management Act of 1972 (16 U.S.C. 1451, et seq.) set out the statutory framework for development within the Coastal Zone. Responsibility for implementation

has been delegated to the State of California, which exercises its authority through the California Coastal Act of 1974 (see below).

California Coastal Act (CCA) Section 30000 et seq.

The CCA establishes policies that apply to the preparation and certification of Local Coastal Programs. In particular, Chapter 3 of the CCA, commencing at Public Resources Code Section 30200, provides policy standards that govern the certification of LCPs. The provision of coastal access and protection of coastal resources, such as environmentally sensitive habitat areas, are among the major purposes of the CCA, along with priorities for coastal-dependent and coastal-related land uses.

CEQA, Public Resources Code Section 21000 et seq.

The basic goal of CEQA is to develop and maintain a high-quality environment now and in the future. The CEQA Guidelines provide a framework for the analysis of impacts to population and housing.

State of California General Plan Law

Each city and county in California is required to prepare and adopt a comprehensive long-term general plan for the physical development of the community and any land outside the community's boundaries that may have an impact on the community's ability to plan for its future growth (California Government Code Section 65300). A general plan is the essential planning document: the "charter" or "constitution" for all future development within a community. A general plan must contain seven mandatory elements addressing land use, circulation, conservation, open space, noise, safety, and housing.

Housing Elements

Although state law establishes requirements for all parts of the general plan, these requirements are more specific and extensive for the housing element than for other plan elements. The purpose of a housing element is described in Government Code Section 65583, which states:

"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

State law defines the general topics that a housing element must cover. Specifically, the element must:

- document housing-related conditions and trends;
- provide an assessment of housing needs;
- identify resources, opportunities, and constraints to meeting those needs;
- establish policies, programs, and quantified objectives to address housing needs;
- identify adequate sites with appropriate zoning densities and infrastructure to meet the community's need for housing (including its need for very low-, low- and moderate-income households); and

- address, and where appropriate and legally possible remove, governmental constraints to housing development.

The Housing Element must include a Five Year Action Plan that details the actions, or *programs*, that the City or other entities will need to undertake to implement the policies and achieve the community's housing goals.

3.8.2.2 Local

City of Goleta Ordinances

Development in the City is subject to the City's Inland Zoning Ordinance for those portions of the City outside of the Coastal Zone and the Coastal Zoning Ordinance for those portions of the City within the Coastal Zone. Following the adoption of the GP/CLUP, the existing Inland and Coastal Zoning Ordinances will be replaced by a single, unified zoning code that includes zoning regulations applicable to inland areas and the coastal zone. Existing City ordinances are not applicable in the context of this EIR because state law requires the zoning code to be amended to be consistent with the GP/CLUP within a reasonable period of time following its adoption.

3.8.3 Project Impacts and Mitigation

As required under CEQA, this EIR contains an analysis of the impacts of physical changes that could occur from implementation of the GP/CLUP. The existing land uses represent the baseline for the analysis. This analysis assumes buildout in accordance with the GP/CLUP when analyzing potential impacts.

3.8.3.1 Thresholds of Significance

City of Goleta Environmental Thresholds Manual

The City of Goleta's Environmental Thresholds and Guidelines Manual does not contain specific significance thresholds for population and housing.

CEQA Thresholds

Appendix G of the CEQA Guidelines provides that a project may have a significant effect on the environment if it 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; or
- displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

According to CEQA Guidelines Section 15131(a), economic or social effects of a project are not treated as significant effects on the environment. If the proposed project were to cause physical changes, then the physical effects (such as increased traffic from increased employment-related travel or destruction of habitat resulting from housing construction to accommodate increased

population) could be considered significant. Those impacts are discussed in the applicable sections of this document.

3.8.3.2 Relevant Discussion of GP/CLUP Policies

The Housing, Land Use, and Transportation Elements of the GP/CLUP contain policies relevant to the evaluation of population and housing impacts. Lists of these policies are provided below.

