

**4.12 Population and Housing**

This section describes the environmental and regulatory setting and discusses impacts associated with the construction and operation of the Santa Barbara County Reliability Project (proposed project) with respect to population and housing.

**4.12.1 Environmental Setting**

The setting for the proposed project includes the south coast of Santa Barbara County (SB Coast Area), which has been defined as the Electrical Needs Area (ENA) of the project. The ENA includes the incorporated cities of Goleta, Santa Barbara, and Carpinteria and the adjacent areas of unincorporated southern Santa Barbara County. In addition, a large portion of the proposed project would be located in Ventura County. The city of Ventura is the largest city near the eastern portion of the proposed project and is where Southern California Edison’s (SCE’s) Ventura Service Center is located. If the applicant’s construction crews are used, they will be based at SCE’s Ventura Service Center or one or more of the staging yards. The cities of Ojai and Santa Paula are also located in Ventura County within 7 miles of the proposed project. For this reason, Santa Barbara and Ventura Counties; the incorporated cities of Goleta, Santa Barbara, and Carpinteria in Santa Barbara County; and the cities of Ventura, Ojai, and Santa Paula in Ventura County represent the proposed project area for the analysis of population and housing.

**Population**

U.S. Census Year 2010 population counts and population projections for Santa Barbara County, Ventura County, and the cities of Carpinteria, Goleta, Ojai, Santa Barbara, Santa Paula, and Ventura are presented in Table 4.12-1. As indicated in Table 4.12-1, population is anticipated to grow between 2010 and 2040 within the overall proposed project area.

**Table 4.12-1 Population in the Proposed Project Area**

Location	2010	2020	2030/2035	2040	2010 to 2040 Change	
					Total	(%)
Santa Barbara County (Total)	423,895	445,955	507,564 (2035)	520,011	96,116	22.7
Ventura County (Total)	823,318	935,452	957,113 (2030)	995,375	172,057	20.9
City of Carpinteria	13,044	13,284	13,825 (2035)	13,893	849	6.5
City of Goleta	29,888	29,954	33,912 (2035)	34,588	4,700	15.7
City of Ojai	7,461	9,287	10,094 (2030)	10,901	3,440	46.1
City of Santa Barbara	88,410	87,813	94,876 (2035)	96,000	7,590	8.6
City of Santa Paula	29,321	36,502	40,576 (2030)	44,650	15,329	52.3
City of Ventura	106,433	118,073	127,836 (2030)	137,600	31,167	29.3

Sources: SBCAG 2012; U.S. Census Bureau 2010; Ventura Council of Governments 2008

**Housing**

Table 4.12-2 presents housing unit counts for 2010 and 2014. Vacancy rates for each jurisdiction are also presented in Table 4.12-2. Each jurisdiction within the proposed project area experienced an increase in housing except for the City of Santa Barbara and the County of Santa Barbara, which experienced a slight decrease. The City of Ventura and Santa Paula experienced the largest percentage increase in housing: 1.6 and 2.5 percent, respectively. The U.S. Census Year 2010 vacancy rates within the proposed project area ranged from 5 to 12.3 percent. The California Department of Finance estimates that the 2010 vacancy rates for each jurisdiction within the proposed project area are holding steady in the year 2014 (California Department of Finance 2014).

**Table 4.12-2 Housing Data for the Proposed Project Area, 2010 and 2014**

Location	Housing Units		Change 2010 to 2014	
	2010	2014	Total	Percent (%)
Santa Barbara County (Total)	152,834	152,733 (6.9% vacant)	-101	<-1
Ventura County (Total)	281,695	284,489 (5.1% vacant)	2,794	1
City of Carpinteria	5,431	5,555 (12.3% vacant)	124	2
City of Goleta	11,473	11,508 (5% vacant)	35	<1
City of Ojai	3,382	3,401 (8% vacant)	19	<1
City of Santa Barbara	37,820	37,393 (6.3% vacant)	-427	-1
City of Santa Paula	8,749	8,973 (4.6% vacant)	224	2.5
City of Ventura	42,827	43,541 (5.6% vacant)	714	1.6

Source: California Department of Finance 2014

**4.12.2 Regulatory Setting**

This subsection summarizes federal, state, and local laws, regulations, and standards that govern population and housing in the project area.

**4.12.2.1 Federal**

There are no federal regulations applicable to the proposed project with respect to population and housing.

**4.12.2.2 State**

There are no state regulations applicable to the proposed project with respect to population and housing.

**4.12.2.3 Regional and Local**

**Government Code Sections 65580 and 65589.8**

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Section 65580 and 65589.8 of the Government Code. Each city and county is required to discuss how it will meet its fair share of the housing need in the state. The purpose of the Housing Element is to ensure that local governments adequately plan to meet the housing needs of all people within the community.

1 **General Plan Housing Elements**

2 The Housing Elements listed below were reviewed for the proposed project; however, no specific  
3 housing policies or programs were identified that were applicable to the proposed project.  
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- 5 • Santa Barbara County General Plan Housing Element Update 2009-2014 (adopted in 2010),
- 6 • Ventura County General Plan Housing Element (adopted in 2011),
- 7 • City of Carpinteria General Plan Housing Element (adopted in 2011),
- 8 • City of Goleta General Plan Housing Element (adopted in 2010),
- 9 • City of Ojai General Plan Housing Element (adopted in 2012),
- 10 • City of Santa Barbara General Plan Housing Element (adopted in 2011),
- 11 • City of Santa Paula General Plan Housing Element (adopted in 2012), and
- 12 • City of Ventura General Plan Housing Element (adopted in 2011 and amended 2012).

