The impact on the project site will be one of intensification of use. A decrease in the number of structures and an increase in building height could occur. Since the residential area to the west will have a 510-space employee parking lot between it and the new retail structures, the increase in scale should not impose significantly on the general character of the neighborhood. An increase in vehicular traffic on De la Vina and De la Guerra Streets, Ortega and Cota Streets (between Chapala and De la Vina) could result from the project. These are streets lined with residential uses.

Impacts on Area Housing Market

It is estimated that 30%, or 12, relocated tenants would choose assistance housing. Fifty-five percent, or 23, would look to the open market for housing. It is estimated that 15%, or 6, of the tenants would seek to purchase dwellings. Of the ten owner-occupiers who are dislocated, it is estimated that all would seek to repurchase dwellings. The impact on demand for local open market housing is estimated as follows (see "Housing," p.168):

Households seeking to purchase housing	16
Households seeking to rent open market housing	23
Total demand on open market housing	39

Preempted Uses: Auto Center

Approximately 301 persons in 77 dwelling units and 54 rental rooms will be dislocated by the project. In addition, 26 businesses containing 124,979 sq. ft. of floor space will be displaced. The rental rooms exist in two separate structures. The Savoy Hotel at 409 State Street has 24 rooms and, as of February 12, 1976, had no vacancies. A senior men's home located on East Haley Street between De La Vina and Bath Streets contains thirty rooms.[12] Table 23 indicates the number and type of residences displaced along with the number of people. Displaced businesses are also included.

TABLE 23

Number of Shelters, Businesses and Residents Displaced by the Proposed Auto Center

Type	Number	Number of Persons (Approx.)
Residential-Owner	19	61
Residential-Tenant	58	186
Rental Rooms	54	54
TOTAL	131	301
Business/Industry	26	--

Source: 1970 Census and Lyle Stewart

12 This home is congregate housing, i.e., many rooms served by one kitchen facility and common bath and living areas.

Table 24 lists the structural conditions of the 61 residential structures to be dislocated. A street survey of these structures was made by a planning consultant in order to estimate the number of standard houses affected by the project and to determine the number that could be saved at a reasonable cost. Rehabilitation is feasible if costs do not exceed 50% of the market value of the structure.

TABLE 24

Number of Structures in Various Stages of Physical Condition

Condition	Structures	Dwelling Units	Persons
Standard (good condition, up to code)	1	30	
Rehabilitation Feasible	2	3	
Rehabilitation Questionable	12	17	
Substandard (dilapidated)	46	90	
TOTAL	61	131	301

Table 25 lists the square footage of commercial floor space displaced by its present use.

Table 25

Business/Industrial Floor Area Displaced by Proposed Auto Center (Sq. Ft.)

Type Activity	Square Feet Displaced
Retail	40,546
Service	72,133
Office	10,200
Industrial	--
Storage	750
Other	13,560
TOTAL	137,189 sq. ft.

The types of business activity represented by the 26 businesses to be dislocated by the Auto Center vary widely (see p. 21). Some are presently involved in auto service or sales-related activities and will have the opportunity to relocate within the proposed Auto Center. Those not automobile-related will receive financial and technical assistance in relocating to other appropriate locations.

Land Use Impacts Within the Proposed Project Site

The construction of the proposed Auto Center would require the removal of 131 dwelling units (including 54 sleeping rooms) housing 301 persons, and 26 businesses. It would create a homogeneous commercial complex where there

presently exists a heterogeneous neighborhood. The residences are predominantly wood-framed structures, both single and multiple family. The majority are west of Mission Creek. Some of those interspersed in the residential area west of Mission Creek service primarily the residents of that area; others provide services to a larger market. The businesses and residences create a small heterogeneous residential and commercial neighborhood south of Haley Street. This neighborhood would be disrupted by the proposed project. This disruption is considered a significant adverse impact.

The land uses to the east of Mission Creek are predominantly service commercial and commercial with some retail. The majority of the land area is devoted to automobile-related uses. The block south of Haley between Chapala and State contains a dry cleaners, TV repair shop, liquor store, clothing sales, hotel and bicycle and furniture shops. These are uses that do not conform to the uses designated for the Auto Center in the General Plan. Like other such uses, they will be unable to relocate within the project area. This portion of the project site will be converted from an area of many different and interdependent commercial activities to one containing auto sales and service.

The completed project would have more open space than presently exists on the site. Land use intensity would be reduced and visual appearance improved. These are considered beneficial impacts.

Land Use Impacts Outside the Project Site

The Redevelopment Agency proposes to construct new, high-density, 20-25 dwellings per acre housing to accommodate residents dislocated by project components of the Central City Redevelopment Plan. The increased density in the existing neighborhoods where housing is to be constructed could cause adverse impacts. As this point it is impossible to tell precisely where residents dislocated by the Auto Center would relocate. However, 500 units of below-market, Redevelopment Agency housing will be provided on 22+ acres in seven locations within the western portion of the planning area. (See "Below Market Housing," p. 34, and "Housing" subsection, p.168.)

It is estimated that 17 households desiring Redevelopment Agency supplied Below Market housing would be dislocated by the Auto Center. These families would require only 3% of the new units.

Approximately 137,000 sq. ft. of commercial space will be dislocated by the proposed project. The relocation of this amount of commercial floor space could have an adverse impact on the price and availability of commercial floor space within the most desirable commercial sections of the City. These sections are in or on the periphery of the CBD, in the east side industrial area along Haley and Gutierrez streets, and along Milpas Street. The competition for the best locations in these areas could cause the floor space rental rates to rise.

Impact on Area Housing Market (see also "Housing")

The number of dislocated residents who would seek open-market housing would have a moderate adverse impact on the price and availability of low and moderate income housing in the Santa Barbara area. It is estimated that 15%, or 9, of the tenant-residents would purchase housing; 55%, or 27, of the tenants would seek open-market rental housing. The 19 residential-owner households would seek to purchase new dwellings (see "Housing," p. 172). The estimated impact on the open market housing supply would be as follows:

Impact on Area Housing Market

The number of dislocated residents who would seek open-market housing would have a significant adverse impact on the price and availability of low and moderate income housing in the Santa Barbara area. It is estimated that 15%, or 9, of the tenant-residents would purchase housing; 55%, or 27, of the tenants would seek open-market rental housing. The 19 residential-owner households would seek to purchase new dwellings. The estimated impact on the open-market housing supply would be as follows:

Households seeking to purchase housing:	38
Households seeking to rent housing:	27
Total demand on open housing market	65.

In addition, the Auto Center will dislocate one 30-room senior men's home and 24 sleeping rooms in the Savoy Hotel on State Street. The occupants of the 24 hotel rooms will seek replacement rooms, or other rental units.

Preempted Uses: Presidio

Business Dislocation

Approximately 16 businesses and three civic organizations will be dislocated by the first phase of the proposed project (see "Present Environment," p. 26 for business activities displaced). Total commercial space displaced would be 21,031 sq. ft. Table 26 indicates the approximate area in floor space for dislocated commercial uses.

TABLE 26

Commercial Floor Space Dislocated by the Proposed Presidio Project

Type of Space	Number of Square Feet
Retail	11,314
Service	9,717
Total	21,031

The dislocated businesses will be relocated in other areas of the City. Their nature requires a location close to the CBD and in a predominantly retail area.

Approximately 25 residential units would be displaced by the proposed project. Seventeen are apartment residences, while the remainder are single-family dwellings or duplexes. Residential uses occur in the Rochin Adobe and the Caneda Adobe. The residents occupying these dwellings have the advantage of relatively inexpensive shelter close to the CBD, resulting in lower transportation and energy costs. They also provide a degree of security to the businesses and merchant activity during non-business hours.

On-Site Land Use Impacts

The completion of the Presidio project will result in the destruction of existing structures and the relocation of all current uses, with the exception of the civic organizations and, perhaps, one grocery store. The grocery store could be incorporated into the restored Presidio. The architectural traces of modern civilization on the site would be eliminated, as would the mix of commercial and residential activity presently occurring. The completed site would be utilized by both tourists and residents, whereas it is now devoted primarily to the use of the urban resident.

The scale of the structures on the project site will be significantly modified. Though the walls and Chapel of the Presidio may not exceed the height of the existing two-story structures, the unbroken lines of the quadrangle walls will present to the pedestrian an imposing structure appearing larger in scale than the existing uses. The visual obstruction of the mountain backdrop from points close to the quadrangle could be a minimal adverse impact. The visual impact of the restored quadrangle, in combination with the mountain backdrop, from points further away from the quadrangle would be a significant beneficial impact.

It is difficult to determine the impact on land use intensity of including various merchant activities in the completed project without more specific information on the type and number. Whether land use intensity would be greater or less than at present, its activity pattern would change. At present, activity occurs at a steady pace throughout the day, with considerable activity occurring in the evening at the Oriental restaurant and bar. Once the project is completed, activity levels should be less steady, with peaks occurring on weekends, holiday seasons, and during events such as the Fiesta celebration.

Off-Site Land Use Impacts

Land uses immediately surrounding the project site will be disrupted to varying degrees during the project construction. Structures partially within or close to the quadrangle's outer defense wall may have to be moved or demolished. A parking area may have to be provided for the completed Presidio, perhaps involving adjacent land.

The relocation of 16 businesses will add to the demand for commercial and retail floor space. The total amount of space is small and the adverse impacts on the existing supplies of such space would be minimal. The relocation of the 25 residences will also place demands on the area housing supply. The Presidio excavation and construction will take years and the relocations will occur very gradually. Their impact would be insignificant.

Preempted Uses: Performing Arts Center

There would be 20 businesses and approximately 84 residences dislocated by the proposed Performing Arts Center. If the Supermarket in the project site area west of State Street is dislocated, it would be the only dislocation in that block. The remaining dislocations would occur in the site area east of State Street.

Of the 83 residences displaced, 42 would be in apartment buildings. The Normandy Apartments on Victoria Street have 14 rooms and the Porter Apartments on Arlington Avenue have 28. A total of 19 residential structures will be affected. Table 27 indicates the number and type of residences dislocated as well as the number of persons dislocated.

TABLE 27

Businesses, Dwelling Units, Apartments and Rooms
Dislocated by the Proposed Performing Arts Center

Type	No. of Units	No. of Structures	No. of Persons (Approx.)
Residential-Owner	4		
Residential-Tenant	63		
Rental Rooms	14		
Vacant	3		
Total	84	19	85
Businesses	20		

Source: On-site investigation

The physical condition of the structures to be displaced varies. Three appear standard, some substandard, and others may be rehabilitable at varying costs. Many of the structures serve both residential and commercial purposes. Store fronts have been added to the original structures and the condition of these units is good. Some of the structural additions are of concrete, however, making the structures more difficult to move if that were to be considered. The residential structures on Sola Street are large, older, wood-framed structures for which rehabilitation costs would be high and moving costs expensive.

The 20 businesses that would be dislocated by the proposed project represent a variety of commercial activities. (See "Present Environment," east of State Street, p. 28). The majority are retail sales operations. Commercial services range from law and accounting to sewing. These businesses would be relocated with the assistance of the Redevelopment Agency.

Since the present businesses occupy visible State Street locations, their relocation preferences would likely be in the same area. This increased demand for prime CBD space could have a moderate adverse impact on the availability of that space. Table 28 indicates the approximate square footage of commercial floor space that would be dislocated by the proposed project.

TABLE 28

Commercial Space Displaced by the Proposed Performing Arts Center

Type Activity	Square Feet Displaced
Retail	37,289
Service	6,720
Office	1,600
Industrial	--
Storage	--
Other	--
TOTAL	45,609

Source: Lyle Stewart

On-Site Land Use Impacts

The existing commercial structures fronting on State Street in the western block of the project site would remain. The residential and commercial structures on the block east of State Street would be removed to make room for other elements of the Performing Arts Center and the Pavilion. The change in this block's character would be total: From a collection of office, retail, commercial and residential uses to the uses associated with a city's cultural center. Given the expected nature and intended uses of the buildings to be constructed, the major impacts are considered significantly beneficial.

The structures present on much of the project site are large wooden or adobe multiple residences. Their size would roughly equal the size of the proposed center; therefore, a substantial change in scale is not anticipated.

The intensity of land use in the area will likely decrease. At present, major activities on the site occur during the day. The Performing Arts Center and Pavilion will receive their most intense use in the evenings and on weekends, with some afternoon activity if matinees are scheduled.

Off-Site Land Use Impacts

The uses dislocated by the proposed project would be relocated in other areas within the City. There are approximately 63 residential tenants on the site. These and the dislocated owner-occupiers will enter the Santa Barbara

area housing market and place demands on an already short housing supply. An estimated 15% of the tenants will seek to purchase housing, 55% will seek open market rentals and 30% will seek Redevelopment Agency-supplied housing (see "Housing," p.170). It is assumed that all owner-occupiers are expected to repurchase. The estimated increased demand on Santa Barbara's open market housing supply is as follows:

Residential tenants seeking to purchase:	9
Residential tenants seeking to rent:	35
Owner-occupiers seeking to purchase:	4
Tenants seeking sleeping rooms:	14
Total households seeking open market housing	62

The addition of 48 households to the existing housing demand (62 minus 14 sleeping rooms) will constitute a moderately adverse impact on the housing market if the housing supply is not substantially improved over the present level.

As the commercial, retail, office and service uses presently enjoy central core locations, it is expected that they would seek to relocate close to the CBD. The demand they create for select commercial space could drive up its price and availability. The uses number 20. To the extent that some do not require close-in CBD locations, this impact would be diminished. Their competition for available space would have an adverse impact on the supply and availability of commercial space in or on the periphery of the central core.

Preempted Uses: Neighborhood Shopping Center

Businesses and Residences

If the entire site block is redeveloped, 65,518 sq. ft. of commercial floor space involving 16 establishments would be eliminated. The uses comprising the 65,518 sq. ft. are allocated as follows:

One office	3,250 sq. ft.
Three Retail	13,083
Six Service Commercial	43,973
Other	2,106
Vacant	3,106
TOTAL	65,518 sq. ft.

Some of the business activities presently occurring on the block are not activities usually found in a neighborhood shopping center. These activities would likely have to relocate in other commercial areas. The Auto repair businesses and the auto machine shop are such activities. There is one large warehouse with a 100-foot front on Carrillo Street, half of which is used for a theater (The Playhouse), the other half of which is used by a tire company. The theater and tire firm are using this building because its large size fits their specific needs. It is unlikely that a building of this size would be constructed in the proposed shopping center, forcing the theater and tire company to relocate.

Seven men are currently living in rental rooms in the old YMCA building at the northwest corner of the Chapala and Carrillo Street intersection. These residences would be eliminated, requiring relocation of residents.

Parking Spaces

The proposed Neighborhood Shopping Center will displace 282 off-street parking spaces. Twenty-one on-street spaces may also be displaced. The center would provide 191 customer spaces (2 spaces per 1000 sq. ft.) and a 35,000 sq. ft. lot with a capacity for 100 carpool spaces. Table 29 indicates the number and types of parking spaces displaced and provided.

TABLE 29

Parking Displaced and Provided by the Neighborhood Shopping Center

Type Parking	No. Spaces Displaced	No. Spaces Provided
Paid ($1.25/day or any part)	129	0
Reserved	55	0
Private (employee/customer)	75	191
Car Pool Parking	0	100
On-Street:		
1 hour	9	0
2 hour	11	0
15 minute	3	0
TOTAL	282	291

The majority of the 191 customer spaces would be used for relatively short term parking. The long-term reserved parking and the paid parking would be displaced, but the car pool lot will serve the same function with the added benefit of inducing a higher persons-per-car ratio.

Land Use Impacts Within the Project Site

The commercial, residential and office uses on the site would be dislocated, the parking areas and structures demolished and a new complex built. Some of the existing buildings could possibly be used. The predominant use would be retail, while, at present, it is service-commercial. Forty-one percent of the block would be devoted to parking. The impacts would be increased intensity of use, a possible increase in structural scale, and improved visual appearance. The latter impact is considered moderately beneficial; the former, moderately adverse.

Land Use Impacts Outside the Project Site

Impacts on land uses outside the project site would be minimal. The proposed project would dislocate approximately 65,518 sq. ft. of floor space. These businesses would relocate with the assistance of the Redevelopment Agency,

placing demands upon the existing supply of commercial floor space. The square footage dislocated by the project would not significantly effect the existing supply of commercial space within the area because the majority of the businesses are relatively small and do not need a prime central core location. Some of the businesses now on the site, such as the printing shop, sporting goods store, beauty salon, figure salon, and TV repair shop, could relocate within the project. If the project were constructed in planned sequential stages, they could relocate without the use of interim locations.

Preempted Uses: Below Market Housing

This project would dislocate approximately 320 dwelling units. The units are contained in a variety of structures ranging from small, single-family detached houses to larger, wood-framed multiple dwelling structures. Many of the structures are in dilapidated or substandard condition. There are approximately eight Victorian-style homes subject to dislocation by this project.

On-Site Land Use Impacts

Existing residential structures would be demolished or moved, the land formation modified to varying degrees on each site, and high density residential structures constructed. The 500 units of the proposed project could be built on seven or eight locations totaling 22 acres. The existing average unit-per-acre density on these sites is 14.5 per acre. The proposed density would be from 20 to 25 DU's/acre. Unit-per-acre density would therefore be increased by approximately 40%.

Activity levels would increase depending upon whether the sites were used for the elderly or the family units. Activity levels (automobile traffic, children playing, outside sports, etc.) would decrease on the elderly-unit sites. Activity levels on sites developed for family units would be higher. The present average family size in City Housing Authority family units is 4.17 persons per dwelling, or roughly three to four children per household.[13]

Off-Site Land Use Impacts

Relocation of the 320 households would place demands on both vacant and developed residential properties within the Santa Barbara area. Many of the dwelling units would be dislocated to new sites, requiring the development of vacant parcels of land. In terms of the development of open space within the urban area, this is considered a moderately adverse impact. In terms of supplying critical housing needs, it is a beneficial impact.

The demands on residential space created by the relocated households will adversely affect the cost of housing, either rental or purchase. To the extent that dislocated residents are relocated in units within the proposed

13 Personal communication, Monica Fulco, City Housing Authority, 1/28/76.

project, this impact will be mitigated. The large number of households dislocated, however, will require a large percentage of them to choose Below-Market Housing before this impact is substantially mitigated.

Land-use intensity in other residential areas of the Santa Barbara area will be increased as a result of the relocating residents. It is estimated that the preponderance of the housing demand will occur in the rental apartment sector, the sector with the highest unit per acre density. Construction of multiple-unit housing, either public or private, will increase land-use intensity in the areas subject to construction.

Preempted Uses: Neighborhood Facility

Eleven households in ten structures will be dislocated by the proposed project. The loss to Santa Barbara's housing stock of eleven functional dwelling units is an adverse impact on area housing market conditions (see "Housing," p. 164).

Impacts Within the Project Site

There would be no adverse land use impacts on the project site. There would be minimal beneficial impacts due to required Creek setbacks and the resulting flood hazard reduction.

The project would cause the demolition or removal of eleven wood-framed dwelling units and the conversion of the property from residential to institutional use. One building would be constructed, the height and area specification of which are not presently available. It is assumed that the structure would be larger in scale than any of the existing dwelling units. The project would be oriented toward and integrated into the Mission Creek Linear Park. Therefore, the required setbacks and development criteria would provide more open space for recreational uses. The intensity of use would be above that which presently occurs.

Land Use Impacts Outside the Project Site

The small size and scope of the project would cause insignificant land use impacts within the larger Santa Barbara area. The eleven dislocated households could be relocated without developing vacant land. A minimal beneficial impact would accrue to adjacent properties because of the open space, landscaping and increased flood hazard protection.