Housing Element

The Housing Element addresses the City of Goleta's housing needs through a required planning period ending June 30, 2009. The Element contains updated information and strategic directions (policies and specific actions) that the City is committed to undertake to address its housing needs. The GP/CLUP includes the following housing policies related to potential population and housing impacts:

- Policy HE 1: Equal Housing Opportunities
- Policy HE 3: Linkage of Housing and Jobs
- Policy HE 4: Variety of Housing Choices and Affordable Housing Opportunities
- Policy HE 6: Adequate Sites to Meet Goleta's RHNA
- Policy HE 7: Opportunities for Mixed-Use Housing
- Policy HE 8: Preservation of Existing Housing and Neighborhoods
- Policy HE 10: Production of New Affordable Housing
- Policy HE 11: Inclusion of Very Low-, Low-, and Moderate-Income Housing in New Development

Land Use Element

The Land Use Element defines Goleta's planned long-range development pattern and physical character, as well as the extent and distribution of future growth in the City. The policies of this element are designed to balance the various concerns and needs of the City and its residents and will guide future change to fit the desired character of Goleta. The goal of the Land Use Plan is to "to maintain a land use pattern that provides continuity with the past and present use and development of the City and locates the various uses in a manner that is consistent with the fundamental goals and principles of the plan." The GP/CLUP includes the following land use policies related to potential population and housing impacts:

- Policy LU 1: Land Use Plan Map and General Policies
- Policy LU 2: Residential Land Uses
- Policy LU 3: Commercial Land Uses
- Policy LU 4: Office and Industrial Uses
- Policy LU 8: Central Hollister Residential Development Area
- Policy LU 11: Nonresidential Growth Management

Transportation Element

The Transportation Element, also known in State law as the Circulation Element, guides the continued development and improvement of the transportation system to support land uses planned in the Land Use Element. This element contains goals and policies to improve overall circulation in Goleta and ensure that future development is supported by appropriate transportation facilities. The GP/CLUP includes the following transportation policies related to potential population and housing impacts:

- Policy TE 1: Integrated Multi-Modal Transportation System
- Policy TE 2: Transportation Demand Management
- Policy TE 13: Mitigating Traffic Impacts of Development
- Policy TE 15: Regional Transportation

3.8.3.3 Project Impacts

Assessment of Impacts

At full Plan buildout, an additional 3,880 residential units are allowed—a 33 percent increase over existing 2005 conditions. This includes construction of new units on vacant sites as well as redevelopment of existing sites to include new residential units in mixed-use projects, such as construction of some units on sites occupied by shopping centers. The new units allowed by the GP/CLUP would have a higher proportion that are in multi-family structures than the existing conditions. It is estimated that the additional residential development would allow an increase in population of about 7,420, an increase of just over 24 percent.

The plan would allow an additional 2,081,000 square feet of industrial and commercial development over the existing amount of commercial/industrial space within the City, a 17 percent increase over the 2005 condition.

It is estimated, based upon SBCAG traffic analysis zone data, that approximately 50 percent of jobs in the Goleta Valley were located within the boundaries of the City of Goleta, or a total of about 19,700 jobs. In its Regional Housing Needs Allocation Report (2002), SBCAG estimated a total of 23,000 jobs within the City of Goleta. With total of about 12,120,000 square feet of industrial and commercial floor area in 2004, estimates of the amount of square feet per job varies from 530 to 615 square feet. The GP/CLUP allows an estimated 2,081,000 additional square feet of industrial and commercial floor area. It is anticipated that newly developed space could likely to be more intensively used than the stock of older structures. With a potential range of one job per 500 square feet to one job per 615 square feet, the additional jobs that could occur as a result of implementation of the plan would range from 3,400 to 3,900.