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14 No specific policies or regulations were identified that were applicable to the proposed project.  
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16 **4.12.3 Impact Analysis**

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18 **4.12.3.1 Methodology and Significance Criteria**  
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20 Population data from the Year 2010 U.S. Census were examined as well as projected population  
21 estimates, prepared by the Santa Barbara County and Ventura County Associations of  
22 Governments. In addition, the number of housing units in the project area, associated vacancy rates  
23 and information from the housing elements of the jurisdictions that would be traversed by  
24 components of the proposed project were reviewed. Potential impacts on population and housing  
25 levels were determined for both construction and operation of the proposed project according to  
26 the following significance criteria. The significance criteria were defined based on the checklist  
27 items in Appendix G of the CEQA Guidelines. According to the guidelines, the proposed project  
28 would cause a significant impact on population and housing resources if it would:  
29

- 30 a) Induce substantial population growth in an area, either directly (e.g., proposing new homes  
31 and businesses) or indirectly (e.g., the extension of roads or other infrastructure);
- 32 b) Displace substantial numbers of existing housing units, necessitating the construction of  
33 replacement housing elsewhere; or
- 34 c) Displace substantial numbers of people, necessitating the construction of replacement  
35 housing elsewhere.

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37 **4.12.3.2 Applicant Proposed Measures**  
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39 There are no Applicant Proposed Measures associated with population and housing for the  
40 proposed project.  
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1 **4.12.3.3 Environmental Impacts**  
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3 **Impact POP-1: Induce substantial population growth in an area either directly (e.g.,**  
4 **proposing new homes and businesses) or indirectly (e.g., the extension of roads or other**  
5 **infrastructure).**

6 LESS THAN SIGNIFICANT  
7

8 The proposed project would not include the construction of new houses or businesses; therefore,  
9 the proposed project would not directly induce population growth in the area. In addition, the  
10 proposed project would be constructed to ensure the availability of safe and reliable electrical  
11 service and to help meet customer electrical demand within the Electrical Needs Area (ENA) during  
12 emergency conditions (Chapter 1, "Introduction").  
13

14 While overall population in the project area is projected to increase by the year 2040 (Table  
15 4.12-1), the proposed project is not expected to directly or indirectly contribute to this growth  
16 because it would not induce additional electrical consumption. Rather, the proposed project would  
17 be part of SCE's effort to meet emergency electrical demands of the Santa Barbara South Coast area,  
18 while enhancing operational flexibility. The proposed project would replace an existing  
19 subtransmission line. Although the proposed project includes access road improvements, these  
20 roads are mostly private roads and are off limits to the public.  
21

22 The proposed project would not result in any additional, long-term staffing increases as the  
23 applicant's construction personnel would be largely drawn from existing populations within or  
24 near the project area. In addition, operation and maintenance activities would be similar to existing  
25 operations and maintenance activities. No additional long-term staffing is anticipated. Therefore,  
26 construction and operation of the proposed project would not induce population growth in the  
27 proposed project area and would have a less than significant impact under this criterion. Growth-  
28 inducing impacts are further discussed in Section 6.2, "Cumulative Impacts and Other CEQA  
29 Considerations."  
30

31 **Impact POP-2: Displace substantial numbers of existing housing units, necessitating the**  
32 **construction of replacement housing elsewhere.**

33 LESS THAN SIGNIFICANT  
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35 No housing units would be removed for construction or operation of the proposed project. The  
36 reconstruction of existing 66-kilovolt (kV) subtransmission facilities would primarily be located  
37 within existing utility rights-of-way (ROWs) between the existing Santa Clara Substation in Ventura  
38 County and the existing Carpinteria Substation in Santa Barbara County. In one location along  
39 Segment 3B, new ROW would be acquired; however, no existing housing units would be displaced  
40 and no new housing would be constructed elsewhere. The project components are located  
41 primarily in mountainous, sparsely populated areas of Santa Barbara and Ventura Counties.  
42 Segments 3A and 4 along with the Casitas and Carpinteria Substations are located partially within a  
43 residential land use designation, but the construction of the components would not displace  
44 existing housing units.  
45

46 No permanent housing is required to support the applicant's construction workers because they  
47 would be largely drawn from existing populations within or near the project area. In the event that  
48 temporary worker accommodations were required for a portion of the project's up to 105 daily  
49 workers, Ventura and Santa Barbara counties both contain a number of hotel facilities, which  
50 would adequately support the proposed project, if required. The components of the proposed

1 project would be un-staffed, and only occasional maintenance or emergency repairs would be  
2 required during operations. No permanent housing would be required for maintenance staff, as  
3 operations would continue in a manner similar to that of existing operations. The substations  
4 associated with the proposed project function as remotely controlled substations. Station  
5 inspections are performed by substation operators when there is an indication of trouble;  
6 therefore, no permanent housing is needed for substation operators. As a result, construction and  
7 operation of the proposed project would have a less than significant impact under this criterion.  
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9 **Impact POP-3: Displace substantial numbers of people, necessitating the construction of**  
10 **replacement housing elsewhere.**

11 NO IMPACT

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13 As discussed above, under IMPACT POP-2, no housing units would be removed for construction or  
14 operation of the proposed project. As a result, no residents within the proposed project area would  
15 be displaced, necessitating the construction of replacement housing elsewhere. Construction and  
16 operation of the proposed project would have a less than significant impact under this criterion.  
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18 **4.12.4 Mitigation Measures**

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20 There are no mitigation measures applicable to population and housing.  
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