Preempted Uses: Mission Creek Linear Park

Land Use Impacts

Because non-conforming uses along the Creek may diminish with the acquisition of property, the project will decrease the intensity of use in the Creek bank vicinity. As the City acquires this private property, land will be taken from the tax rolls and placed under the supervision of the City Community Services Department.

Preempted Uses

Both residential and commercial uses would be preempted by the proposed project. The major preempted use will be residential. At the present time the number of dwelling units and businesses that would be preempted is not known. It must be pointed out that the non-conforming use enforcement is a passive form of land use control. It means that non-conforming uses are not allowed to expand or intensify: when they are eliminated by fire or old age, or are abandoned for a specified period of time, they are simply not allowed to resume. This is the major way in which the Mission Creek Linear Park will be accomplished. The method is not similar to other CCRP elements such as the CBD Retail Expansion or Auto Center where property is actively acquired by the Redevelopment Agency under an eminent domain procedure. There are some vacant parcels along the Creek that may be acquired in this manner, but the land area subject to this procedure is insignificant when related to the whole.

Land-Use Impacts of Proposed Project

The implementation of those policies and regulations specified in the Major Creek Open Spaces Element pertaining to development along the Creek would significantly reduce flood plain hazards and resultant flood damage costs. No development would occur within 50 ft. of the creek banks. During high magnitude floods this would significantly reduce destruction of structures from underlying bank erosion and overflow. Beyond the 50-ft. line development plans will be subject to design criteria to mitigate flood plain hazards. Design standards able to withstand high magnitude floods would be a precondition of project funding and reasonably priced federal flood insurance.

The reductions of flood damage and hazards to life are significant beneficial effects.

Approximately 18 acres of land following the linear contour of the Creek could be converted to recreational use. Small parks would be created along the Creek in which hiking and equestrian trails are planned. These are beneficial impacts. If in the long run sufficient continuity can be established, a bicycle path may be incorporated into the park. The hiking trail and possible bike path would facilitate alternative modes of transportation within the planning area and into the planning area from the west side.

The west downtown neighborhood presently produces auto traffic volume during peak hours that constrains flow efficiency along Carrillo, Mission and Micheltorena Streets. Well-designed pedestrian and bicycle trails within the Park could induce some west side residents to change their transportation modes as they travel into the central area or through it to the beach. This is a significant beneficial impact.

The gradual elimination of residential and commercial uses within the 50-ft. area on each side of the Creek bank will remove approximately 18 acres of land from the City's supply of developable land within the planning area. Those uses that presently occupy the land, or would have occupied it, will be either accommodated elsewhere or will have their densities reduced. Where small lots lie between the Creek and parallel streets, a reduction of 50 ft. in the depth of these lots could render the entire parcel uneconomical to develop.

Residences and businesses will be gradually eliminated from the project site. The requirement to relocate would disrupt their lives and cause considerable inconvenience. These would be adverse impacts.

Designating uses as non-conforming would prevent property owners from expanding the side of the existing structures or, in the case of businesses, capacities. They would be allowed to perform construction only as it relates to maintenance. The market value of property within 150 feet of either creek bank could be adversely affected.

Since development plans within the flood plain area would be subject to a case-by-case analysis by the Board of Land Use Controls, development costs could rise. Accurate determinations of costs in the initial planning and feasibility stages of various private developments would be difficult. Impacts which could raise the costs of development along the Creek are considered adverse.

The City would eventually acquire an estimate 18 acres of open space and would be responsible for routine maintenance. A definitive analysis of maintenance costs is not possible at this time. Though increased maintenance costs are indirect adverse impacts, they would be outweighed by the direct beneficial impacts of increased recreational opportunities for the public.

Preempted Uses: Market Housing

Approximately 37 businesses and five residences will be dislocated by the proposed project. Three of the residences are single-family dwellings, one is standard and two dilapidated. The other two residences are in the rear of structures being utilized for retail and commercial service activities. Since their number is small, relocating the households would represent an insignificant impact in itself.

Impacts on businesses relocated will range from significantly adverse to insignificant, depending on the nature of the business and its locational requirements. The Pony Ride at the corner of Santa Barbara Street and Cabrillo Boulevard, for example, would suffer a significant adverse impact if it is not relocated within the East Beach area or other area close to heavy pedestrian traffic. Marine or ocean-oriented industries could be relocated within the "Ocean-Oriented" use area just to the east (see Figure 18, p. 58). Under the requirements for shoreline development and the preliminary design concepts for the Ocean-Oriented Industry area, this relocation site would offer aesthetic and functional advantages that

would represent beneficial impacts to relocated businesses. Seven of 26 dislocated businesses are ocean-oriented uses.

Other commercial service uses could relocate within the eastside industrial area. Many are compatible with both the residential and commercial uses occurring there. A few existing uses such as the Dog Pound and lumber yard may have specific relocation needs. They would require relocation away from residential areas.

Impacts Within the Project Site

Many of the commercial uses presently on the project site are not compatible with the recreational and tourist uses for which the Santa Barbara waterfront is designated in the General Plan. Uses such as lumber yards, furniture refinishing, auto body shops, industrial warehouses, or chemical distributors are not ocean, beach, or recreation related. From a land use perspective, their removal from the site is a significant beneficial impact.

The construction of from 304 to 406 market housing units within the waterfront or beach area is a significant land use impact in that it designates a substantial piece of ocean front property (20.3 acres) for the exclusive use of a particular economic group. Whether or not this is an adverse or beneficial impact is uncertain at this time. What is certain is that the present uses are incompatible with the ocean front. More commercial space than that which will be provided by the wharf and/or Mercado could result in an over-commercialization of the waterfront area and competition between waterfront and State Street commercial interests. The expansion of Palm Park, the Mercado, the wharf, and the public access design concepts of the ocean-oriented industrial area would provide open space.

In terms of land use intensity, the new housing would generally be occupied by older couples or persons without children. These households demand low levels of service from the urban infra-structure; they generate fewer automobile trips and make less demands on resources.

The question of where market housing residents will come from is one that, after detailed consideration, was deemed beyond the scope of the report. It is a question that should be answered, however, because if substantial numbers of the units are occupied by immigrants drawn to Santa Barbara by the beach housing, the units would not help in solving the housing needs of Santa Barbara residents.

Land Use Impacts Outside the Project Site

The small number of dislocated residents (5) would have an insignificant impact on the area housing supply.

The 26 relocating businesses would represent a substantial demand for commercial space. To the extent that the demand would be diminished by those industries able to relocate within the ocean-oriented industrial area, the impact would be mitigated. Without the marine-related industries, approximately 20 businesses would be seeking commercial space. Generally,

these businesses do not require central locations, though some, e.g., the winery, liquor distributors, and industrial warehouses, do. The eastside industrial, airport, and Goleta areas would be available as potential relocation sites. The diverse nature of the businesses would disperse them to these areas and lessen the impact on any one area.

Preempted Uses: Hotel/Conference Center

The proposed project would dislocate five businesses occupying approximately 140,000 sq. ft. of land area. (See p. 56 for existing business activities.) The businesses are industrial and construction materials suppliers. The majority of their supplies are stored on the open ground or in sheds. The businesses would be relocated to appropriately zoned areas.

Impacts Within the Project Site

With the exception of the old roundhouse at the juncture of Punta Gorda Street and Cabrillo Boulevard, the existing structures on the site will be removed. Increased land use intensity will result from the project; however, because the present uses are visually unattractive, the new use will have a significant beneficial impact on the aesthetic condition of the East Beach area. The land in this area is primarily a recreational and tourist-related resource. Facilitating that use is also a beneficial impact.

Land Use Impacts Outside the Project Site

The uses dislocated are primarily distributors of construction supplies. They are sometimes noisy, have unsightly open-storage areas, and require trucks or railroad freight service for shipping and receiving. If they are relocated in the eastside industrial area north of U. S. 101, they would have adverse impact on areas presently under consideration for "compatible" mixed residential and commercial uses.

The eastside industrial area also has current deficiencies in its traffic circulation network and parking facilities. Relocating preempted industries there would aggravate these problems. An alternative relocation area could be the airport property in Goleta. Relocation of the industrial uses there would have a minimal impact on residential and commercial uses.

Preempted Uses: Ocean-Oriented Industry

The project will dislocate 13 industrial businesses on 30.2 acres--1,315,512 sq. ft. of land. (The industrial activities are described on p. 59.) Because of the nature and size of some of the preempted uses, their dislocation would cause moderate to significantly adverse impacts. The auto wrecking yard, for example, is presently screened from public view because its location in the approximate center of the property surrounded by other uses. Other areas zoned M-1 within the City, to which the wrecking yard could be moved, may not provide locations as removed from public view. The intrusion of an auto wrecking yard into such area would be a significant adverse impact.

Some of the preempted businesses presently require and use the rail spur service on the project site. These businesses have likely chosen their present location because of that service. The relocation of these businesses to areas where rail service is available may prove difficult. If spurs have to be constructed for the industries in their relocation areas, adverse impacts may result.

Impacts Within the Project Site

The proposed project will replace industrial uses and replace them with a group of industries related to a single natural resource. Such a grouping of related industries would be a significant beneficial impact.

In the long run, the intensity of land use occurring on the site would be increased, but the visual impact of the new uses would be an improvement over that of the present uses. Since the project site is so close to the East Beach waterfront area and the proposed Palm Park Expansion, the aesthetic improvements resulting from the project would be a significant beneficial impact.

The concept of a lagoon, surrounded by ocean-oriented industries where tourists and local individuals could visit, enjoy, and learn the intricacies of the social and economic relationships between their society and the sea, would make the industrial area an integral part of the entire East Beach complex. This would be a significant beneficial impact.

Impacts Outside the Project Site

Because of the nature of their operations, some of the industries on the project site would engender moderate to adverse impacts within the areas of their relocation. Auto wrecking, sand blasting, truck storage and fuel storage facilities are land uses that create noise and may be visually intrusive. Many of these uses are not dependent on central locations and could feasibly be relocated at the airport so as to avoid disruption of residential or commercial activities. If this occurs, relocation impacts could be substantially reduced.

Relocation of noisy industries, or industries with intense activity levels, within the eastside industrial area would have a significant adverse impact because of the scattered pockets of residential uses in the area and the increasing problem of traffic circulation and inadequate parking facilities.

Preempted Uses: Palm Park

The proposed project would cause the dislocation of two businesses and the destruction of several older buildings and related structures. The businesses would most likely be relocated in the eastside industrial area north of U. S. 101 (see p. 63). The businesses are compatible with uses presently occurring there.

Land Use Impacts on the Project Site

Significant beneficial impacts will occur as a result of the project. The present uses are industrial in nature, and they occur in old and unattractive structures. The land area surrounding them is often littered with debris. The project would eliminate these uses and provide from 8.5 to 21 additional acres of East Beach park area. Another beneficial impact is the realignment of Cabrillo Boulevard to the north. The realignment will create the additional park space.

There could be a loss of up to 21 acres of Light Industrial (M-1) zoned acreage. Under the direction of the City Community Development Department an on-going Land Use Zones Analysis is seeking to determine whether or not the present supply of M-1 zoned acreage within the City exceeds the amount needed. In light of the recently adopted 85,000 population limit for the City, and the need for additional acreage to supply housing needs, it is possible that the current supply of M-1 zoned land does exceed the optimal amount.

Land Use Impacts Outside the Project Site

The number, size and intensity of the relocated businesses are such that insignificant impacts would be imposed on other areas as a result of their relocation. The water bottling company generates truck traffic and the auto body shop emits noise and generates some vehicular traffic, but these features are compatible with the uses occurring in the eastside industrial area.

Preempted Uses: Transportation Center

The Transportation Terminal would dislocate ten businesses occupying an estimated 62,000 sq. ft. of floor area. The uses are primarily commercial service and the predominant activities are auto service and seafood processing. (See p. for the list of business activities.)

Impacts Within the Project Site

The impact of the proposed terminal on the project site would be minimal. The commercial activities presently occurring on the site will be relocated and replaced with transportation-oriented uses. If preferred Plan A is adopted, there may be a railroad museum, restaurant, and a retail bicycle center on the site (see Figure 19a, p. 64). Structural density on the site would be reduced because a major portion of the land area will go to vehicle parking or storage. Because of the elimination of the variety of uses presently on the property, some of which are interdependent, the intensity of use will be reduced during normal periods. During holidays or large local events such as Fiesta, traveler activity may increase over the present levels, but the physical scale and activity level presently occurring on the site would be reduced.

Impacts Outside the Project Site

The relocation of the ten businesses would have an insignificant impact on the remaining commercial manufacturing zoned areas within the City. The businesses are few and relatively small in size. The seafood processing establishments would likely be relocated in the East Beach area designated in Plan H for Ocean-Oriented Industry. This area lies south of U. S. 101 between Garden and Salsipuedes Streets (see Figure 17A). Intensity of use will increase there as a result of the planned concentration of ocean-oriented industry. Seafood processing plants are currently located in the eastside industrial area and to the west of the CBD on Canon Perdido Street. The relocation of these plants to the East Beach area would provide additional commercial space north of U. S. 101. This would be a beneficial impact in terms of relocation space availability. The auto repair businesses in the project area are not particularly dependent on their present locations, or on locations within or on the periphery of the CBD. Many could be relocated within the eastside industrial area or, perhaps, the proposed auto center. The impact on the east side would be minimal because the dislocated uses are compatible with the eastside commercial and residential activities.

As indicated in Preferred Plan A, p. 67, the bus terminal facilities are planned for that portion of the project west of State Street. Across Chapala Street and to the south and southwest is an established residential neighborhood (zoned R-4). Noise and diesel fumes from the bus terminal may intrude into this neighborhood. This would be considered a **moderate adverse impact**.

Preempted Uses: Mercado

Depending on the ultimate size of the Mercado, between 4 and 25 businesses would be dislocated by the project.[14] Some existing structures would be retained: at least six for the larger project size, at least two for the smaller one.

The nature of the businesses to be dislocated are diverse. Some would require certain locational criteria for relocation. New car dealerships, for example, would be appropriately placed in the proposed Auto Center west of State Street where direct access to and from U. S. 101 is available. Seven of the dislocated businesses engage in marine-related activities and would be appropriately located in the proposed ocean-oriented industries area. The remainder of the businesses could relocate within the CBD or in the eastside industrial area.

Land Use Impacts within the Project Site

Portions of the project site would be cleared of those buildings and other man-made structures in poor condition or incompatible with the nature of the project. Some existing buildings would be retained. These would be buildings of sound condition and compatible design. The planning consultants have recommended that the Lobster Trap, Espana and Chart House Restaurants be retained.[15] The completed project would be designed to foster a

14 See "Present Zoning and Land Uses: Mercado," p. 52.
15 Choices for the Future, p. 11.

pleasant pedestrian-shopper atmosphere. Pedestrian open space would result in less intensive land use than occurs at present. This would be a beneficial impact. The structures would also be designed around a homogeneous visual theme, a substantial improvement over the existing amalgam of unrelated structures and activities.

Since the Mercado would essentially be a tourist-related facility, the heaviest activity would likely occur during weekends and holiday seasons. Consequently, the present level of daily activities on the site would be diminished. Those daily activities occurring with the completed project would be less intense and generate less noise, traffic, etc. This would be a beneficial impact.

Land Use Impacts Outside the Project Site

The off-site land use impacts resulting from the proposed Mercado would be minimally adverse. These impacts would derive mainly from the relocation site and parking demands of the dislocated businesses. Depending on the size of the completed project, between 4 and 25 businesses would be dislocated. Relocating four businesses would represent an insignificant land use impact. With the larger project size 25 businesses would be subject to relocation. However, almost half of these could be relocated in new CCRP project areas such as the Auto Center and the Ocean-Oriented Industrial area. Relocation of the remaining businesses, approximately 15, would result in minimal adverse impacts upon the relocation areas, i.e., the eastside industrial area, lower State Street and the CBD periphery. Because of the manufacturing nature of many of the uses, their relocation sites would require loading and parking areas for trucks and employees.

Mitigations: Dislocation Impacts

Wherever clear advantage can be made from the procedure, individual projects should be constructed in phases. This would allow existing businesses on each project site that will elect to rent space in the new site to move directly into the new space. Many interim relocation sites would be unnecessary if this procedure were followed. Interim sites are costly for all parties involved.

The sequence in which the individual project elements are constructed would be influenced to a large degree by the necessity to complete those projects that would be the major revenue generators first. Other project elements could then be financed.

Recognizing the necessity for this development procedure, it is recommended that, to the extent possible, project elements that would serve as major relocation sites (such as the Ocean-Oriented Industry area and the Auto Center) be cleared and readied for occupancy early in the CCRP construction phase. If this is done, the marine related and auto related uses dislocated by other project elements could be relocated in the appropriate project sites without the need for interim relocation sites.

The use of mobile or modular units should be considered when interim relocation sites cannot be avoided. The Santa Maria Redevelopment Agency found mobile units useful as interim locations for professional services. Accountants, lawyers, doctors and even dentists were accommodated in such units at reasonable costs. These units can be placed on a portion of the cleared site. Space rental costs are minimized this way and the businesses remain in the area known to their clients.

Because relocation of businesses may become more difficult as the project proceeds, interim relocation space becomes essential. Therefore, once commercial space is vacated, it should be maintained as long as possible before it is demolished. This way it can be used for interim locations. The Santa Maria Redevelopment Agency, with the cooperation of its shopping center developers left some older structures intact and serviceable for such use. The space proved invaluable.[16] If this procedure is followed, plans must be made in advance to determine how each project can be phased to leave usable space for the longest possible time.

Coastal Zone Resources

The proposed Central City Redevelopment Plan and seven of its project components are subject to review and approval by the California Coastal Zone Conservation Commission because they lie within the 1000-yard permit area.

Presently, the state legislature is considering the adoption of the California Coastal Plan. This plan was prepared over a two-year period by the State and Regional Coastal Commissions, adopted, and sent on to the legislature for approval. If adopted by the legislature, this plan will guide development within an area extending 1000 yards inland from the mean high tide line and will include: (1) all significant coastal resources, (2) areas where development could directly or cumulatively affect public access to coastal recreational resources, and (3) all offshore rocks and islands.

For the boundaries of the current Coastal Zone Permit Area, see Figure 32.