The jobs-to-housing ratio for the increment of growth allowed by the plan ranges from 0.87to1.01. This compares to a 2.3 ratio estimated by SBCAG in its Regional Housing Needs Allocation Report. If it is assumed that there will be about 1.5 employed residents per each new residential unit and that 95 percent of new units will be occupied, the increment of additional employed residents would be about 5,820. This would result in a jobs to employed residents ratio range of 0.67to0.58.

Class I Impacts

Implementation of the GP/CLUP would not result in any short- or long-term significant and unavoidable (Class I) direct impacts on population growth or the City's supply of housing. For a discussion of indirect impacts associated with population growth, refer to:

- Section 3.1, "Aesthetics and Visual Resources;"
- Section 3.2, Agriculture
- Section 3.3, "Air Quality;"
- Section 3.4, "Biological Resources;"
- Section 3.5, "Cultural Resources;"
- Section 3.6, "Geology, Soils, and Mineral Resources;"
- Section 3.7, "Hazards and Hazardous Materials;"
- Section 3.9, "Water Resources;"
- Section 3.10, "Land Use and Recreation;"
- Section 3.11, "Noise;"
- Section 3.12, "Public Services and Utilities;" and
- Section 3.13, "Transportation and Circulation."

Class II ImpactsShort-Term Impacts

Impact 3.8-1. The Result of the Increased Population Would Be the Need for Additional Housing and Jobs, Which Would Result in the Physical Alteration of Vacant and Previously Developed Land within the City

Although population growth would not in itself create physical effects to the environment, it could result in secondary or indirect impacts. The result of the increased population would be the need for additional housing and jobs, which would lead to the physical impact of residential and commercial development. The environmental issues associated with increased development include land use compatibility, noise, air quality, traffic, biology, water resources, cultural resources, hazardous materials, geology/soils, aesthetics, public services, cultural/archaeological, and public utilities. Please see those respective sections of this EIR for a discussion of indirect environmental impacts and mitigation measures associated with construction of housing and commercial development within the City.

Long-Term Impacts

Impact 3.8-2. Population Growth Associated with Implementation of the GP/CLUP Is Anticipated to Result in an Increase in the Population by 24 Percent at Full or Ultimate Buildout

The summary of potential plan buildout is shown in Table 3.8-7. Population growth associated with implementation of the GP/CLUP is anticipated to result in an additional 7,421 people, resulting in a population of about 38,100 by the end of the timeframe of the GP/CLUP. This represents an increase of 24 percent over the current 2005 population of 30,679. The estimated population increase of 24 percent over the next 24 years is not considered in and of itself to be a significant impact.

**TABLE 3.8-7
CITY OF GOLETA GENERAL PLAN/COASTAL LAND USE PLAN
POTENTIAL BUILDOUT¹**

	Existing	Change/Additional Buildout	Total
Population	30,679	7,421 24% increase	38,100
Jobs	23,000 ² 19,700 ³	3,400 to 3,900 15 to 18% increase	26,400 to 26,900 23,100 to 23,600
Total Residential Units	11,615	+ 3,880 33% increase	15,495 ⁶
Jobs to Housing Ratio	2.3 ² 1.70 ³	0.87 to 1.01	1.70 to 1.74 1.49 to 1.52
Employed Residents in:			
City of Goleta	-	5,820	-
Goleta CDP	27,515	-	-
Jobs to Employed Residents Ratio in:			
City of Goleta	-	0.58 to 0.67	-
Goleta CDP ⁵	0.99	-	-
¹ Assumes full buildout of the GP/CLUP would occur. ² This estimate is based on SBCAG Regional Housing Needs for Santa Barbara County Report, which used the 2000 Census Journey to Work Place database (SBCAG 2002b). ³ This estimate is based on SBCAG Traffic Analysis Zone Data. ⁴ Based on the 2000 US Census of Population for the Goleta Valley and the UCSB Economic Forecast Project's <i>The 2004 Goleta Valley Economic Update</i> . ⁵ Census 2000 PHC-T-40 from http://www.census.gov/population/www/socdemo/daytime/daytimepo.html ⁶ Housing unit totals are maximum buildout estimates allowed under the Land Use Plan to approximately 2030. These are not the same as the Housing Element, which does not include all potential unit for all mixed-use and redevelopment sites. Housing units on mixed use and redevelopment sites in the Housing Element are related to the 2001 – 2009 RHNA planning period.			

As stated previously, the indirect impacts of the population increase could be considered potentially significant. The following sections of the EIR programmatically address the indirect impacts and mitigation measures associated with population increase:

- Section 3.1, "Aesthetics and Visual Resources;"
- Section 3.2, "Agriculture;"
- Section 3.3, "Air Quality;"
- Section 3.4, "Biological Resources;"
- Section 3.5, "Cultural Resources;"
- Section 3.6, "Geology, Soils, and Mineral Resources;"
- Section 3.7, "Hazards and Hazardous Materials;"
- Section 3.9, "Water Resources;"
- Section 3.10, "Land Use and Recreation;"
- Section 3.11, "Noise;"

- Section 3.12, “Public Services and Utilities;” and
- Section 3.13, “Transportation and Circulation.”

Policies That Would Reduce Impact 3.8-2. In addition, the GP/CLUP includes the following policy and implementation action that would help control the rate of growth and its associated indirect impacts.

- Policy LU 11: Nonresidential Growth Management

Implementation of these policies is anticipated to reduce population growth and housing impacts to a less-than-significant level. No additional mitigation is required.

Impact 3.8-3. Ultimate Buildout of the City in Accordance with the GP/CLUP Could Result in the Addition of 3,880 Residential Units to the City’s Housing Stock

Population growth that could be accommodated under the Land Use Element would increase the demand for housing in the City. Based on the proposed Land Use Plan, an estimated 3,880 housing units could be constructed under full Plan buildout. Figure 3.8-1 identifies sites suitable for residential development. The Housing unit totals are the maximum buildout estimates allowed under the Land Use Plan to approximately 2030. These totals are not the same as those in the Housing Element, which does not include all potential units for all mixed-use and redevelopment sites. Housing units on mixed use and redevelopment sites in the Housing Element are related to the 2001–2009 RHNA planning period.

The Housing Element includes targets for the City’s fair share allocation to provide adequate housing and address regional growth. Under guidelines set forth by SBCAG, an additional 2,388 dwelling units would be required by June 30, 2009 to meet regional goals. Table 10A-20 of the Housing Element Technical Appendix identifies 3,681 potential residential units that could be built by June 2009 (this number is slightly less than the 3,880 maximum allowable units identified in the Land Use Plan). Additional residential development at redevelopment sites and in mixed-use projects could accommodate a small number of additional units in the long term, since the Housing Element focuses on sites reasonably expected to be available for development within just the near-term. Construction of these units would enable the City to meet the total RHNA allocation of 2,388 units for the period from January 1, 2001 to June 30, 2009, as well as longer-term housing needs.

Existing Policies That Would Reduce Impact 3.8-3. The Housing Element includes quantified housing objectives programs, which identify specific numerical targets for units and anticipated dates by which the RHNA targets are proposed to be accomplished. The programs are intended to be implemented in a timely manner and monitored for effectiveness in achieving the housing goals. The City’s Housing Element includes the following policies related to the provisions of providing adequate housing stock and meeting the RHNA targets:

- Policy HE 1: Equal Housing Opportunities
- Policy HE 2: Effective Implementation and Housing Partnerships
- Policy HE 4: Variety of Housing Choices and Affordable Housing Opportunities
- Policy HE 5: Special Needs Housing and Support Programs
- Policy HE 6: Adequate Sites to Meet Goleta’s RHNA
- Policy HE 8: Preservation of Existing Housing and Neighborhoods

- Policy HE 9: Excellence in New Housing Design
- Policy HE 10: Production of New Affordable Housing
- Policy HE 11: Inclusion of Very Low-, Low-, and Moderate-Income Housing in New Development
- Policy HE 12: Funding for Affordable Housing