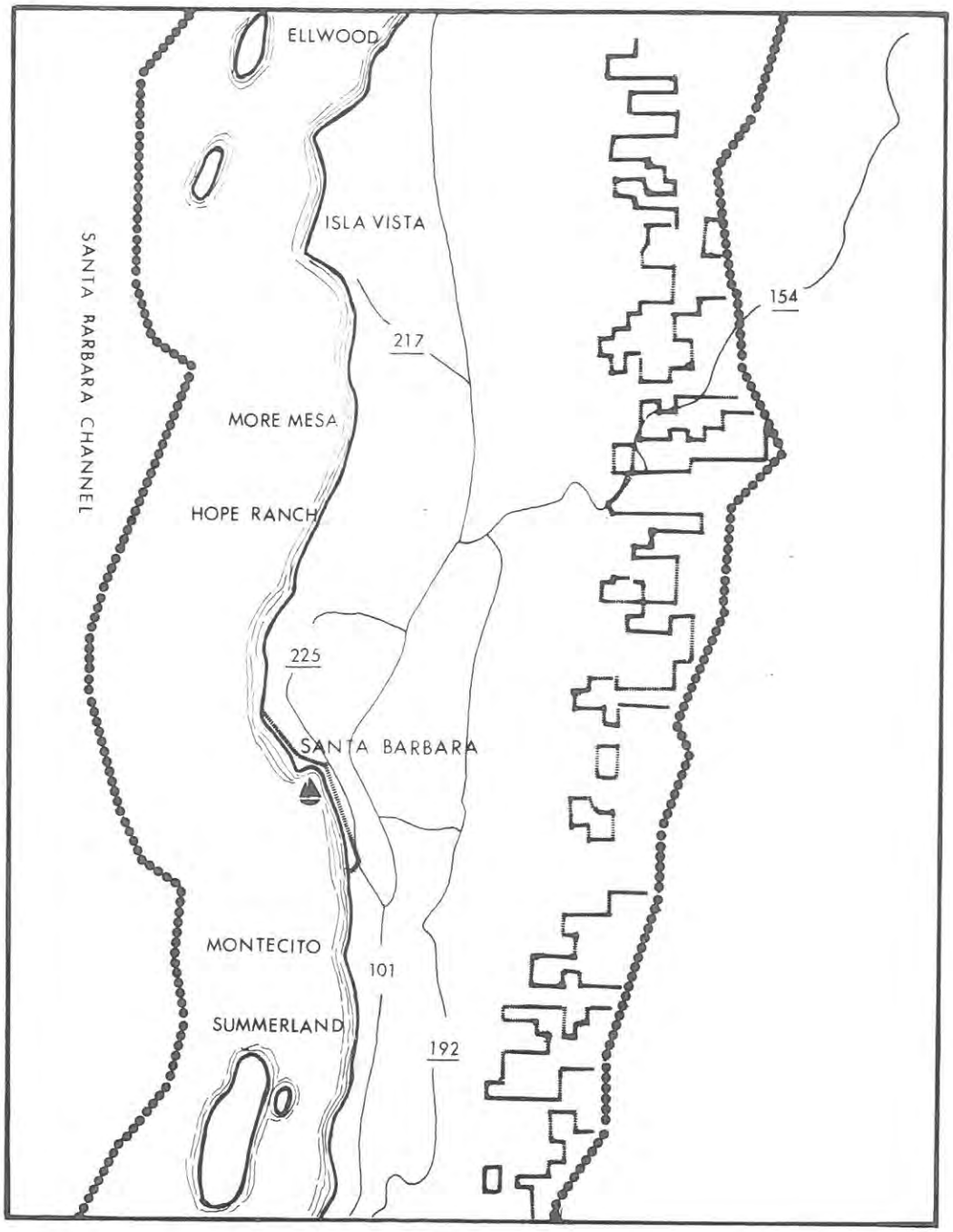
Due to the conceptual nature of the Central City Redevelopment, and the fact that the findings and policies of the Coastal Act have not been adopted by the legislature, it is difficult to pinpoint areas of special concern. Also, it should be noted that as each element of the redevelopment is constructed, it will be before the coastal commission for specific approval.

The special concerns that the coastal commission may have cannot be easily predicted.

There is a good possibility that the Coastal Act currently before the legislature will result in a mandate to local governments that all local plans be brought into conformance with the Coastal Act within a three-year period. If this occurs, the final Central City Redevelopment Plan will be completed,

16 Personal communication, 4/18/76, Bill Wulke, Operations Manager, Santa Maria Redevelopment Agency.

COASTAL MANAGEMENT AREA



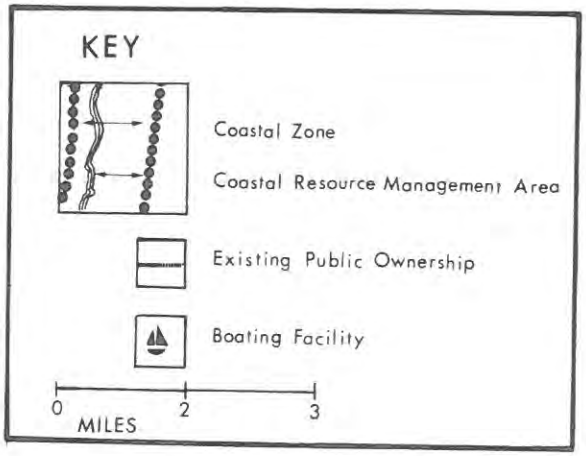


Figure 32

COASTAL ZONE PERMIT AREA

●●● Permit Area Boundary

1"=24,000'

Figure 33

reviewed and critiqued by the regional commission, at which time specific recommendations will be made to the City regarding conformity and adherence to the Act.

However, the Coastal Plan, as it related to the Redevelopment, can be viewed at this time in a broader perspective. An initial analysis of the conformity of the conceptual Redevelopment Plan, as it presently exists, and its relationship to the basic goals of the Coastal Act, is presented here for consideration.

Policy

The basic goals for coastal zone conservation and development, as outlined in the Coastal Plan (Policy 1) are:

1. The protection, enhancement and restoration of the natural resources of the coast;

2. The protection, enhancement and restoration of the man-made resources of the coast--special communities and neighborhoods that have unique cultural, historic and aesthetic qualities;

3. To give priority to coastal-dependent development--uses of land and water that by their very nature require coastal sites--over other development on the coast;

4. To maximize access to the coast for people of all income ranges, consistent with the protection of coastal resources; and

5. To encourage an orderly, balanced development that avoids wasteful sprawl by concentrating new growth in already developed areas with adequate public services or in other areas near major employment centers consistent with resource protection policies.

CCRP Conformance with Coastal Zone Policy

The location, purpose and intent of the Central City Redevelopment Plan as outlined in the General Description portion of this report (p. 1) is consistent with all five of the goals for coastal zone conservation and development. The conformance of pertinent project components with these goals is outlined below.

Auto Center

1. The proposed project does not directly endanger any significant natural resources of the coast. Moreover, it provides for the restoration and enhancement of that portion of Mission Creek which flows through the project site.

2. A large portion of the man-made resources present on the site are substandard. The proposed project would replace these structures with new development, proposed to have a "park-like" character.

3. While the proposed project is not coastal-dependent in nature, the existing site uses are also not coastal-dependent. Given the highly urbanized nature of the site and existing structures, the goal of locating coastally-dependent uses does not appear to be significant in the case of the Auto Center.

4. The existing site contains no specified coastal access and would, therefore, not require special consideration.

5. The proposed project would concentrate development in an already urbanized area.

Transportation Center

1. This project component does not directly endanger any significant natural resources of the coast. Its proposed preservation of the Moreton Bay Fig Tree and expansion of open space around the tree is consistent with the goal of natural resources enhancement.

2. The project decreases the need for parking, roadway and associated improvements, thus reducing the need for modifications to existing community character.

3. The project requires the site proposed in order to satisfy the project goal of providing an inter-modal transportation exchange point.

4. The Transportation Center would not directly affect coastal access to any significant degree.

5. The proposed project would concentrate development in an already urbanized area.

Mercado

1. The Mercado proposal would not endanger natural resources to any significant degree.

2. The project would restore and enhance existing development through the renovation of selected existing buildings.

3. The project is not specified to a degree which permits analysis of its dependency upon the proposed coastal site.

4. Access to the coast for persons of all income ranges is already provided by Palm Park and West Beach, and the development of the Mercado would not adversely affect this access.

5. The project is located in an area of moderately intense urban development.

Market Housing

1. The Market Housing concept and subsequent development would not endanger natural resources to any significant degree.

2. The proposed project would replace existing light industrial development with residentially oriented uses, in accordance with coastal plans and policies.

3. The Market Housing concept is not coastally dependent.

4. The project would increase access to the coast for an unspecified number of high income persons.

5. The proposed project is located in an area of existing urban development.

Ocean-Oriented Industry

1. The Ocean-Oriented Industry concept envisions a partial reclamation of El Estero.

2. The proposed concept would provide an appropriate area for relocation of light industrial uses in an area already so zoned.

3. By its very nature, Ocean-Oriented Industry will give priority to coastal-dependent development.

4. Its concept of serving as an educational, as well as an industrial, resource would potentially increase access to coastally-related resources.

5. The project area is currently used and zoned for industrial activity.

Hotel/Conference Center

1. Natural resources in proximity to the project site are in a state of degradation. Development of the site would revitalize to some degree these resources.

2. The Hotel/Conference Center would convert its proposed site from a corporation yard and railroad service use to a tourist-oriented use.

3. Because it is a tourist-oriented project, the Hotel/Conference Center is considered to be coastal oriented.

4. The proposed project would maximize access to the coast by those persons with middle and high-range incomes.

5. The site is presently used for industrial purposes.

Palm Park Expansion

1. Palm Park Expansion is consistent with all the goals and objectives of the Coastal Plan.

The potential adverse coastal zone resource impacts related to increased demand for beach and park areas is dealt with in the "Public Services" section of this report under "Parks" (see p. 266).

HOUSING

EXISTING CONDITIONS

Growth in Santa Barbara's Housing Stock and Housing Costs

In 1970 there were 29,566 year-round housing units in Santa Barbara. Multiple family units numbered 12,743 and represented 43.1 percent of the total housing stock. Single family detached units numbered 16,823 or 56.9 percent of the total.

According to the 1975 mid-decennial Census (October 1975), the total housing stock in Santa Barbara now numbers 32,473, an increase of 2,907 or 9.8 percent over the 1970 supply. The composition of the housing stock has changed since 1970. Multiple units have a larger percentage of the total supply now, while the actual percentage of single family units has declined. Table 30 indicates these changes in Santa Barbara's housing stock from 1970 to 1975.

TABLE 30

Changes in Santa Barbara's Housing Stock
(1970-1975)

	1970		1975		Net Increase or Decrease	
Housing Type	Housing	%	Housing	%	No.	% of Total
Single Family	16,823	56.9	17,108	52.7*	285	-4.2
Multiple	12,743	43.1	15,365	47.3	2,622	+4.2
Total	29,566	100.0	32,473	100.0	2,907	+9.8

* Includes 404 mobile homes.

Table 30 indicates that the single family home supply as a percentage of the total housing stock declined by 4.2% during this period. This is due to a decline in the number of such homes constructed per annum, and to the demolition of substandard units. If average net increases in housing supply per annum are calculated, single family homes have been constructed at a rate of 57 per year and multiple units at 581 per year.

Though the multiple units account for an increasingly larger share of each year's construction, they have been unable to keep pace with the demand, especially in the low to moderate income rent ranges. The supply of rental housing lags behind the demand in Santa Barbara primarily for two reasons. The first is that high construction, land, and capital costs--a national problem--have combined with longer and more costly pre-construction procedural costs[17] to make anything but higher-rent apartment developments a poor

[17] Such as the requirement of environmental impact reports for housing projects having a potential for significant adverse environmental impact.

return on investment. Private industry is not producing low-income housing in Santa Barbara and, consequently, its construction is becoming a public responsibility. Public financing for such construction, moreover, is hard to come by. The second reason for the shortage is that many younger families in Santa Barbara who had planned to purchase their own homes have now been priced out of the single-family home market and are competing for the limited supply of rental housing. According to Data Communications, which publishes the Multiple Listing Source for the Santa Barbara area, the median selling price of a single family house as of January 1, 1975 was $46,600. On January 1, 1976 it was $55,515 (new and used), a 19% increase in one year. In 1970 the median price of a single family house in the Santa Barbara area was $28,000. The 1976 median price represents a 100% increase over five years.[18] Table 31 indicates the decrease over the past four years of single family homes for sale in Santa Barbara for prices less than $40,000.

TABLE 31

Yearly Decline in the Number of Houses
for Sale for Less Than $40,000
in the City of Santa Barbara*

	1972			1973			1974	1976
	Feb	Jun	Sep	Jan	Jun	Sep	May	Feb 17
$10-15,000	1	0	2	0	1	0	0	0
$15-20,000	11	10	2	3	4	4	0	0
$20-25,000	19	20	15	14	8	8	5	0
$25-30,000	40	44	39	36	26	20	17	1
$30-35,000	35	19	17	24	17	19	15	5
$35-40,000						20	12	6
TOTALS	106	93	75	77	56	71	49	12

* The figures were arrived at by both counting the number of units for sale as listed in the Multiple Listings publication, and by checking the Santa Barbara News-Press for units sold by owners.

The table indicates only 12 single family detached units were recently available at less than $40,000. This rapid decline in purchase units available at prices within reach of low to moderate income families has placed increasing demands on the supply of rental apartments in Santa Barbara.

18 Santa Barbara News-Press, 1-25-76.

Present Condition of Santa Barbara's Housing Market

At the present time the housing market in Santa Barbara is critically deficient in the availability of low and moderate income housing. The demand for housing, except high income units, exceeds the supply. In 1975, according to a Housing and Urban Development (HUD) Area Postal Vacancy Survey, 1.9 percent of all dwellings where postal deliveries are made were vacant. This vacancy rate is far below the 4.5-5% vacancy rate that indicates a market equilibrium.

The most critical deficiency in housing stock supply is in the apartment rental market. The high-demand, low-supply situation has driven the rental rate structure to a level where even the smallest, least desirable units are highly priced. In 1965 the monthly rent for a one-bedroom apartment in Santa Barbara was approximately $80. Two-bedroom apartments rented for approximately $160. In 1975 minimum rates for one and two bedroom apartments had risen to $125 and $190, respectively. The average rent figures are higher. The City-side median household income for Santa Barbara in 1970 was $6,649. A household living in a one-bedroom apartment and earning $6,649 per annum, or $554 per month, must devote 34% of that income to rental costs, excluding utilities. The FHA "rule of thumb" for monthly rental costs is that they should not exceed 25% of the gross monthly income. According to the Draft Housing Element for the City's General Plan, many elderly residents on fixed incomes pay 50% or more of their gross incomes for shelter.[19]

The increasingly higher rental rate structure has the long-term effect of forcing higher income people into lower quality units. When the rent is raised, people move to less expensive, less desirable shelter, one that most likely has been vacated by someone else also forced to "move down." This process continues until even substandard units deficient in structure and amenities, become valuable parts of the housing supply, providing shelter to large families or families who have "doubled up."

Present Physical Condition of Santa Barbara's Housing Supply

The physical condition of a portion of Santa Barbara's housing stock warrants its removal. As of November 1974, 3,630 units or 11.4 percent of the total stock, were considered substandard.[20] The Housing Element classified substandard structures as those "exhibiting major structural, plumbing and/or electrical deficiencies, which to correct would cost in excess of 50% of the value of the building." This housing is primarily occupied by low and moderate income households. The Housing Element indicates that these dwellings are primarily located in Census Tracts 8, 9, 10, 11, and 12.01. These areas are targeted for various public and private housing programs directed at the rehabilitation of rehabitable units and the construction of new ones in place of substandard units. (See "Public Housing",below.)

19 Draft Housing Element, P. 3
20 Ibid., p. 6.

Public Housing in Santa Barbara

Local public efforts to meet Santa Barbara's present and future housing needs are facilitated in three major ways: (1) The creation of new public housing units; (2) rental assistance programs for new and existing housing; and (3) rehabilitation of older, existing units.

Examples of new public housing are the 99 units built out of the 600 authorized by the electorate in 1968, and the construction of 102 Presidio Springs senior citizen housing units for which contracts were accorded on March 17, 1976. Since the federal funds necessary to construct the remaining 399 units will not be allocated, an election will be held to obtain voter approval for local financing. The outcome of the election and the prospects for the remaining 399 units are uncertain. In addition to these units, SHIFCO (Senior Housing Interfaith Corporation) has recently constructed 107 senior housing units on Cliff Drive, bringing the total to 307 units completed or under construction. The SHIFCO project will revert to City ownership at a future date. The SHIFCO units are presently managed by the City Housing Authority with federal rental assistance funds.

Additional funding sources are being sought by the Housing Authority to construct more public housing. Applications have been made for the following proposals:

1. To the U. S. Department of Housing and Urban Development (HUD) (Nov. 14, 1975) for 150 units for the elderly and handicapped. A proposal is to build the units on Pilgrim Terrace, located on Modoc Road. The proposal has initially been rejected by HUD because it is in a 100-year flood plain. Mitigation measures such as raising the floor levels of the units above the 100-year flood level are being developed with the intent to resubmit the proposal for the units to HUD. The possibility of other locations remains open.

2. To the California Housing Finance Agency for 204 units of family and elderly housing. These units would be located at Presidio Springs, 154 of which would be moderate income units.

The second method of providing low-cost housing is through various rental assistance programs. There are three such federal programs having a total of 730 potential public assistance units. The programs are:

1. The original Section 23 program which has 330 authorized leases with 296 actually leased.

2. Extended Section 23, the Housing Assistance Payments Program (HAPP), which has 400 authorized leases with 160 actually leased.

3. The latest program, Section 8, the Housing Assistance Program (HAP), to which the 400 HAPP leases will shortly be converted. Conversion is estimated to take until 1978. It may prove difficult for the Housing Authority to lease all the units in Santa

Barbara, primarily because of landlord dissatisfaction with the long-term lease agreements (one to eight years under Section 23) and attraction to high rents available in the housing market. On the other hand, landlords are also attracted by the guarantee of partial rental payments associated with this program, a hedge against the low rents associated with the periodic oversupply of rental units. Under the Section 8 program leases will be for one to three years. At the termination of each lease, as in Section 23, the landlord will have the opportunity to renew the lease and/or to raise the rent. If the rent is raised above the maximum amount allowable for a particular size units under the Section 8 program, the Housing Authority may temporarily lose a unit. Upon request to HUD, a 10 percent increase over the maximum allowable rent supplement can be granted, but each exception drains money from the fund. Cumulative exceptions subtract units from the 730 units originally funded.

The "tax increment" method may be the source of funding utilized to finance the 500 units of Below Market Housing included in the CCRP. In addition, the Redevelopment Agency has proposed financing, with CCRP-generated tax increment money, 500 low-interest (3%) rehabilitation loans for owner-occupied rehabilitatable dwellings. These loans would be in addition to the 215 units to be rehabilitated under the HUD rehabilitation program.

In summary, public and public assistance housing, both those now operational and those under construction, presently consist of 764 units. With full utilization of the Section 23 and Section 8 program leases and completion of all pending and authorized units, the total public housing additions to the housing stock in Santa Barbara could reach 2,297 units. The additional 715 low-interest rehabilitation loans (215 HUD and 500 CCRP loans) would create a housing program involving a total of 3,012 units. Table 32 lists the sources of those units.

If the planned public housing is constructed, considerable pressure in the open market for low to moderate income housing could be relieved. The leased units would not afford such relief because they represent part of the demand. Completion of the entire public housing program could relieve Santa Barbara's low-income housing problem.

Impacts on Santa Barbara Area Housing Markets

As directed by law, the Redevelopment Agency must find a comparable, safe, decent and sanitary replacement dwelling for every household before dislocation from its present residence.

The Redevelopment Agency will pay up to $15,000 to dislocated owner-occupiers who wish to purchase another dwelling. This money is in addition to the purchase price of the owner's property. The agency will pay up to $10,000 in assistance to absentee owners. Renters can receive up to $4,000 in addition to $500 paid for moving costs.

The money paid to and relocation assistance provided dislocated residents will increase the demand for open market low and moderate income housing in the Santa Barbara area. Under present supply and demand conditions (see Page 136), the dislocated residents have a significant adverse impact on

TABLE 32

Additions to Housing Stock
Existing, Applied for, and Pending
Public Housing and Rental Assistance Units

EXISTING OR UNDER CONSTRUCTION	
Approved in 1968 and Constructed (H.A. owned)	99
SHIFCO (soon to be H.A. owned)*	107
Presidio Springs (under construction)	102
Section 23 Leased Units	296
Section 23 (HAPP) Leased Units	160
Subtotal	764
APPLIED FOR OR FUNDED	
Section 23 and HAPP Uncontracted Leases	280
State and Federal Applications Pending	354
Units to be voted on in June	399
Subtotal	1,033
PROPOSED	
CCRP Low Income Public Assistance	250
CCRP Moderate Income Public Assistance	250
Subtotal	500
TOTAL ADDITIONAL HOUSING: EXISTING OR PROPOSED PUBLIC HOUSING OR ASSISTANCE UNITS	2,297**

** In addition, the 500 proposed CCRP rehabilitation loans and the 215 HUD rehabilitation loans would prevent further deterioration or destruction of 715 existing housing units.