Several factors may constrain the City's ability to address housing needs, such as physical and environmental considerations, governmental regulations, and market factors. Housing goals may at times need to be balanced with the need to achieve other important City goals, such as the desire to provide open space and recreational facilities, protect historic and environmental resources, and maintain adequate service levels. The Housing Element includes a constraints analysis to analyze potential and actual governmental and nongovernmental limitations to the production, maintenance, and improvement of housing for all persons of all income levels, including persons with disabilities. In addition, the Housing Element includes implementation programs that would address potential constraints to future housing construction.

Implementation of these Housing Element policies and implementation programs is anticipated to reduce potential impacts related to providing an adequate and serviceable housing stock to a less-than-significant level. No additional mitigation is required. Additional goals within the Housing Element are included to address other objectives, such as affordability, equal housing, preferences for affordable housing, the needs of the disabled, and the use of energy-conserving materials in housing construction.

The indirect impacts associated with the projected housing increase are discussed in those respective chapters of this EIR. The indirect impacts associated with increased residential development within the City include land use compatibility, noise, air quality, traffic, biology, water resources, cultural resources, hazardous materials, geology/soils, aesthetics, public services, and public utilities.

Impact 3.8-4. Ultimate Buildout of the City in Accordance with the GP/CLUP Would Result in the Addition of Approximately 3,400 to 3,900 Jobs

As of 2000, Goleta had approximately 23,000 jobs within the City (SBCAG 2002b). Implementation of the GP/CLUP would result in an estimated 3,400 to 3,900 additional employment opportunities, for a total of up to 26,900 jobs citywide at full Plan buildout. As noted in Table 3.8-7 above, the additional housing units resulting from full Plan buildout would help maintain an existing balance between jobs and housing, or between jobs and employed residents. The jobs to housing ratio at full buildout could range from 1.49 to 1.74, as noted in the table, depending upon the estimate of the number of existing jobs in the City as of 2005. By achieving a 1.74 jobs-to-housing ratio, the proposed project benefits the overall City jobs-to-housing balance.

The increase in employment opportunities would be gradual over the next 24 years due to the Goleta Growth Management Ordinance, which regulates the rate of nonresidential development in order to ensure an appropriate balance between the rate of development of commercial-industrial space and the rate of housing growth in the City. It should be noted however that any increase in jobs resulting from the development of additional commercial/industrial space not coordinated with the construction of new residential development within the City could result in an exacerbation of the current job to housing balance and could result in an increase in the net out-commute, thereby potentially increasing the existing traffic volumes between Goleta and Santa Barbara on US-101.

Policies That Would Reduce Impact 3.8-4. The Land Use Element includes Policy LU 11: Nonresidential Growth Management. The objective of the policy is to manage the amount and timing of nonresidential development within the City based upon actual residential construction so as to maintain an appropriate balance between jobs and housing in the City.

In addition, the GP/CLUP includes the following policies for locating job and housing growth near activity centers and transportation corridors, and organizes the growth in mixed-use clusters:

- Policy HE 3: Linkage of Housing and Jobs (GP)
- Policy HE 7: Opportunities for Mixed-Use Housing (GP)
- Policy LU 1: Land Use Plan Map and General Policies
- Policy LU 2: Residential Land Uses
- Policy LU 3: Commercial Land Uses
- Policy LU 4: Office and Industrial Uses
- Policy LU 8: Central Hollister Residential Development Area
- Policy LU 11: Nonresidential Growth Management
- Policy TE 1: Integrated Multi-Modal Transportation System
- Policy TE 2: Transportation Demand Management
- Policy TE 13: Mitigating Traffic Impacts of Development
- Policy TE 15: Regional Transportation

Implementation of the above policies would reduce impacts from anticipated population growth to a less-than-significant level.

Class III Impacts

Short-Term Impacts

There are no short-term Class III impacts.

Long-Term Impacts

Impact 3.8-5 The GP/CLUP Would Not Result in the Displacement of a Substantial Number of People or Existing Homes

The Housing Element identifies areas that are vacant where rezoning to residential or higher residential density are proposed, and areas that are designated nonresidential, where zoning amendments to allow residential uses are proposed. However, the GP/CLUP assume that existing land uses will remain until land use changes would occur through voluntary means and through private redevelopment efforts. Furthermore, the proposed mixed-use area would provide more residential units than the existing land use. The Land Use Element also provides additional residential opportunities, through the Goleta Old Town Revitalization and Mixed-Use designations, in areas that currently do not allow residential uses. As such, the GP/CLUP would not displace a substantial number of people or existing homes. Impacts on the City's current population or existing homes are considered less than significant. No mitigation measures are required.

Class IV Impacts

There are no short-term beneficial (Class IV) impacts. The anticipated reduction in the City's jobs to housing balance from 2.3:1 to 1.74:1 at full Plan buildout would be considered a Class IV impact.

3.8.3.4 Cumulative Impacts

The geographic context for the analysis of cumulative population and housing impacts is the South Coast subregion as defined by SBCAG. The South Coast subregion includes the cities of Santa Barbara, Goleta, Carpinteria, and unincorporated areas of Santa Barbara County. The cumulative context within this geographic area includes all growth within the South Coast subregion as envisioned by SBCAG in their Regional Growth Forecast, which includes all growth anticipated to occur through 2030.

Population over the 2000 to 2030 period is forecast to increase by 121,000 persons or 30% countywide (SBCAG, 2002). The South Coast is forecast to experience an increase in population of 39,500 or 20% (SBCAG, 2002). According to the California Department of Finance, the City of Goleta's population in January 2005 was 30,679, which was 7.3 percent of Santa Barbara County's population (City of Goleta 2006c). The 2010 population for the City is expected to be 30,196, which is an increase of 1,391 people over the 2000 population. The other South Coast cities of Carpinteria and Santa Barbara are forecast to increase in population over the 2000-2030 period by 13 and 15 percent respectively. Limited vacant land limits the potential for nonresidential development in the City of Santa Barbara. The primary areas expected to experience population growth include the Santa Maria Valley, Lompoc Valley, and unincorporated areas of the South Coast.

Cumulative development is anticipated to both accommodate and induce this growth, depending upon the type of development proposed. However, the population growth has been forecasted in local and regional planning documents, and appropriate plans, policies, and regulations are in place to accommodate this growth. The County is acknowledged to be facing a substantial affordable housing shortage, the portion of which in Goleta the GP/CLUP is intended to address. Therefore, the cumulative impact is less than significant.

Population growth associated implementation of the GP/CLUP is anticipated to result in an additional 7,418 people, resulting in a population of 38,097 by the buildout year of 2030. This represents an increase of 24 percent over the current 2005 population of 30,679. The GP/CLUP's projected 2030 population forecast is slightly higher than that projected by SBCAG for the City by approximately 3,797 people. The GP/CLUP's estimated population increase of 24 percent over the next 25 years is not considered in and of itself to be a significant impact. The residential use and associated population increases for the cumulative study area have been projected and considered in regional growth plans. Therefore, the contribution of the GP/CLUP to impacts associated with an inducement of substantial population growth in the area, either directly or indirectly, would not be considered cumulatively considerable, and would comprise a less-than-significant impact.

3.8.3.5 Mitigation**Modifications to GP/CLUP Policies**

No modifications are required.

Additional Mitigation

No mitigation is identified.

3.8.3.6 Residual Impacts

There would be no residual impacts.

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Acronyms

Goleta Census Defined Place (Goleta CDP)	2
Transportation Analysis Zones (TAZ)	3
Regional Housing Need Allocation (RHNA)	8

Citations

SBCAG 2002a	2
California Department of Finance 2005	5
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Miscellaneous

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Glossary

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