* An additional 20 units of public housing (family) called Sycamore Gardens was sponsored by a private, non-profit organization with funding from the FHA.

the price and availability of low to moderate income housing in the Santa Barbara area. The additional housing demand created will add to an existing demand that is already in excess of supply.

The combined elements of the CCRP would dislocate approximately 645 dwellings. Seventy-eight of the dwellings are owner-occupied, while 567 are renter-occupied.

According to street surveys conducted by the CCRP planning consultants, approximately 65%, or 420, of the dwelling units subject to removal have deteriorated structurally to the point where rehabilitation at costs not exceeding 50% of the "as is" value appears questionable.

Approximately 41 Victorian and/or otherwise significant houses would be removed. Some of these structures are movable and could be retained as part of the housing stock. An additional 58 dwelling units, generally small houses, are potentially movable and could also be retained as part of the housing stock. See "Other Structures of Historical or Architectural Interest" in the Archaeclogical Concerns section for a listing of these houses accompanied by brief descriptions, locations, and designation of project component affecting each.

The approximate number of persons living in the dwellings is 1,606. Table 33 ranks the individual projects according to the number of dwelling units each will dislocate.

General Characteristics of Dislocated Residents

The following demographic information represents average characteristics for those neighborhoods directly affected by the CCRP and is based on the 1970 Federal Census. For further discussion of demographic conditions, see Section "Demography", p.178.

Economic. The mean annual income in 1970 was $5,619. Approximately 27% earned less than $4,000 a year.

Age. The average age was 41.3 years, with about 22% being over 60 years.

Racial and Ethnic. 92.25% white; 7.75% black and others; 31% Spanish surname or language.

Households. Approximately 74% of all households consisted of one or two persons. Almost 90% rented their dwellings.

Mobility. Eighty percent had been residents of their dwellings less than five years in 1970.

Estimated Housing Preference of Dislocated Residents

From a study done on the housing choices of dislocated households in the Presidio Springs Project and the Santa Maria Downtown Redevelopment Project, an estimate of the number of each housing option--purchase, rental or public assistance--that will be chosen by those dislocated by the CCRP has been made. The Santa Maria and Presidio Springs figures are used here only as a general guide, this because the short-fall in supply of low and moderate income housing in Santa Barbara will influence a different mix of choices than that which would occur if the vacancy rates were near normal. In Table 34 the percentages of housing choices in Santa Maria and Presidio Springs are listed in the left hand columns and the estimated percentage allocation of choices that will occur as a result of the CCRP are listed in the right hand column.

It is assumed that all the owner-occupiers and absentee landlords will purchase replacement units.

TABLE 33

Residential Dislocations Caused by Various Elements of the CCRP: Elements Ranked by Order of Dislocation Magnitude

Project Element	Dwelling Units	Owner Occupied	Renter Occupied	Estimated Persons
Below Market Housing	320	38	282	1040
Auto Center	131*	19	112*	301
Performing Arts Center	95	4	91	95
CBD Retail Expansion	51	10	41	91
Presidio Reconstruction	25	1	24	40
Neighborhood Facility	11	6	5	23
Neighborhood Shopping Ctr.	7	0	7	7
Market Housing	5**	-	5**	9
Mercado	0	-	-	-
Transportation Terminal	0	-	-	-
Hotel/Conference Center	0	-	-	-
Mission Creek Linear Park	0	-	-	-
Ocean Oriented Industry	0	-	-	-
Palm Park Expansion	0	-	-	-
TOTALS	645	78	567	1606

* Includes 30 rooms in Senior Men's home and 24 rooms in Savoy Hotel.

** The renter-owner ratio for these five units is not known. The units are placed in the renter category for the purpose of numerical consistency.

TABLE 34

Estimated Housing Preferences for CCRP Dislocated Residents

	Santa Maria Redevelopment (%)	Presidio Springs Santa Barbara (%)	Estimated CCRP Choices (%)
Tenants Who Purchase	16	36	15
Tenants Who Rent on Open Market	78	42	55
Tenants Who Rent Assistance Housing	6	22	30
	100%	100%	100%

Table 34 contains an estimate of the numbers of CCRP dislocated households which would choose purchase or rental housing (market housing) as opposed to Redevelopment Agency-provided Below Market Housing. The hotel and men's home residents have been excluded from the calculations estimating the number of households "choosing to purchase" but are placed into the "choosing to rent" category.

Table 35 indicates that 336 tenant households seeking to rent and 155 households seeking to purchase dwellings will be added to the open market housing demand by the CCRP dislocations. To this must be added the estimated 463 units demanded by new residents migrating to Santa Barbara to seek jobs created by the CCRP.[21] If the cross-town transportation corridor project occurs simultaneously with the CCRP, an additional 302 to 608 units would be needed. The total demand would then be from 1,410 to 1,710 units.[22]

This demand would occur gradually over a period of from five to fifteen years. The CCRP would create incremental releases of demand that could give the area market housing supply time to adjust if needed policies directed at significantly increasing the low and moderate income market housing supply are adopted by the City. (See Mitigation, p.176.) If the market housing supply is not significantly expanded, the Redevelopment Agency, on behalf of its clients, will be competing with private citizens for a shrinking supply of increasingly expensive housing.

21 1,037 persons at 2.24 persons per household = 463 households.

22 Boundaries of the transportation corridor project overlap or are immediately adjacent to many elements of the CCRP. Because of this, some dwellings may have been counted twice. Others may not have been counted in either field survey. Therefore, the figures here are approximate to within ±5%.

TABLE 35

Estimated Impact on Santa Barbara Purchase and Rental Housing as a Result of the CCRP

Type Occupier	Number Households Dislocated	Households Choosing to Rent Market Housing (55%)	Households Choosing to Purchase Housing (15%)	Households Choosing Below Market Housing (30%)
Tenant	513	282	77	153
Sleeping Rooms	54	54	78	-
Owner	78	-	78	-
TOTAL	645	336	155	154

Impacts on Housing Types

Sleeping Rooms

The number of sleeping rooms dislocated (54) is small. The housing dislocations and growth-inducing impacts of the CCRP will not significantly impact upon the supply and availability of sleeping rooms or hotel rooms.

Market Rental Units

The major impacts on housing supply will be on rental market housing supply, price and availability. Until a normal vacancy rate of 4 to 5% is re-established in Santa Barbara, rental rates will continue to climb and increasing numbers of families will seek public or public-assistance housing or, finally, will migrate out of the area. Increases in demand generated by the CCRP will stimulate this process.

The primary mitigating factor is that the project will occur over an extended time period, thereby giving the housing supply time to expand to a degree sufficient to meet the demand if the appropriate policies are implemented. However, a reasonable estimate of the number of new units that would have to be constructed in order to increase the vacancy rate to normal levels is not available at present.

Another mitigating factor, and also a beneficial impact, is the removal of approximately 420 substandard housing units from the City's housing supply. Blighted areas in the City would be rehabilitated. Under normal market conditions and code enforcement programs, these units would be eventually destroyed regardless of the CCRP. Under those circumstances,

the present tenants would receive little or no assistance in finding new housing. Under the redevelopment program these tenants must be provided housing even if it has to be built; they are not left to fend for themselves, and the housing found for them will be up to code.

Purchase Housing

An estimated 155 dislocated households will seek to purchase housing units. In addition, management personnel and new workers brought into Santa Barbara by various project elements will also seek to purchase. Considerable amounts of money would be injected into the demand side of the purchase housing market formula, adversely affecting the price, availability and supply. Local residents in the purchase housing market other than Redevelopment Agency clients would have less money to spend and might be priced out of the market. Table 31 indicates that in February 1976 there were approximately only 12 houses for sale in Santa Barbara for $40,000 or less. Under present demand conditions, this number will continue to diminish. The additional demands placed by the CCRP on purchase housing in the moderate price range will hasten the demise of moderately priced housing in Santa Barbara.

Public Housing

Approximately 154 households would be expected to seek public or public-assistance housing as a result of CCRP dislocations. Some additional public housing demands may result from the workers drawn to Santa Barbara as a result of CCRP job opportunities. The City Housing Authority and Redevelopment Agency have a total of 2,361 existing and possible public or publicly assisted housing units. The demand for public housing created by the CCRP represents only 6.52% of the possible supply. This represents a minimal impact and should not be considered adverse because the housing is being created for this purpose. A possible adverse impact on public housing from the CCRP may be the dislocation of residents seeking public housing before the CCRP Below Market Housing element is completed. If this occurs, housing applicants presently on the housing authority's waiting list would be preempted by the CCRP dislocatees. The preempted applicants would be adversely affected as they would have to wait a longer time for housing.

Another impact of CCRP dislocations would be the inconvenience experienced by dislocated residents. Some of the residents are older persons who own or have lived in their present dwellings for many years. Many younger families with children and/or pets will have difficulty finding open market rental housing in Santa Barbara. The increasing tendency of Santa Barbara landlords to exclude families with children or pets may cause severe hardships to such families. It is possible that some families not desiring to live in public housing may be forced to do so because of their inability to secure affordable housing for their families.

Regional Implications

An estimated 463 new job seekers resulting from the CCRP, plus the 645 residential households dislocated, will be seeking housing in the Santa Barbara area. In addition, during this same period, 302 to 608 households may be dislocated by the cross-town transportation corridor. As a

result of the combined projects, a possible 1,716 households could be seeking dwelling units in the South Coast area. Goleta, Carpinteria, Summerland and, perhaps, Montecito, will have increased demands made on their communities. An estimated 463 new job seekers resulting from the CCRP, plus the 645 residential households dislocated, will be seeking housing in the Santa Barbara area. In addition, during this same period, 302 to 608 households may be dislocated by the cross-town freeway project. As a result of the combined projects, a possible 1,716 households could be seeking dwelling units in the South Coast area. Goleta, Carpinteria, Summerland and, perhaps, Montecito, will have severaly increased demands made on their housing markets. At present the supply and demand conditions in the housing markets of these areas is similar to that within Santa Barbara proper, particularly for low and moderate income housing. According to Randy Stoskopf, Assistant Planner at the Carpinteria Planning Department, permanent household vacancies are "very low" in Carpinteria and demand is high. There are presently 228 apartment units and a 101-unit,single-family tract in a preconstruction stage of development in Carpinteria. None of the projects are certain to occur at this point, but if the multiple units are constructed, Carpinteria's housing shortage will be relieved and some units may be available for Santa Barbara's dislocated residents or immigrants.

Goleta also has a current housing shortage. It is brought about mainly by the overflow of Santa Barbara's demand and the Goleta water hookup moratorium, which prevents expansion of the housing supply. The Goleta housing stock is also subject to supply and demand fluctuations due to the UCSB school year. During the summer months many units become vacant. While the students are gone more permanent residents move into the vacant units. When the students return in the fall, fewer units are available and, consequently, the housing market conditions worsen. Any increased demand from the CCRP would have adverse impacts on the Goleta housing situation. If Goleta is to expand its housing supply in the near future, an additional water supply is mandatory. The most feasible method of acquiring that water is the Feather River State Water Project. A public vote on State water is due to be held in the future. At present, an election date is not certain, but it will not occur before mid-1978.[23] If state water is approved by the electorate, the housing supply in the cities and unincorporated areas near Santa Barbara would expand to meet the present housing needs and the increased demand created by the CCRP and the cross-town freeway project; that is, providing other severe growth restrictions are not imposed. Growth plans such as the recently upheld Petaluma Plan could slow the recovery of the housing supply in the area.

The status of the housing supply growth in outlying areas and cities will be a significant factor in the degree of impact Santa Barbara's housing market would sustain as a result of the CCRP and cross-town freeway dislocations. If the status quo in Goleta were eliminated, i.e, if State water received a favorable vote, before CCRP dislocations begin, the CCRP's adverse impact on the rental market at least would be greatly diminished. If the vote on State water is not held until after dislocations begin, then the increased demand on housing could influence the vote for State water.

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23 Personal communication with Lyle Lawrence, Engineer-Manager, Santa Barbara County Water Agency.

Mitigation Measures: Housing

The CCRP's primary impact on Santa Barbara's housing supply would be in the market sector. It is here that innovative measures and programs directed at expanding the supply of private housing must be devised. The Agency has proposed that low interest bonds financed by tax increment money be sold to finance the rehabilitation of 500 existing housing units (see p.168). The Agency is also empowered to purchase land, make site improvements and sell the land to private developers who could then construct low or moderate income housing units, either for rent or purchase.

Mobile Homes

Mobile homes (manufactured housing) should be considered as a viable interim and long-term solution to some of the housing supply problems that would be created by the residential dislocations of the CCRP and, possibly, the cross-town transportation corridor. If Santa Barbara maintains its 85,000 population limit, there will come a time when the housing stock and the population reach equilibrium levels. If this occurs, there will almost certainly be a shortage of a particular housing type--low and moderate income, single-family homes. The shortage of this housing type will be more severe if the dislocation pressures of the CCRP and crosstown transportation corridor projects cause substantial numbers of older, single-family homes in multiple zoned areas to be demolished for apartment construction. However, if the City allows efficient use of available vacant land and mobile homes, the pressures of CCRP dislocations on the single-family housing supply could be lessened. In addition, the mobility of mobile homes means that land utilized to accommodate them would not be irreversibly committed to a long-term use in order to solve what is essentially a short-term problem.

The Redevelopment Agency and Housing Authority should consider the use of mobile homes in the following ways:

1. A vacant parcel of land could be leased or purchased by the Redevelopment Agency for use as an adults only mobile home park. The City could grant the necessary zoning approvals, and establish architectural restrictions for the dwelling units. Densities in excess of 8 DU's/acre should not be allowed. The Redevelopment Agency could sell the site to a private developer who would develop the park site and lease the pads to low and moderate income elderly households at subsidized rentals. Dislocated households with substantial cash payments from the Redevelopment Agency would have the option of purchasing their own mobile home (FHA 20-year mortgages are available) and moving it into the park.

2. Mobile homes could be temporarily placed on vacant, single-family and duplex lots. Medium term leases (5 to 8 years) could be signed between property owners and the Redevelopment Agency or the dislocated household. Appropriate architectural restrictions must be imposed to control the exterior design of the mobile homes in

residential areas. At the termination of each lease any one of the involved parties could dissolve the arrangement. This use of land would provide needed housing and it would provide the property owner with a source of income without the necessity of irreversibly committing his land to a long-term use that may not be the best use for the property owner or the community.

DEMOGRAPHY

Demographic conditions described in this report are based on 1970 Federal Census data and adapted from Impacts of Growth.[24] The 1975 California State Department of Finance Special Census data is forthcoming, but is not available in complete form at this writing. Wherever the 1975 Special Census data was used within the text a note to that effect has been made.

County Conditions

In 1970 the total population for the County was 264,324,[25] almost 95% of which were white and 17.3% had Spanish surnames. The median age was 26.2 years and less than 10 percent (9.1%) were 65 years and older. The median for years of education completed was 12.5.

The annual average income for the County was $11,696 in 1970. Almost 12 percent of County residents had an income of $4,000 or less. Blue collar workers accounted for approximately 45% of the employed labor force and 6.4% of the labor force was unemployed.

See "Public Services" for the welfare caseload for the southern part of Santa Barbara County (Gaviota to Rincon Point) as of Feb. 1976.[26] At that time 6854 persons and/or families in that area were receiving some type of aid.

City-Wide Conditions

The total population of the City of Santa Barbara in 1970 was 70,215.[27] Of that population 94.1% were white, 3.3% were black, and other races accounted for 2.6%. Those of Spanish descent, language or surname were 21.3% of the total population. Eighteen percent of the City's population were 65 years or older, and 15% were under 18 years of age.

Table 36 summarizes land use patterns for the City in 1974. Residential uses account for slightly over 40% of total land usage. Industrial and commercial uses together accounted for slightly over 6% of total usage. Approximately one quarter of the City's total land area was vacant.

The mean household income for Santa Barbarans was $11,123 in 1970.[28] Approximately 13.4% of the City population had incomes below the poverty level

24 Impacts of Growth, Santa Barbara Planning Task Force, Vol. 2, 1974.
25 County population in 1975 according to Special Census was 280,605.
26 Source: Mr. Lowry, Santa Barbara County Welfare Department.
27 According to the Special Census, the total population at the end of 1975 was 72,238.
28 The median income for families and unrelated individuals was $6,649 in 1970 (Housing Element, Proposed Amendment to the General Plan, Draft, Jan. 27, 1976). The mean annual household income figure was used in this report because it provided for the most straightforward comparison between individual neighborhoods described later in this section. The rather substantial difference between the median and mean income figures results from the different way in which such figures are derived.

($4,000 or less). In the below poverty level group were 25.3% of all blacks and 15.6% of all Spanish Americans. Approximately 6% of City residents had incomes over $25,000.

TABLE 36

Summary of Santa Barbara Land Use - 1974
(Total acres = 11,030.0)

	Vacant	Residential	Commercial	Industrial	Institutional	Public Facilities	Circulation
Acres	2663.5	4545.3	502.8	165.2	279.2	1067.6	1806.4
%	24.1	41.2	4.6	1.5	2.5	9.7	16.4

Source: Impacts of Growth, p. 28.5.

Blue collar workers accounted for 44% of the employed labor force. Approximately 6% of the civilian labor force was unemployed according to the 1970 Federal Census. (For additional employment information see "Employment.")

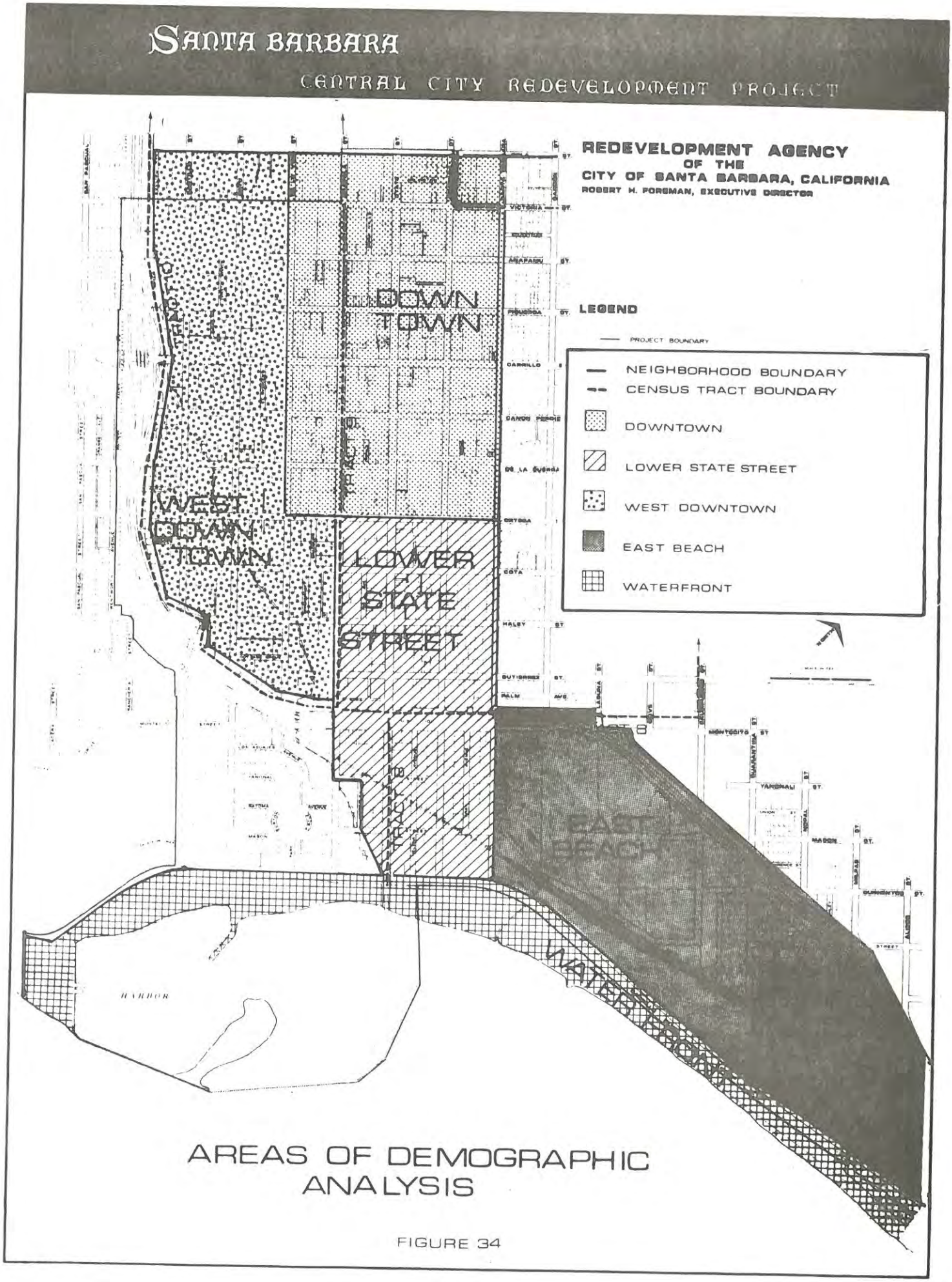
The median number of school years completed was 12.6. Almost 70% of all residents were high school graduates and only 1.3% of those over 25 years of age had completed no school years at any level. Over 18% of the adult population had completed college.

Renters occupied 55% of the non-vacant housing units and the average monthly rent was $130. The average house value was listed at $29,300. Approximately 5% of all housing units were rated as having a condition of crowding (more than 1.01 persons per room). Almost 57% of persons five years or older had changed residences between the years 1965 and 1970.

Neighborhood Characteristics

The Central City Redevelopment Project will directly affect several neighborhoods in the City. Table 37 lists the affected neighborhoods, the project elements within each neighborhood, and the neighborhoods' relations to Federal Census tracts. See Figure 34 for a graphic representation.

Table 38, "Demographic Data," displays a summary comparison of Santa Barbara County and City, and those neighborhoods within the project boundaries.



AREAS OF DEMOGRAPHIC ANALYSIS

FIGURE 34

TABLE 37
Relationship of Project Components to
Census Tracts and Neighborhoods

Neighborhood	Project Element(s) Within Neighborhood	Relevant Census Tract(s)
EAST BEACH	Hotel/Conference Center	8
	Market Housing	8
	Palm Park Expansion	8
LOWER STATE STREET	Market Housing	8
	Auto Center	9 & 10
	Retail Expansion	9 & 10
	Transportation Center	8 & 12.01
DOWNTOWN	Retail Expansion	9 & 10
	Neighborhood Convenience Center	10
	Below Cost Housing (1 area)	10
	Presidio Reconstruction	9
WEST DOWNTOWN	Auto Center	9 & 10
	Neighborhood Facility	10
	Below Cost Housing (6 areas)	10
	Mission Creek Linear Park (north of U. S. 101)	10

East Beach

This neighborhood would be affected by the Hotel/Conference Center, Palm Park expansion, and the bulk of the Market Housing element. No residential uses would be pre-empted by these proposed developments. The East Beach neighborhood described below is that area east of the proposed elements from Milpas to slightly east of the Bird Refuge.

In 1970, the East Beach neighborhood had a population of 1,278[29](3.4 persons per acre). Ninety-five percent of the residents were white and approximately one-half of the residents in the East Beach Census tract had Spanish surnames. The average age of residents was 36, and 12% of the population was over 65 years of age. (In 1974, almost 15% of the land area was vacant, 17.6% in industrial use, and 13.3% residential.)[29] A large percentage of

[29] Impacts of Growth, p. 5.4

TABLE 38. Demographic Data*

*Source: 1970 Census as adapted from Impacts of Growth

	Santa Barbara County 1970	City of Santa Barbara 1970	East Beach 1970	Lower State Street 1970	Downtown 1970	West Downtown 1970	Average of Neighborhoods
RACIAL ETHNIC DISTR.							
White (%)	94.4	94.0	95.0	84.0	94.0	96.0	92.25
Non-White (%)	5.6	6.0	5.0	16.0	6.0	4.0	7.75
Spanish Surname (%)	17.3	21.3	50.0		33.0	10.0	31.0
AGE DISTRIBUTION							
0-5 years (%)	7.8	7.0	8.0	7.0	6.0	9.0	7.5
6-17 " (%)	32.8	18.0	9.0	15.0	5.0	15.0	11.0
18-64 " (%)	50.3	57.0	71.0	64.0	49.0	55.0	60.0
65+ " (%)	9.1	18.0	12.0	14.0	39.0	21.0	21.8
Average Age	26.2		36.0		50.0	38.0	43.0
EDUCATION							
8th Grade or Less (%)			12.0		24.0	27.0	21.0
Completed College (%)	4.9		18.0		5.0	9.0	10.6
Median Education (yrs)	12.5	12.6	10.7		12.0	11.7	11.5
HOUSING & INCOME CHARACTERISTICS							
Mean Value/Unit $ (owner occupied)	23,500	29,300	18,750		23,924	21,104	21,159
Avg. Monthly Rent $	122	130	133		107	101	113.66
D.U./Acre			1.6	1.3	1.6	8.0	3.125
Population/Acre		6.5	3.4	5.0	4.4	17.2	7.5
Crowding (%) (1.01+pers./rm)	6.6	5.0	6.0	11.0	4.0	10.0	7.75
1 & 2 per/hh. (%)			52.0	79.0	90.0	74.0	74.0
Residents less than 5 years (%)	57.9	56.8	94.0		73.0	73.0	80.0
Renter Occupied (%)	43.7	55.0	80.0	62.0	92.0	83.0	79.25
EMPLOYMENT							
Mean Annual Household Income $	11,696	11,123	7,364		4,377	5,117	5,619
Under $4000/yr (%)	11.6	15.7	24.3	31.3	31.3	24.7	26.8
In Labor Force (%)		43.0	78.0		37.0	50.0	55.0
Unemployed (%)	6.4	6.0	8.0		8.0	12.0	9.33
Blue Collar (%)	44.9	44.0	40.0		57.0	58.0	51.6
Women Employed (%)	41.7	44.0	38.0		43.0	43.0	41.3
TOTAL POPULATION	264,424	70,215	1,278	629	741	3,399	

East Beach residents work in sales, retail, and construction fields. Forty percent of those employed work at blue collar jobs. Average household income was $7,364 and approximately 8% of the labor force were unemployed in 1970.

Twelve percent of the East Beach neighborhood had an educational attainment of 8th grade or less, and 18% were college graduates. The majority (80%) of the area's residents were renters and the average rent was $133. The mean value of dwelling units was $18,750, well below the City average of $29,300. Six percent of the households had crowded conditions. In 1970, most of the residents (94%) had moved within five years, and 52% of the residents lived alone.

Lower State Street

This area would be affected by the following project elements: Market Housing, Auto Center, Retail Expansion and Transportation Center. Only the Transportation Center is wholly within this neighborhood; the other elements are partially in the neighborhood (see Figure 34). Almost 40% of the land area is in commercial use and only 8% is in residential use.

Many of the area's residents (14%) were over 65 years of age in 1970. This area has a relatively high percentage of non-white residents (16%), compared to the City average of 6%. Most residents (66%) live alone, and median annual income for Census Tract 9 (of which this area is a part) was $2,996, the lowest in the City in 1970.[30] Crowded conditions in this area were more than double that of the City (11%, compared to the City's 5%). Most residents were renters (62%).

Generally, the residents of this primarily commercial area are elderly and poor. Many of the commercial facilities in the area cater to the low income residents. The commercial facilities provide "a heterogeneous atmosphere . . . that comes with the availability of cheap space: small nationality restaurants, a used tool shop, an 'adult' book store, a Spanish-language movie theater, a pool hall, and other facilities for low-income men. Virtually all restaurants accepting Welfare Department vouchers are on Lower State."[31]

Downtown

The following elements would affect this neighborhood: Retail Expansion, Neighborhood Shopping Center, Presidio Reconstruction, Below Market Housing. Of those elements only the Neighborhood Shopping Center is wholly within this neighborhood.

Approximately one-half of this area is in commercial use and less than 10% is residential. This neighborhood had more persons over 65 years (40%) than any neighborhood in the City, and the average age was 50. Approximately one-third of all residents had incomes of less than $4,000 in 1970. Three-

[30] Median for families and unrelated individuals; City median, $6,649.
[31] Impacts of Growth, p. 27.17

quarters of the population lived alone and 90% of all households consisted of one or two persons. Over 60% were not in the labor force in 1970. Of those employed, 57% were in blue collar jobs. Almost one-quarter of the Downtown population had an 8th grade education or less. Approximately one-third of the residents had Spanish surnames.

Almost all housing units (92%) were occupied by renters and the average monthly rent was $103 in 1970. Four percent of the housing units had crowded conditions and 73% of all residents had been at their residences five years or less in 1970.

West Downtown

Project elements that would affect this neighborhood are the Auto Center, Neighborhood Facility, Below Market Housing and Mission Creek Linear Park.

West Downtown is one of the oldest neighborhoods in the City and contains commercial use, 11.1%, as well as residential use, 45.4%. Mean annual household income was $5,117 in 1974, with approximately one-half of the households having an average income of under $4,000.

Most residents were white (96%) and 10% have Spanish surnames. The average age for residents was 38 in 1970, and 21% of the population was over 65 years of age.

Only one-half of the residents were in the labor force and 58% of those employed were in blue collar jobs. Twelve percent of the labor force was unemployed in 1970, double the rate for the City.

Most residents, 83%, rent and the average monthly rental in 1970 was $101. Almost three-quarters of all residents had lived in the neighborhood five years or less in 1970. Crowded conditions existed in 10% of the dwelling units, double that of the City in general.

Neighborhood Overview

The Demographic Data Table (Table 38), includes a column in which data for the neighborhoods of primary concern was averaged. This information has been included to provide an overview of the neighborhoods. The neighborhoods involved, with the exception of the East Beach neighborhood, combine to form the heart of Santa Barbara's Central City. There are significant differences between the neighborhoods, but they have more in common with each other than they do with the City in general.

Generally, these neighborhoods reveal a polar age distribution: there are more young children and more elderly than in the City in general. It is in these neighborhoods that the greatest proportion of elderly residents live. Adults in these neighborhoods have less education and earn less than the City average. Average income is approximately half of that of the City. Census Tracts 8, 9 and 10 have the largest portions of the welfare caseload in the City. Over one-quarter, 26.8%, of the households had incomes of $4,000 or less in 1970, compared to 15.7% for the City.

These neighborhoods experience more crime than any other areas of the City. The Downtown area ranks first among City neighborhoods in overall crime, felonies and misdemeanors. West Downtown ranks second in felonies and third in overall crime. East Beach ranks second in overall crime and third in felonies. These neighborhoods also lead City neighborhoods in the number of fire calls, with East Beach ranked first, Downtown second, Lower State Street third, and West Downtown fourth.[32]

Average house values and monthly rents in these neighborhoods are appreciably lower than the City average. Crowded conditions (more than 1.01 persons per room) are more prevalent here than in the City in general. One-person households are in the majority in Census Tracts 9 and 10 (59.3% and 50.3%, respectively). One-person households in the City in general are 31.3%.[33] Residents are also more mobile than the City average, with 80% of the residents having changed residences between 1965 and 1970; city average was 55%. An average of close to 88% of the residences in these neighborhoods are occupied by renters, compared to 55% of the City in general.

Unemployment was greater in these neighborhoods (average 9.5%) than the City average of 6% in 1970. Over half, 51.6%, of the employed work at blue collar jobs, compared to 44% for the City. Generally, fewer women in these neighborhoods, 41.3%, are in the labor force than are women in the City at large (44%).

The racial and ethnic character of these neighborhoods are also different than the City in general. A greater proportion of non-white residents live here (7.5%). Thirty-one percent of the residents have Spanish surnames compared to 21.3% for the City.

Impact

City Characteristics

In-migration due to employment opportunities and the availability of relatively expensive housing (i.e., Market Housing) would result in increased population and an increased growth rate. Because the increase would take place gradually, it would be somewhat mitigated but nevertheless significant. (See "Growth Inducing Impact" for further discussion.)

The trend toward polarity of high and low income groups within the City would be encouraged as a result of implementation of the Central City Redevelopment Project. This is due to the type of opportunities the CCRP would present for inducing new residents to migrate into the City. The Market Housing element would offer housing for the relatively affluent, and some employment opportunities would encourage migration of low and moderate income persons. Some persons now residing in the City who are not seeking employment, as well as those who are underemployed, would have an opportunity to supplement household income with CCRP employment opportunities.

32 Police and Fire Dept. data adapted from Table 45 (p. 109) and Table 44 (p. 107), respectively, of City of Santa Barbara Community Development Program Existing Conditions Data, compiled by Patterson, Langford & Stewart, Jan. 1975.

33 Ibid., Table 32, p. 78

However, due to the general low-paying nature of many of these opportunities, it is very unlikely that such supplemental income could do much to offset the trend toward disparity between the high and low income groups.

One of the most significant impacts would be the reduction in unemployment that would result due to development of the CCRP. If 90% of approximately 3464 direct and indirect employment opportunities were filled by County residents currently registered as unemployed, the number of unemployed would be cut by approximately 37%.[34] This very significant benefit could, however, only occur if County residents were given priority in the hiring of employees. (See "Employment, Maximizing Local Benefit" for additional discussion.)

The City's age distribution would be affected because those responding to the employment opportunities would tend to be young, single adults and young married couples with children. This would presumably result in an increase in the proportion of the population in the younger adult end of the age spectrum. However, due to housing problems that would confront such newcomers, it is likely they would be forced to settle outside the City and thus mitigate the impact within the City. This influx of younger adults would also tend to increase the condition of crowding, because persons of this age group could "double up" with more ease than older persons and those with many children.

Housing conditions, especially the shortage of low-to-moderate cost rentals, would be worsened. Prices of dwelling units, especially rentals, would escalate with increased demand on an already limited supply. Increases in cost and limited housing supply would generally result in more crowding. Conditions would worsen and more households would share rooms and houses with other persons and families. (See "Housing" section.)

Difficult economic conditions are presently being experienced throughout the entire country. During "hard times" it is not unusual for people to migrate in response to even the lowest paying employment opportunities. As difficult economic circumstances are felt more severely among minority persons, it could be expected that the proportion of the population represented by minorities would increase.

The combination of relatively low paying employment opportunities and the high cost of housing could result in an increase in the welfare case load. Some persons coming to Santa Barbara in response to potential employment opportunities would have to pay a substantially larger proportion of their income for housing. In such a situation many persons in low-to-moderate paying jobs could still be eligible for food stamps and medical care.

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34 An average 8375 were listed each month in 1975 as unemployed with the local office of the Employment Development Department.

Neighborhood Impacts

East Beach

The presence of the proposed Market Housing element almost entirely within this neighborhood would have significant impact on the demographic characteristics of the neighborhood. The potential 355 new residents would be an increase of approximately 25% over the 1970 population. The nature of this development leads to the assumption that most potential residents would be older, relatively more affluent adults. This would probably result in an increase in the proportion of white residents. Additionally, an increase in the proportion of older persons and in the average age of neighborhood residents could be expected. The median educational attainment level would also be expected to rise.

Mean value of houses in the neighborhood would be increased by the addition of approximately 200 relatively expensive units. The average number of dwelling units per acre would increase from 1.6 per acre (in 1970) to slightly over 2 per acre. The average number of persons per acre would also increase.

The mean household income would also increase. However, because retirees are expected to comprise the majority of the residents, the proportion of those in the labor force would be decreased.

Generally, the residents of the proposed Market Housing would be more like the residents of the nearby West Beach neighborhood than the East Beach neighborhood residents. The proposed Market Housing element is, in fact, geographically closer to the West Beach neighborhood than it is to the East Beach neighborhood.

The presence of the proposed Palm Park Expansion and Hotel/Conference Center would have an impact on the East Beach neighborhood, but not necessarily add more residents. Indeed, the current residents would be flanked east and west by tourist and recreation oriented facilities. That area north of the present railroad tracks and south of U. S. 101 would feel pressure for development into multiple-family dwellings due to proximity of the proposed facilities.

Lower State Street

The population of this area in 1970 was approximately 630 persons. A decrease of 10% to 20% of this population would result from the implementation of those project elements within this neighborhood. The change of the character and quality of commercial facilities in this area due to the CCRP development would induce residents who would not be subject to relocation to move away. The neighborhood would not be able, after development of the project, to continue as a home of the elderly, poor and indigent.

Downtown

Elements of the project affecting this neighborhood would result in a slight net population increase due to the one portion of Below Market Housing located within the neighborhood. No other significant direct alteration in the demographic characteristics of this area would result. Indirect impact, in the possible conversion of present dwelling space into commercial space, could occur. If commercial use was made more profitable, due to the proximity to the improved retail facilities of the CCRP, a "spillover" affect would result, reducing residential population as dwelling space was lost.

West Downtown

An approximate 18% increase in the neighborhood population would occur with development of the CCRP.[35] This would be due primarily to the location of Below Market Housing within this neighborhood.[36] Population density would be increased from approximately 17 persons per acre to close to 20 persons per acre. The proportion of children in the population would also be increased due to the new family units in the Below Market Housing. The average age of residents would tend to remain unchanged because the increase in children would be offset by the increased number of senior citizens in that portion of the proposed Below Market Housing element.

The percentage of those with incomes under $4,000 would increase because many of the potential Below Market Housing residents would be in this group. The proportion of renter-occupied units would also increase because the Below Market Housing units would replace some owner-occupied units.

The number of residents in the neighborhood receiving some sort of public assistance would increase due to the presence of subsidized housing. Although difficult to predict with any certainty, it is likely that the proportion of non-white and Spanish-surname persons in the population would also increase. This would result due to the higher degree of poverty and greater need for public housing (i.e., Below Market Housing) generally characteristic of the non-white and Spanish surname population. There would be a further concentration of low and moderate income families, senior citizens and minorities in this neighborhood.

35 1970 population was 3,399. It was assumed that 40% of the average number of potential Below Market Housing residents now live in the area and thus the new population would be approximately 640 persons.

36 It was assumed that 40% of the residents of this development would be those currently residing in the neighborhood and who would be dislocated by the project.

EMPLOYMENT

This section summarizes the employment conditions in the Santa Barbara area, and the potential direct and indirect employment opportunities generated by the development of the CCRP. Data in regard to employment conditions is based on Employment Development Department records, 1970 census information, and Impacts of Growth.[37]

Existing Conditions

County

In 1975 the civilian labor force in Santa Barbara County averaged 113,931. This reflected a 6.1% increase in the labor force from the 1974 average of 112,700. Total civilian employment for 1975 was 105,016, down almost 1% from the 1974 total of 106,000. Unemployment reached an all-time high of 9,350 in February 1975. An average 8,375 persons were unemployed in 1975, up 25% from the 6,700 average in 1974. The unemployment rate averaged 7.4% for the year, compared to the 1974 average of 5.9% and the 1970 through 1974 average of 5.8%.

The general employment picture for 1975 was one of increased civilian labor force and increased unemployment. Tables 39 & 40 show civilian labor force, unemployment, and rate of unemployment for 1970 through 1975.

City

According to the 1970 Federal Census, the total civilian labor force amounted to 30,082 persons (43% of the population). Almost six percent of that civilian labor force was unemployed. Assuming that unemployment in the City has increased as it has for Santa Barbara County generally, the City unemployment rate for 1975 would be in the neighborhood of 6.9%[38] In 1970 the City's black population had an unemployment rate of 8% and the Spanish American population 7.8%. These rates have probably increased to a degree similar to that of the county.

Table 41 shows employment in the City by occupation as a percent of the total of employed persons. Professional, technical and kindred workers accounted for almost 20% of those employed, as did clerical and kindred workers. The third largest employment group was service workers, with 15% of the total. Table 42 shows employment by class of worker. The majority, 71.9%, of the City's employed earned their income from private wages and salaries. A considerable proportion, 18% earned income from government employment.

37 The California State Department of Finance 1975 Special Census for Santa Barbara is concurrently being prepared. However, the results were not available at the time of preparation of this report.

38 The Employment Development Department does not have employment data for cities within the county. This discussion reflects only the assumption that the city had an unemployment trend similar to that experienced by the county.

TABLE 39

TOTAL CIVILIAN LABOR FORCE, UNEMPLOYMENT, AND RATE BY PLACE OF RESIDENCY
SANTA BARBARA COUNTY

(Adapted from: Area Manpower Review, Santa Barbara - Santa Maria - Lompoc Standard Metropolitan Statistical Area, Southern California Employment Data and Research, Employment Development Department, March 1975. April through December 1975 (including averages) were added from compilation of the monthly issues of the Santa Barbara County Labor Market Bulletin, Southern California Employment Data and Research, Employment Development Department)

ITEM	January	February	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Avg.
1975													
Civilian Labor Force	110,750	113,450	114,000	114,950	115,700	115,750	112,650	111,350	112,800	111,600	112,750	115,000	113,391
Unemployment	8,150	9,350	8,000	8,250	8,600	8,450	8,950	8,150	9,000	8,000	7,650	8,000	8,375
Unemp. Rate Seas. Adj.	6.7	7.2	6.7	7.4	8.4	7.0	7.8	7.6	8.7	7.9	6.9	6.9	7.4
Unemployment Rate	7.4	8.2	7.0	7.2	7.4	7.3	7.9	7.3	8.0	7.2	6.8	7.0	7.4
Total Civilian Employment	102,600	104,100	106,000	106,700	107,100	107,300	103,700	103,200	103,800	103,600	105,100	107,000	105,016
1974													
Civilian Labor Force	108,000	109,700	111,750	112,500	113,500	115,150	113,400	112,500	113,000	113,400	114,850	114,600	112,700
Unemployment	7,600	7,200	6,450	6,400	5,400	6,450	6,700	5,900	6,700	6,300	7,850	8,000	6,700
Unemp. Rate Seas. Adj.	6.4	5.7	5.5	5.9	5.3	5.3	5.8	5.4	6.4	6.2	7.0	7.0	5.9
Unemployment Rate	7.0	6.6	5.8	5.7	4.8	5.6	5.9	5.2	5.9	5.6	6.8	7.0	5.9
Total Civilian Employment	100,400	102,500	105,300	106,100	108,100	108,700	106,700	106,600	106,300	107,100	107,000	106,600	106,000
1973													
Civilian Labor Force	104,400	104,800	106,700	106,050	107,000	108,900	108,350	107,850	106,750	107,700	109,250	109,050	107,200
Unemployment	7,100	7,900	6,800	5,750	5,600	6,500	6,350	6,150	5,450	5,600	6,050	6,450	6,300
Unemp. Rate Seas. Adj.	6.2	6.6	6.1	5.6	5.8	5.6	5.8	5.9	5.5	5.7	5.7	5.9	5.9
Unemployment Rate	6.8	7.5	6.4	5.4	5.2	6.0	5.9	5.7	5.1	5.2	5.5	5.9	5.9
Total Civilian Employment	97,300	96,900	99,900	100,300	101,400	102,400	102,000	101,700	101,300	102,100	103,200	102,600	100,900

TABLE 40

TOTAL CIVILIAN LABOR FORCE, UNEMPLOYMENT, AND RATE BY PLACE OF RESIDENCY
SANTA BARBARA COUNTY
1970 - 1972

ITEM	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.	AVG.
1972													
CIVILIAN LABOR FORCE	104,750	105,850	108,050	107,000	106,650	109,100	107,500	106,600	106,150	104,500	103,100	103,900	106,100
UNEMPLOYMENT	6,150	6,350	6,750	5,800	5,250	6,500	6,100	5,600	5,450	5,400	5,700	5,600	5,900
UNEMP. RATE SEAS. ADJ.	5.4	5.2	6.0	5.7	5.5	5.6	5.6	5.4	5.5	5.7	5.7	5.5	5.6
UNEMP. RATE	5.9	6.0	6.2	5.4	4.9	6.0	5.7	5.3	5.1	5.2	5.5	5.4	5.6
TOTAL CIVILIAN EMPLOYMENT	98,600	99,500	101,300	101,200	101,400	102,600	101,400	101,000	100,700	99,100	97,400	98,300	100,200
1971													
CIVILIAN LABOR FORCE	98,800	101,550	102,850	103,750	103,950	106,550	105,550	104,550	104,450	104,650	104,500	105,500	103,900
UNEMPLOYMENT	6,600	7,450	6,950	6,450	6,350	7,850	6,650	6,350	6,050	5,950	5,700	5,800	6,500
UNEMP. RATE SEAS. ADJ.	6.1	6.4	6.5	6.5	6.7	6.8	6.3	6.2	6.3	6.2	5.7	5.6	6.3
UNEMP. RATE	6.7	7.3	6.8	6.2	6.1	7.4	6.3	6.1	5.8	5.7	5.5	5.5	6.3
TOTAL CIVILIAN EMPLOYMENT	92,200	94,100	95,900	97,300	97,600	98,700	98,900	98,200	98,400	98,700	98,800	99,700	97,400
1970													
CIVILIAN LABOR FORCE	96,450	98,400	98,350	98,600	98,500	100,800	97,750	96,950	97,300	100,400	100,600	101,250	98,800
UNEMPLOYMENT	4,450	5,100	4,550	4,300	4,400	5,800	5,350	5,650	5,400	5,500	5,900	6,050	5,200
UNEMP. RATE SEAS. ADJ.	4.3	4.5	4.4	4.6	4.9	5.2	5.4	6.0	6.0	6.0	6.2	6.1	5.3
UNEMP. RATE	4.6	5.2	4.6	4.4	4.5	5.8	5.5	5.8	5.6	5.5	5.9	6.0	5.3
TOTAL CIVILIAN EMPLOYMENT	92,000	93,300	93,800	94,300	94,100	95,000	92,400	91,300	91,900	94,900	94,700	95,200	93,600

TABLE 41

City Employment by Occupation (1970)

Occupation	Percentage of Total Employed
Professional, Technical and Kindred	19.2%
Management and Administrative	9.8
Sales Workers	8.2
Clerical and Kindred	19.3
Craftsmen, Foremen, and Kindred	10.2
Operatives (except Transportation)	7.0
Transport Equipment Operators	2.1
Laborers	5.5
Farm Workers	1.0
Service Workers	15.0
Private Service Workers	2.6
	100.0%

Source: 1970 Census; Adapted from Table 13, Community Development Program, Existing Conditions Data, compiled by Patterson, Langford, and Stewart, January 1975.

TABLE 42

City Employment - Class of Worker (1970)

Employment	Percentage of Total Employed
Private Wage and Salary	71.9%
Government	18.2
Self-Employed	9.4
Unpaid Family Workers	.5
	100.0%

Source: 1970 Census; Adapted from Table 14, Community Development Program Existing Conditions Data, compiled by Patterson, Langford, and Stewart, January 1975.

Neighborhoods

The neighborhoods directly affected by various elements of the CCRP had higher unemployment rates in 1970 than did the City as a whole. Table 38 (Demographic Data) includes relevant employment and unemployment data. The West Downtown neighborhood had an employment rate of 12% compared to 6% for the City. The East Beach and Downtown areas both had 8% unemployed. No estimate was made for the Lower State Street area, but it would be expected to be similar to, and perhaps higher than, the other neighborhoods in the project area.

The majority of those employed in the project area neighborhoods work at blue collar jobs.

Employment Opportunities

Implementation of the CCRP would result in the generation of a variety of employment opportunities. These opportunities are discussed within this section as to: construction opportunities and local supply of workers, direct full-time opportunities and local supply of workers for similar occupations, and the indirect full-time opportunities.

Construction - Demand for Workers

During the construction phase of various elements of the Central City Redevelopment Project, opportunities for employment would result. The conceptual nature of the project makes precise estimates of the numbers and types of workers required and the duration of their employment inappropriate to this report.[39] However, approximate estimates of potential construction opportunities are shown in Table 43. These estimates are based on construction information from similar projects and/or consultation with contractors who provided theoretical estimates, based on their knowledge and experience of the types of construction involved. Specific construction information, which is not presently available, could change these employment estimates to an undetermined degree. Those elements, about which no construction-related information was known or assumed (i.e., Performing Arts Center, Mercado, Neighborhood Shopping Center, Transportation Center, Mission Creek Linear Park, Presidio Reconstruction, Palm Park, Ocean Oriented Industry) have no estimates given for construction employment.[40]

Construction - Local Supply of Workers

Construction of the individual elements of the CCRP could be accomplished by using local (Santa Barbara County) workers. A Building and Trades Council representative[41] indicated that a sufficient pool of construction workers exists in this area and that importation of workers from outside the county would not be necessary. However, non-local construction specialists involved in limited phases of construction may be necessary and would be exceptions to the general statement that only local workers would be needed.

39 See Appendix 5 for additional information.

40 See Appendix 5.

41 Fermin F. Feuerborn, Secretary, Building and Trades Council, Santa Barbara County.

TABLE 43

Estimates of Construction Employment
Opportunities Generated by CCRP

Element (Source)	Approximate Time of Construction	Workers Involved
Market Housing (theoretical estimate)	24 months	200-300 (avg. 50 workers/day)
Auto Center (theoretical estimate)	24 months	75-100
Retail Expansion (projected from Santa Maria Redevelopment)	18-24 months	800-1000 (avg. 60-75 workers/ day)
Below Market Housing (projected from SHIFCO development)	1-2 years	200-300 (avg. 50-80 workers/ day)
Neighborhood Facility (projected from Franklin Center)	4-6 months	120-160 (avg. 20-40 workers/ day)
(Hotel/Conference Ctr. (Hyatt Regency Hotel Proposal)	24 months	200-300

Currently a significant number of construction workers are unemployed and would be available for construction opportunities generated by implementation of this project. A sampling of several construction trade unions (Santa Barbara County) yielded the following information as to the number of union members currently unemployed in relation to the total membership:

Trade	Total Membership	Registered As Unemployed	% Unemployed
Electricians	485	285	59%
Plasterers & Cement Masons	250	125	50%
Painters	145	52	36%
Plumbers	500	50	10%
Laborers	650	260	40%
Sheet Metal Workers	232	37	16%
Carpenters	700	76	11%
Total	2962	885	Average 31.7%

Additionally, some local workers have found employment outside the county but maintain their family residences in the local area. Many of these workers (an undetermined number), although not registered as unemployed, could also be available if employment opportunities were generated locally.

Table 44 shows the number of construction workers in various trades registered with the Employment Development Department as available for employment as of September 30, 1975. As most construction workers are union affiliates and register with their unions rather than E.D.D., the figures shown on Table 44 are less accurate as indicators of employment conditions in the construction field than are those figures shown on p. 194.

TABLE 44

Applicants for Construction Employment,
Santa Barbara County*

Type	No. of Applicants
Sheet Metal Worker	12
Welder	68
Electric Wiring-Assembly & Installation	15
Construction Painter	36
Plasterer & Related Occupations	10
Cement & Concrete Finisher	5
Excavation, Grading, Paving	23
Carpenter & Related Occupations	105
Brick, Stone Mason, Tile Setter	10
Plumbers & Related Occupations	35
Roofer & Related Occupations	27
Misc. Construction Occupations	97
Dump Truck Driver	2

Source: Compiled from "Table 96," Applicants and Nonagricultural Job Openings by Occupation," Santa Barbara County, Employment Security Automated Reporting System, Monthly year to date for period ending 9/30/75.

Summary - Construction Worker Supply & CCRP Demand

The number of local workers available for construction employment appears sufficient to preclude the necessity of importation of workers from outside the county. This generalization would have validity only if the phasing of the construction of the various elements was consecutive rather than simultaneous. If several elements were under construction simultaneously, the necessity to import workers would exist. If priority were not given to local workers, the availability of employment opportunities would encourage migration from outside the county.

Direct Full-Time Employment Opportunities

Several of the elements of the CCRP would provide direct, full-time employment opportunities if the project were implemented. Generally, the opportunities would be in the categories of sales and service. Estimates of the numbers of opportunities generated by various elements were made by determining the number of employees for similar developments (existing and/or planned), and adjusting those numbers to the proposed developments. The resulting estimates are approximate and would be subject to revision when project specifics are established. Table 45 shows the estimates for potential employment opportunities prorated for the various project elements. The table is accompanied by a brief description as to the methodology used to arrive at the estimates for each element. The lack of specific information prevented any estimates to be made for several elements (i.e., Performing Arts Center, Mercado, Below-Market Housing, Mission Creek Linear Park, Palm Park Expansion, Ocean Oriented Industry, Presidio Reconstruction). In addition, it was assumed that the Auto Center would provide for relocation for auto dealerships displaced by CCRP and thus would generate no new employment opportunities.

Methodology Used in Deriving Estimates Shown on Table 45

Market Housing. The Bonnymeade condominiums were used as the base from which estimates were derived. The proposed Market Housing element (20.3 acres) is approximately 1.8 times larger in area than Bonnymeade (11 acres). It was assumed that employees with area-related jobs (i.e., guards, gardeners and painters) would be in proportion to the difference in area. It was also assumed that one manager would be adequate in spite of the difference in the number of units involved.

Calculations.

Job	Bonnymeade	Multiplication Factor	Proposed Market Housing
Guard	8	1.8	14
Gardener	5	1.8	9
Painter	1	1.8	2
Manager	1	-	1

Source: Personal communication with Colonel Gran, Manager, Bonnymeade.

Hotel/Conference Center. It was assumed that the estimates for employees for this element were directly comparable to the estimates for employees given for the Hyatt Regency Hotel/Conference Center (proposed in 1972). Some reduction in the number of employees in size-related jobs (e.g., housekeeping) was indicated as this proposed development is smaller than Hyatt Regency's proposal. However, no decrease in the number of employment opportunities was made due to the lack of more specific data regarding the proposed development. In addition to the opportunities listed, banquet help, amounting to 45 to 60 persons would be employed on an occasional basis. The availability of local young people (e.g., at U.C.S.B. and S.B.C.C.) indicates that a sufficient supply of workers exists to satisfy this need. Such occasional banquet help is not included in further analysis of employment opportunities.

TABLE 45

Potential Direct, Full-Time Employment
Opportunity Estimates (by element)

Project Element	Source for Comparison	Type of Opportunity	No. of Opportunities
Market Housing	Bonnymeade Condo-miniums, Montecito	Guard	14
		Gardener	9
		Manager	1
		Painter (maint.)	2
		Subtotal	26
Hotel/ Conference Center	Proposed Hyatt Regency Hotel (1972)	Housekeeping	60
		Laundry	8
		Maintenance	8
		Groundskeeper	2
		Front Desk	30
		Waiter	80
		Cook	17
		Kitchen Help	51
		Hostesses & Stewards	9
		Cashier	9
		Bartender & related	10
		Room Service Clerks	4
		Personnel	3
		Sales and Administration	20
		Accounting and Related	8
		Executive Offices	10
		Security	2
		Misc., (lifeguard, Concessionaires)	3
		Subtotal*	330
Major Retail Expansion	Theoretical based on employees per sq. ft. ratio	Sales	1171
		Office & Restaurant Personnel	690
		Subtotal	1861
Neighborhood Facility	Franklin Neighborhood Facility Center	Social Worker & Office Worker	12-13
		Subtotal	12-13
Neighborhood Shopping Ctr.	Alpha Beta Shop. Ctr. & similar	Supermarket	57
		Cleaners	8
		Pharmacy	3-4
		Liquor Store	5
		Laundromat	1-2
		Subtotal	74-76
Transportation Center	Present Transportation facilities in Santa Barbara	Transit Terminal Workers	6-7
		Subtotal	6-7
		TOTAL	2309-2313

Source: Ester's (a subsidiary of Hyatt Regency) estimate of employees.

Retail Expansion. A ratio of one employee per every 400 sq. ft. was used to determine the number of employment opportunities for stores and shops involved in this element:

- 468,500 sq. ft. stores and shops in proposed retail expansion equals 1171 employees.

No differentiation could be made as to types of employees (e.g., sales, supervisors, stock clerks, etc.)

A ratio of one employee per every 200 sq. ft. of office space was used to determine other employment opportunities of the proposed retail expansion: 137,925 sq. ft. of office/restaurant space equals 690 employees. No differentiation could be made between restaurant and office employees as the figure on square footage was only available for the two uses combined.

Source: L. Hausrath, Gruen, Gruen & Associates.

Neighborhood Facility

It was assumed that the proposed Center would be approximately one-half the size of the existing Franklin Neighborhood Facility Center. The Franklin Center is staffed with approximately 23 persons from a variety of agencies and involved in a variety of duties. Social-welfare and office personnel are the basic job categories in the Franklin Center. There is also a full-time coordinator and a full-time caretaker. Approximately 12 to 13 employment opportunities would result from the implementation of the proposed Neighborhood Facility.

Source: Havier Escobar, Coordinator, Franklin Neighborhood Facility Center.

Neighborhood Shopping Center. It was assumed that the proposed Neighborhood Shopping Center would employ a number of persons comparable to the shopping center at 2840 De La Vina (Alpha Beta Shopping Center). Only employment data for those establishments similar to those to be included in the proposed Neighborhood Convenience Center were surveyed.

Supermarket employees = 57
Cleaner employees = 8
Pharmacy employees = 2 full-time, 3 part-time

Liquor store and laundromat information was unavailable for the Alpha Beta Shopping Center and averages were determined for those establishments from other sources:

Liquor store employees = 5
(average for Miratti's 6 stores)

Laundromat = 1-2
(average for several local establishments which have attendants)

Transportation Center. Estimates were based on current employment figures of existing transportation facilities.

Bus Service. The Metropolitan Transit District Terminal on Chapala Street currently has one part-time and six full-time employees. It was assumed that an M.T.D. terminal included in the proposed Transportation Center would be staffed at a comparable number of employees. Additional bus drivers may be necessary if service is expanded in conjunction with the development of the Center; however, estimates as to the number of employment opportunities that would result are impossible at this time.

Source: Personal communication with Ed Asmann, Metropolitan Transit District.

Train Depot. It was assumed that the number of employees currently staffing the depot would be employed in the depot included in the proposed Transportation Center. Thus, no new employment opportunities would be generated by this factor of the proposed Center.

Greyhound or Similar Long-Distance Bus Service. It was assumed that the existing bus terminal would relocate within the proposed Transportation Center. No new employment opportunities would be generated by this facet of the Transportation Center under that assumption.

Other. Additional opportunities might occur for groundskeepers, maintenance, security and similar personnel. However, due to the conceptual nature of this element, no specific estimate has been made (see Appendix 5).

Direct Full-Time Opportunities - Summary

The potential direct employment opportunities range from 2309 to 2313 for those major elements listed in Table 45. Obviously, this substantial number of opportunities could provide employment for many local persons who are currently unemployed and underemployed (for discussion of this relationship, see "Growth Inducing Impact").

Supply of Local Workers

Table 44 lists the number of applicants for selected occupations registered with the local Employment Development Department office. The occupations listed were selected due to their relation to potential employment opportunities that would be generated by development of the CCRP. Appendix 4 describes how the number of locally unemployed listed in Table B could to the opportunities generated by development of the CCRP.

Indirect Full-Time Employment Opportunities

The creation of direct employment opportunities is not the only employment generating factor of this project. For every direct employment opportunity generated by the project, some indirect opportunity would also be generated. Assessment of potential indirect employment opportunities could be based on any one of many ratios. To fully depict the range of possibilities involved

in indirect employment generation, this assessment includes several of the most commonly used ratios. The ratios considered were 0.25, 0.5, 0.89[42] 1.0 indirect jobs generated for each direct job created.

An estimated 2309 to 2313 direct employment opportunities would result from implementation of this project (Table 46). This table shows the potential indirect generation of employment by various elements of CCRP and at various ratios of indirect to direct employment generation. Using a ratio of 0.25 indirect opportunities created for every direct opportunity, approximately 623 indirect employment opportunities would result. Using the highest ratio considered, that of 1.0 indirect opportunities for each direct opportunity, 2311 employment opportunities would be generated. The most likely situation would be reflected by a ratio of 0.5, which would result in 1155 to 1157 indirect employment opportunities.

TABLE 46

Potential Indirect Employment Opportunities

Element	No. of Direct Opportunities	Potential Ratios of Indirect to Direct Oppor. .25	0.5	0.89*	1.0
Market Housing	26	6.5	13.0	23.1	26.0
Hotel/Conf. Ctr.	330	82.5	165.0	293.7	330.0
Retail Expans.	1861	465.25	930.5	1656.3	1861.0
Neighborhood Facility	12-13	3-3.25	6-6.5	10.7-11.6	12-13
Neighborhood Shopping Ctr.	74-76	18.5-19	37-38	66-68	74-76
Transportation Center	6-7	1.5-1.75	3-3.5	5.3-6.2	6-7
TOTAL (Rounded)	2309-2313	577-578	1155-1157	2055-2159	2309-2313

Summary Discussion - Employment Impacts

Total employment opportunities would range from approximately 2886 to 4626. The most likely situation[43] would result in a total of approximately 3467 full-time employment opportunities (exclusive of construction-related opportunities). An additional, but yet unspecified, number of opportunities would be generated by several elements which were not included in the estimates due to lack of project specifics (i.e., Performing Arts Center, Mercado, Below Market Housing, Mission Creek Linear Park, Presidio Reconstruction). The generation of full-time employment opportunities by the CCRP is considered a significant beneficial impact. The impact would be a long-term one as the opportunities would become an established part of the local job market.

42 Source: Ventura County Planning Department

43 Based on an average number of potential direct opportunities (2311), and 0.5 indirect opportunities generated by each direct opportunity (1156).

The generation of construction-related opportunities would also have a significant beneficial impact. The impact would be short-term for the construction of each element and relatively long-term over the lifetime of the entire project (estimated to be approximately 15 years).

The two largest potential sources for employment opportunities, Major Retail Expansion and Hotel Conference Center, would account for approximately 95% of non-construction-related opportunities. Thus, these two elements would account for the vast majority of all the beneficial impact that would occur in relation to full-time employment.

It is likely that many of the employment opportunities generated directly and indirectly by development of the CCRP would be filled by local persons who are presently unemployed, underemployed, or not seeking work due to lack of appropriate opportunity. It is difficult to predict with any degree of certainty the number of such local persons who would be employed by the CCRP generated opportunities. The beneficial impact to the local community of decreased unemployment and possibly increases of household income would vary with the proportion of the opportunities that were filled by local persons. The local benefit would be greatest if all the opportunities were filled by persons presently living in the city and nearby areas. As the proportion of local persons filling the opportunities decreased, the degree of local benefit would also decrease and the potential for immigration of newcomers would increase (see "Growth Inducing Impact" and "Housing Conditions"). To what extent local benefit could be realized would be dependent upon hiring and job training policies followed by the potential employers.

Maximizing Local Benefit

If hiring priority for all opportunities were given to local persons, and on-the-job training provided for those opportunities requiring few skills, the beneficial impact of CCRP-generated employment could be maximized for the community. A policy in regard to priority in hiring and job training could be influential in achieving the greatest benefit for the community in regard to employment. Lacking an effective policy or program to maximize the employment of locals, much of the beneficial impact could be negated.

Postscript - Employment

Present employment conditions do not necessarily indicate future conditions. The number of persons currently available (i.e., the unemployed) in the local area does not necessarily represent that number who would be available for employment at the time of development of various project elements. Preliminary analysis of the 1975 Special Census data[44] indicates a trend toward migration out of the area by some persons[45] who would be anticipated to be available to fill CCRP employment opportunities in the future. If such a trend continues to develop, the availability of local persons to fill low to moderate income job opportunities would be decreased.

44 Cliff Pauley, Santa Barbara County Planning Dept.
45 Particularly young married persons with small children.

The crux of this trend toward out-migration appears to be that the amount of income necessary to provide housing and other necessities in Santa Barbara is apparently not being met by the level of income earned in low to moderate paying jobs. Considering this trend, it would be anticipated that low to moderate paying jobs will have a relatively high rate of turnover, as people migrate into the area to take such jobs would soon move on when they find their incomes insufficient to meet their expenses.

This situation has ramifications far beyond the scope of this report and subject to more complex analysis. However, it is important to note that a trend toward out-migration by low to moderate income persons would indicate less local persons available in the future for the types of opportunities that would be generated by this project than are available currently. Additionally, these local unemployed persons filling CCRP employment opportunities may not be able to afford to stay in the community as their income might not be sufficient to meet their expenses. Thus, the numbers of employment opportunities may not indicate the actual degree of benefit that would accrue to those currently unemployed. For this reason it is recommended that the City analyze the results of 1970 and 1975 Census counts and relate those trends to existing and expected trends in the housing sector in order to more clearly predict the cumulative impacts of employment generated, housing availability and potential growth inducement.

GROWTH INDUCEMENT

This section deals with the potential of the CCRP to promote growth. Of greatest concern is the project's potential to induce persons to move to Santa Barbara and, thus, to increase population beyond that level which would be anticipated without development of the CCRP. A brief summary of past growth patterns and rates has been included to serve as background. The bulk of the discussion of growth inducement revolves around the potential of the CCRP to generate employment opportunities that would attract newcomers to the community. Other topics discussed include the growth inducing impact of the Market Housing element and the impact of the project on tourism.

Background

The past pattern of population growth of Santa Barbara in relation to the South Coast is summarized in Figure 35. During the 1940's the City grew at moderate rates of an average of three to four percent per year. The rest of the South Coast also experienced moderate growth through these years. The growth was due, in part, to the attractiveness of the Santa Barbara area to retirees and to the growth of tourism.

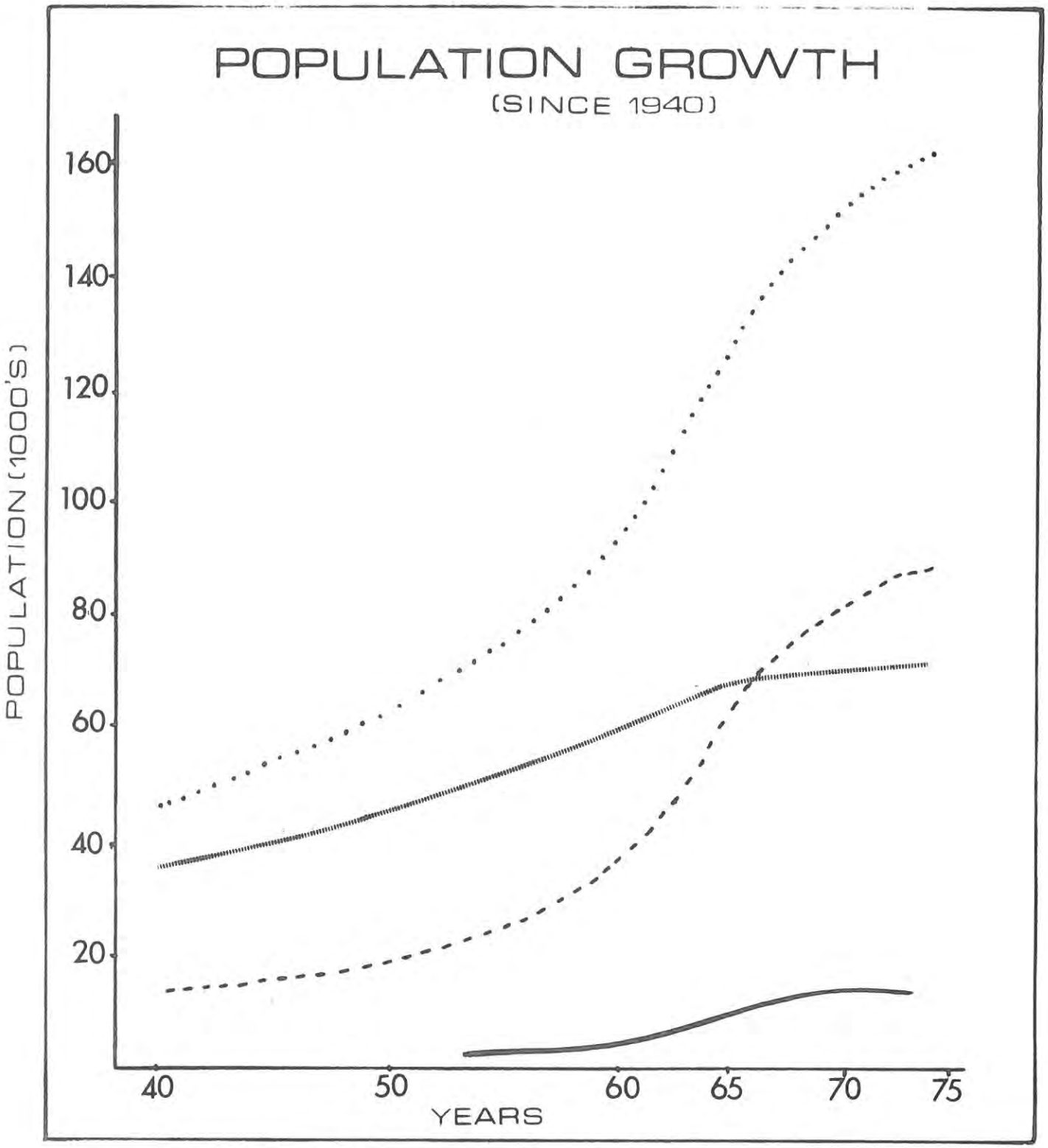
During the '50's and early'60's the City maintained these moderate growth rates. Beginning in the early '60's the rate of increase for the City began to decline. During the '50's the rest of the South Coast grew rapidly, averaging almost ten percent annually throughout that decade, jumping in the '60's to an average of 13 to 14 percent. Much of this growth occurred in the Goleta Valley, due to the establishment of a general campus of the University of California in Goleta. Student enrollment at UCSB quadrupled from 1960 to 1970, peaked in 1969-70, and again in 1975-76.

The Santa Barbara County population grew from 264,324 in 1970 to 280,605 in 1975. This was an increase of 16,281 persons during that period and resulted in an average annual growth rate of approximately one percent. During the same five year period the City population increased from 70,215 to 72,238,[46] a growth rate of approximately .58%. The past five years have shown a considerably slower growth pattern for the City.

Employment Opportunities: Direct Impact

The principal causes for migration[47] into an area are: (1) the desire for better economic opportunities; (2) the attraction of a mild climate; (3) the desire for better living or housing conditions; (4) movement for health, education, or retirement reasons. Better economic opportunities is the main cause for in-migration[48] and the one of greatest interest for the purpose of this report. The Central City Redevelopment Project would have the potential to generate 2309 to 2313 direct, full-time employment opportunities and a substantial number of construction-related opportunities. The unemployed and underemployed persons living in the Santa Barbara area

46 1970 totals from Federal Census; 1975 totals from California Special Census.
47 V. A. Stanbery, "Better Population Forecasting for Areas and Communities," reprinted in Urban Land Use Planning by F. S. Chapin, p. 200.
48 Ibid, p. 200.



SOUTH COAST

CITY

REMAINING SOUTH COAST

UCSB STUDENT ENROLLMENT

Figure 35

Source: IMPACTS OF GROWTH, fig. 1.1, page 1.6

could fill many of the full-time employment opportunities generated by implementation of the CCRP, but the potential for in-migration would also exist.

The relatively large pool of available construction workers (see "Construction-Local Supply of Workers") indicates that workers from outside the area would, generally, not be necessary. This condition, combined with the short-term nature of construction employment leads to the assumption that the construction of the elements of the project would not encourage any significant in-migration. Thus, the construction opportunities generated by the project have not been considered growth-inducing to a significant degree.

Assessment of the numbers of persons expected to migrate to Santa Barbara in response to employment opportunities are made on a percent basis.[49] In this method it was assumed that a certain percentage of the new employment opportunities would be filled by those currently residing outside the County of Santa Barbara. Several percentage estimates are used to reflect a range of potential in-migration that could occur. Table 47 shows the number of potential direct and indirect opportunities that could be filled by newcomers to the area based on a variety of percent ratios. Table 47 does not include those project elements for which no estimate of employment opportunities could be made; i.e., Ocean Oriented Industry, Below Market Housing, Performing Arts Center, Mercado, Mission Creek Linear Park, Presidio Reconstruction, Palm Park Expansion, Auto Center. See Appendix 5 for further discussion.

The range of direct job opportunities to be filled by newcomers would be approximately 115 to approximately 578. The estimate varies with rate a which newcomers could be expected to fill the opportunities. The highest rate considered in Table 47 was 25%; i.e., 25% of the opportunities to be filled by newcomers.

It is assumed that persons migrating to take advantage of employment opportunities would generally be accompanied by other family members. By multiplying the job opportunities available by an estimate of expected family size, a total number of expected newcomers can be calculated. A high in-migration would be indicated by a multiplication factor of 3.18 persons[50] migrating for each opportunity. A lower in-migration would be indicated by a multiplication factor of 2.24 persons[51] migrating for each opportunity. At the lowest rate of opportunities filled by newcomers, and an assumption of 2.24 newcomers for each direct opportunity, the total newcomers would be approximately 260. A greater number of newcomers, approximately 1838, was arrived at by assuming that 25% of the direct opportunities would be filled by newcomers and that each newcomer's average family size would be

49 An alternate method of assessing population increase due to in-migration in response to employment opportunities is described in Appendix 4.

50 Average family size for Santa Barbara derived from 1970 Census data (57,329 persons in families, 18,053 families).

51 Average household size for Santa Barbara according to 1975 Special Census.

TABLE 47

Potential for Employee In-Migration
Due to Direct and Indirect Employment Opportunities
(in number of persons)

DIRECT EMPLOYMENT OPPORTUNITIES		PROPORTION OF OPPORTUNITIES FILLED BY NEWCOMERS				
Element	Total Number of Direct Opportunities	5%	10%	15%	20%	25%
Market Housing	26	1.3	2.6	3.9	5.2	6.5
Hotel/Conference Center	330	16.5	33.0	49.5	66.0	82.5
Retail Expansion	1861	93.05	186.1	279.15	372.2	465.25
Neighborhood Facility	12-13	.6-.65	1.2-1.3	1.8-1.95	2.4-2.6	3.0-3.25
Neighborhood Shopping Ctr.	74-76	3.7-3.8	7.4-7.6	11.1-11.4	14.8-15.2	18.5-19.0
Transportation Center	6-7	.3-.35	.6-.7	.9-1.05	1.2-1.4	1.5-1.7
DIRECT OPPORTUNITY TOTAL (rounded)	2309-2313	115-116	230-231	346-347	462-463	577-578
Newcomers (avg.fam.size 2.24)		258-260	515-517	775-777	1035-1037	1293-1294
Newcomers (avg.fam.size 3.18)		366-369	731-735	1100-1103	1469-1472	1835-1838

INDIRECT EMPLOYMENT OPPORTUNITIES		PROPORTION OF OPPORTUNITIES FILLED BY NEWCOMERS				
Element	Total Number of Indirect Opportunities	5%	10%	15%	20%	25%
Market Housing	13	.65	1.3	1.95	2.6	3.25
Hotel/Conference Center	165	8.25	16.5	24.75	33.0	41.25
Retail Expansion	930.5	46.5	93.1	139.6	186.1	232.6
Neighborhood Facility	6-6.5	.3-.325	.6-.65	.9-.98	1.2-1.3	1.5-1.6
Neighborhood Shopping Ctr.	37-38	1.85-1.9	3.7-3.8	5.6-5.7	7.4-7.6	9.25-9.5
Transportation Center	3-3.5	.45-.175	3.-.35	.45-.53	.6-.7	.75-.88
INDIRECT OPPORTUNITY TOTAL (rounded)	1155-1156	58	116	173	231	289
Newcomers (avg.fam.size 2.24)		130	260	388	517	647
Newcomers (avg.fam.size 3.18)		184	369	550	735	919
GRAND TOTAL - OPPORTUNITIES		173-174	346-347	519-520	693-694	866-867
GRAND TOTAL - NEWCOMERS (avg.fam.size 2.24)		388-434	775-777	1294-1297	1552-1731	2159-2161
NEWCOMERS (avg.fam.size 3.18)		550-553	1100-1104	1650-1653	2204-2207	2754-2757

3.18. Our best estimate--15%[52] of the job opportunities filled by newcomers and an average household size of 2.24--indicates a total of approximately 777 newcomers.

The lowest estimated number of newcomers (approximately 260 persons) would amount to an increase of .36% of the present City population. The highest estimate (1838 persons) indicates an increase of 2.54%. The most likely situation (777 persons) would be a 1.08% increase in population over the present total.[53]

Employment Opportunities: Indirect Impact

Indirect employment opportunities also would have the potential for attracting newcomers to the area. The number of newcomers resulting from indirect employment opportunities, based on 0.5 indirect opportunities generated by each direct opportunity, is displayed in Table 47.

The lowest estimate of such newcomers indicates in-migration of approximately 130 persons,[54] representing .18% increase in the current population. The highest estimate considered would result in approximately 919 newcomers,[55] a 1.27% increase. The most likely situation, that of 10% of all indirect opportunities filled by newcomers and 2.24 persons per opportunity, would result in 260 newcomers, a .36% population increase.

Employment Opportunities: Impact Summary

The combined number of anticipated newcomers due to all employment opportunities would range from approximately 388 to approximately 2757. The combination of the most likely situations would result in approximately 1037 newcomers, 777 due to direct opportunities and 260 due to indirect opportunities. This number of newcomers would represent a 1.44% increase over the present City population. The impact of such an increase is considered significantly adverse as it would represent an increase in population approximately two and one-half times the average annual increase of the City population during the years 1970 to 1975.[56]

52 15% is thought to be the most likely rate at which newcomers would fill direct employment opportunities. This estimate assumes that most large businesses of the type that would develop the Major Retail Expansion and the Hotel/Conference Center--potential employers of approximately 95% of all direct opportunities--would probably transfer management and other key personnel to Santa Barbara from their other establishments. It is estimated that approximately 10% of all the direct opportunities would be filled in that manner. Another 5% of the direct opportunities would be filled by other newcomers.

53 For a discussion of the "worst case" situation for all in-migration in response to employment opportunities, see "Employment Opportunities - Impact Summary" in this section.

54 Based on 2.24 newcomers per opportunity and 5% of opportunities filled by newcomers.

55 Based on 3.18 newcomers per opportunity and 25% of opportunities filled by newcomers.

56 Average population increase was approximately 405 persons per year between 1970 and 1975.

In-migration in response to employment opportunities would have impact on various public services. These impacts are discussed by type of service in the "Public Services" section of this report. Housing opportunities for newcomers migrating into the area also would be severely limited. (See "Housing, Current Supply" for a further discussion of this subject.) This housing situation would be further complicated by the persons who would migrate to the area for jobs created by development of the CCRP. Their demand would worsen the present housing shortage and increase prices, especially for low to moderately priced rentals.

Removal of the current water moratorium in the Goleta area would clear the way for housing developments to accommodate many of those migrating in and thus relieve much of the pressure that would be placed on the City's housing supply. The water moratorium has limited residential construction and, consequently, population growth in the Goleta area. Population growth could increase the pressure to remove local water moratoria to accommodate new persons migrating to the area. Pressure to expand the water supply to meet resulting growth or demand could also follow. If such pressure results in a local commitment to costly, supplementary water options, such as the importation of State Project water, population growth could be stimulated. A limited water supply would no longer inhibit growth, and the substantial expense of providing the new water could require continued growth to meet the cost of the new supplementary water. Thus, increasing the water supply to accommodate a relatively minor increase in population could potentially and indirectly stimulate significant growth. It should be noted, however, that although such a change would improve the current housing situation in the general area, it would also have adverse impacts that accompany rapid increases in population and suburban development.

Some of those migrating to the area in response to employment opportunities may choose to live in the Ventura or Carpinteria areas and commute to Santa Barbara. This would increase demand for housing in those areas. Traffic on U. S. 101 between Santa Barbara and these areas, and the consequent automobile emissions, would be increased to an undetermined degree.

Market Housing: Impact of Project

The implementation of the Market Housing element would create approximately 304 units (based upon a 15/units per acre density). Occupied at a rate of 1.75 persons per unit, 532 persons could be accommodated. Because this development, as presently conceived, would be geared to luxury living, relatively affluent adults would be residents. No overriding local public need for the Market Housing development has been found; thus it is assumed that most (75% to 80%) of those who would occupy this development would come from outside the area. This would result in 399 to 426 new City residents. This population increase is roughly equal to the average annual increase in population for the City over the past five years[57], and thus is considered significantly adverse.

57 Average annual increase in population for the City between 1970 and 1975 was approximately 405 persons.

It should also be noted that typically many condominium residents stay in their dwellings on a part-time basis.[58] This situation would tend to mitigate the growth inducing impact of this project. Assuming a 70% average "occupancy" rate, the net increased demand would be between 219 and 298 persons rather than the 399 to 426 total. This would be considered a moderately adverse impact in terms of growth inducement.

In-Migration: "Worst Case" Situation

The "worst case" situation would be represented by assuming that all new employment opportunities and all potential Market Housing units would be filled by newcomers. A total of 11,031 newcomers, 15.27% of the current City population, would result, bringing the total population to approximately 83,269.

This worst case estimate is included as a point of reference and should not be considered a realistic consequence of implementation of the CCRP.

Tourism: Impact of Project

The Chamber of Commerce estimates that Santa Barbara currently is visited by 4.6 million tourists annually. If it is assumed that the proposed Hotel/Conference Center would attract visitors who would not otherwise come to Santa Barbara, approximately 115,200 additional tourists annually would come to the City.[59] This would be a four percent increase in the annual number of tourists.

Tourism is recognized as a vital part of the economy of Santa Barbara. In this regard a four percent increase in the annual number of tourists is considered a significant beneficial impact. Increases in the number of tourists also would result in increased tourist use of and visits to visitor-oriented sites and facilities. Impact of such an increase would be felt in the form of increases in: maintenance of tourist "sites," CBD traffic and auto emissions, beach use, and use of all community resources affected by tourism. No official goal for an optimal tourist population consistent with community resources and quality of life has been established by the City. Thus, it is impossible to determine if the increase in tourism that would result from development of the CCRP would be within an optimal limit.

Shopping: Impact of Project

The Economic and Market Analysis Study[60] which is forthcoming, but presently unavailable, will address the subject of the number of new, non-local shoppers likely to result from implementation of the Retail Expansion element. At this time sufficient information is not available to assess the impact of this element.

58 Bonnymeade condominiums are 100% sold and have an average actual occupancy rate of 70%.

59 Based on an average number of guests per day of 504.

60 Forthcoming analysis, Gruen, Gruen & Associates.

Summary Discussion

Potential Newcomers - Impact

The total number of newcomers expected to migrate to Santa Barbara to become new residents ranges from approximately 787 to approximately 3183. The combination of "most-likely" factors, including an average number of newcomer residents of the Market Housing element, suggests a net increase in population of about 1450. This would result in a 2.0% increase in the current population and what is considered a significant adverse impact.

Potential Newcomers: Mitigation

Some mitigation of the impact due to employment opportunities would be expected because the CCRP would be developed gradually. However, much of this mitigation would be lost because the two largest direct employers--Major Retail Expansion and Hotel/Conference Center--are expected to be among the first elements to be developed.

It is quite possible that more than one adult in newcomer families, e.g., both husband and wife, would fill employment positions generated by the CCRP. The effect of this would be to reduce the total number of newcomers. Assessment as to the proportion of opportunities that would be decreased by this factor cannot be made with any significant degree of validity. Mention of this potential mitigation is included for general consideration.

The effect of the last residential growth inducing factor, Market Housing could be mitigated by decreasing the size of the development. One of smaller size would result in fewer residents and, consequently, fewer newcomers.

PUBLIC SERVICES

In this section each public service is described in terms of its current capacity, planned capacity, expected impact from individual CCRP project element with notation as to potential mitigation measures, and the cumulative impact of all CCRP elements. The demand on public services by project elements and the impact of that demand is presented in terms of a range of possibilities. This format is necessary due to the conceptual and unresolved nature and scope of the project. Emphasis is given to the situation most likely to occur within the range of possibilities.

PUBLIC SERVICES: WATER

Current Capacity and Sources for the City [61]

Table 48 lists the current water sources and the amounts of water from each source in acre feet per year (af/yr). The third column indicates the number of persons served at a rate of 170 gallons per day per person[62] for all uses. This table was adapted from Impacts of Growth, Table 7.41, p. 7.89. Refined figures relating sources and amounts are pending the completion of the Water Resources Division's "Optimum Water Use Study" in March or April 1976.

TABLE 48
Current Sources and Amounts

Source	Amount (af/yr)	Persons Served
Montecito Co. Water Dist.	300	1,575.66
Mission Tunnel	1,100	5,777.44
Groundwater	2,000	10,504.43
Gibralter Reservoir	3,700	19,433.19
Cachuma Reservoir	8,280	43,488.35
Total	15,380	80,799.07
Amount Currently Used	-13,800	-72,480.57
Current Unused Supply	1,580	8,298.50

Mr. James Cofer, consultant for the Water Resources Division's "Optimum Water Use Study," considers the current supply estimate of 15,380 af/yr to be a

61 "City" refers to that area served by the Water Resources Division of the Department of Public Works.

62 170 gpd/person is used as a "rule of thumb" for consumption estimates throughout this section. This ratio was suggested by Chuck Evans, Water Resources Division of the Department of Public Works. Other per capita consumption figures are also used in some analyses to show the range of potential water requirements. The 150 gpd/person ratio had been used in previous residential development EIR's. A 193 gpd/person ratio was suggested by Impacts of Growth (p. 7.90) for consumption estimates for the years beyond 1990 (assuming increase in water consumption due to advances in technology).

conservative figure. Mr. Cofer anticipates that the "Optimum Water Use Study" will reveal that the current supply may be in the order of 17,000 af/yr and sufficient for a population of 85,000. However, as refined estimates are currently not available, this report assumes the supply to be 15,380 af/yr, current use 13,800 af/yr and the current unused supply to be 1,580 af/yr.

Planned Capacity

Potential sources to increase the water supply are being considered as a part of the "Optimum Water Use Study." Mr. Cofer gave the examples of possible sources and potential amounts listed in Table 49.

TABLE 49

Potential Sources and Amounts

Source	Potential af/yr	Persons Served
Water Conservation	2,500	13,130.54
Wastewater Reclamation (for irrigation)	700	3,676.55
Cachuma Conjunctive Use	*	
State Project	*	
Desalting Proposal	*	
Total	3,200	16,807.09

*Mr. Cofer could give no estimate for these sources until the completion of the "Optimum Water Use Study." The estimate from Impacts of Growth for Cachuma Conjunctive Use was 4,000 af/yr, and for State Project was 10,000 af/yr.

A potential 3,200 af/yr from the sources mentioned above could be added to the water supply. This estimate is subject to revision pending the completion of the "Optimum Water Use Study." The number of persons served by the potential sources noted would be approximately 16,800.

Impact

The impact of various elements of the CCRP on the current water supply is based on each element's water requirement in relation to the current unused supply. This relationship is demonstrated by a percent calculation (e.g., the ocean-oriented industry element would have a requirement equal to 7% of the current unused supply). The gross water requirement is given to show the relative magnitude of the requirement for each element. The net requirements indicate changes in the water demand assuming current uses relocate outside the City's water service area.

Any requirement over five percent of current unused supply is considered 'significant.' Any requirement of zero percent to one percent of the current unused supply is considered 'insignificant,' 1.1% to 3% 'minimal,' and 3.1%

5% 'moderate.' All impacts are considered "adverse" because they indicate a reduction of the unused supply. No evidence was found to indicate that any or all of the CCRP elements would result in an adverse impact upon current city water users beyond the possibility of limiting the reserve (i.e., unused capacity).

1. Major Retail Expansion

Gross Requirements

The requirement for this element is based on a rule of thumb of 1.2 af/acre/yr.[63] for a regional commercial center. A total requirement of 19.452 af/yr would result from the development of this 16.21 acre Major Retail Expansion. This requirement represents 1.231% of the current unused supply.

Net Requirement

The site for this proposed development is currently in residential and commercial use. The residential users (approximately 91 persons) require 17.326 af/yr (.126% of the total current use). The commercial use requirement ranges from 9.778 af/ac/yr to 29.334 af/ac/yr based on rule of thumb use estimates[64] from 1.0 af/yr to 3.0 af/yr. The average current requirement is 19.555 af/yr for commercial use. Table 50 displays the net water requirement for the proposed Major Retail Expansion.

TABLE 50

Net Water Requirement (af/yr)
Major Retail Expansion

	ESTIMATES		
	High	Low	Average
Current Requirement			
Commercial	29.334	9.778	19.555
Residential	17.326	17.326	17.326
Total Current	46.66	27.104	36.881
Proposed Requirement	19.452	19.452	19.452
Net Requirement	-27.208	-7.652	-17.429

Impact Evaluation

The net water requirement would be from 7.6 af/yr to 27.2 at/yr less than current uses. This decreased requirement would indicate a beneficial impact.

63 Based on requirement estimate for "Regional Commercial Center," J. R. Cofer.
64 Recommended rule-of-thumb for "strip and central business usage," J. R. Cofer.

However, it is assumed that current uses would relocate within the City service area. In this event the requirement of 19.452 af/yr for this element would represent a minimal adverse impact (1.231% of the current unused supply).

2. Auto Center

Gross Requirement

The water requirement for the Auto Center, exclusive of that portion of the proposed Mission Creek Linear Park within the site, would be 6 to 7.5 af/yr based on a median use of 1.5 af/yr/dealership.[65] See Table 51 for potential range of the water requirement. The median requirement would amount to .379% to .474% of the current unused supply.

TABLE 51

Auto Center Water Requirement

	USAGE ESTIMATES[5]					
	Four Dealerships			Five Dealerships		
	Low	Median	High	Low	Median	High
Acre Feet/Year	4.4	6.0	6.4	5.5	7.5	8.0
% of Current Use	.032	.043	.046	.039	.054	.058
% of Unused Supply	.278	.379	.405	.348	.474	.506

Net Requirement

Currently, approximately 301 persons reside in the site area. At 170 gpd/person, the annual residential requirement would be 57.31 acre feet. Commercial and other non-residential uses occupy 137,189 sq ft (3.15 acres) of the site. Similar business uses require 1.0 af/yr/acre to 3.0 af/yr/acre and current non-residential uses would consequently amount to 3.15 af/yr to 9.45 af/yr.[66] Total current requirement for the site is between 60.46 af/yr and 66.76 af/yr. The range of the net requirement is shown on Table 5. For four dealerships the range of the net requirement would be from -54.06 af/yr to -62.36 af/yr and from -52.46 af/yr to -61.26 af/yr for five dealerships.

Impact Evaluation

If current uses relocated within the City water service area, the additional water requirement of this element would be very small and would have an insignificant impact. If current uses relocated outside the service

65 Based on the average usage rate in 1974 for three Santa Barbara car dealers. Source: Santa Barbara Public Works Department as indicated in letter of 1-28-76 from J. R. Cofer.

66 Rule-of-thumb for "strip and central business" usage, J. R. Cofer.

TABLE 52

Auto Center Net Water Requirement (af/yr)

	PROPOSED FOUR DEALERSHIPS			PROPOSED FIVE DEALERSHIPS		
	Low 4.4	Median 6.0	High 6.4	Low 5.5	Median 7.5	High 8.0
CURRENT USE LOW	60.46	60.46	60.46	60.46	60.46	60.46
Net Difference	-56.06	-54.46	-54.06	-54.96	-52.96	-52.46
% of Total Use	- .41	- .39	- .39	- .40	- .38	- .38
% of Unused Supply	- 3.83	- 3.45	- 3.42	- 3.48	- 3.35	- 3.32
CURRENT USE AVERAGE	63.61	63.61	63.61	63.61	63.61	63.61
Net Difference	-59.21	-57.61	-57.21	-58.11	-56.11	-55.61
% of Total Use	- .43	- .42	- .41	- .42	- .41	- .40
% of Unused Supply	- 4.03	- 3.65	- 3.62	- 3.68	- 3.55	- 3.52
CURRENT USE HIGH	66.76	66.76	66.76	66.76	66.76	66.76
Net Difference	-62.36	-60.76	-60.36	-61.26	-59.26	-58.76
% of Total Use	- .45	- .44	- .44	- .44	- .43	- .43
% of Unused Supply	- 3.95	- 3.85	- 3.82	- 3.88	- 3.75	- 3.72

area, the Auto Center would represent a significant reduction from the current uses, a significant beneficial impact.

3. Presidio Reconstruction

Due to the conceptual nature of this element its water requirement has not been calculated. However, it is highly unlikely that the requirement would exceed the requirement of those uses presently on the site.

4. Performing Arts Center

Gross Requirement

Absence of specific information about this element precluded precise assessment of water requirement and impact. The following assessment was made based on the assumption that this element would have a water requirement comparable to "public uses."[67] On that basis the 3.6 acre site would require 6.48 af/yr (.41% of the current unused supply).

67 "Public" use estimated at 1.8 af/yr/acre according to the Toups Water Resource Management Study, Table 3-2.

Net Requirement

Approximately 1.047 acres (43,609 sq ft) of the site is in commercial use. At a rate of 2.8 af/yr/acre for commercial use,[68] 2.932 af/yr is currently required.

The water needs of about 84 persons residing in the site area amount to a 15.993 af/yr requirement (at 170 gpd/person). Total current requirement is approximately 18.925 af/yr. The estimated 6.48 af/yr requirement for the proposed Performing Arts Center would represent a net water requirement of -12.445 af/yr.

Impact Evaluation

If current uses relocated within the water service area, the requirement for this element would have an insignificant impact on the current unused supply. If current uses relocated outside the service area, a beneficial impact could be anticipated because the proposed requirement is less than the current requirement.

5. Neighborhood Shopping Center

Requirement

Because the exact nature and number of businesses to be located in the Neighborhood Shopping Center is not yet known, its water requirement has not been calculated. However, the site is currently in commercial use and would also be in commercial use if this development were implemented. It is then reasonable to assume no change, or only slight change, in the water requirement.

Impact Evaluation

The close similarity between existing and proposed uses (commercial) would indicate no significant adverse impact.

6. Below Market Housing

Approximately 1195 to 1471 persons would occupy the proposed Below Market Housing development. This estimate is based on 500 total units (250 low income and 250 moderate income) with 200 units for the elderly and 300 units for families. The elderly are estimated to occupy the units at an average rate of 1.1 persons per unit,[69] bringing the total of elderly to 220 persons. The 300 family units, occupied at an average of 3.25 persons per unit,[70] would total approximately 975 persons. The combined total of 1195 persons would have a water requirement of 227.52 af/yr (14.4% of the current unused supply) based on 170 gpd/person.

68 Toups' Water Resource Management Study, Table 3-2.

69 Average number of persons per dwelling unit for this type of dwelling according to City Housing Authority.

70 Average number of persons per dwelling unit for Census Tract 10.

If the proposed family units were to be occupied at an average of 4.17 persons per unit, a total of 1471 persons would result. The water requirement for 1471 persons, at 170 gpd/person, would be 280.072 af/yr, 17.7% of the current unused supply.

Net Requirement

The range of the net requirement is shown in Table 53.[71] The average net requirement, 55.785 af/yr, would be 3.531% of the current unused supply.

TABLE 53

Net Water Requirement
Below Market Housing

	Estimate of Requirement (af/yr)		
	Low	Average	High
Proposed Use	227.52	253.796	280.072
Current Use	198.011	198.011	198.011
Net Requirement	29.509	55.785	82.061
% of Current Unused Supply	1.868%	3.531%	5.194%

Impact Evaluation

Because this element would provide housing for those dislocated by the CCRP, the net requirement figure would be more indicative of the impact of this element on the current unused water supply than would the gross requirement. The range of the net requirement would be between 1.868% (minimal adverse impact) and 5.194% of the unused supply (significant adverse impact). The average of the net requirement range would be 3.531% of the current unused supply. This requirement would have a moderately adverse impact on the current unused supply.

It is possible that some part or all of the units for the elderly could be "congregate housing;" if this were the case the water requirement, as well as other public service requirements, would be lower than the estimates presented in this section. Because the type of housing has not been decided, this assessment is based on traditional housing types rather than congregate housing.

7. Street Closures

It is assumed that the cul de sacs developed would be landscaped and would therefore require water for irrigation. Because the manner in which such irrigation would be accomplished (e.g., pipeline or water truck, etc.) is

71 Based on approximately 1040 residents currently living in the site area.

not known, it is difficult to precisely assess the impact. The use of native plants would keep the water requirement at a minimum level. Generally, the requirement would be insignificant. However, due to the conceptual nature of this element, no assessment of impact has been made at this time.

8. Neighborhood Facility

Gross Requirement

It was assumed that the proposed Neighborhood Facility would have a requirement between 0.3 af/yr and 1.0 af/yr.[72] The median requirement would be 0.7 af/yr (.044% of the unused supply).

Net Requirement

An estimated 23 persons currently reside on the site. The requirement (at 170 gpd/person) is approximately 4.379 af/yr. The proposed use would require from 4.079 af/yr to 3.379 af/yr less water than current uses. The average net requirement would be 3.679 af/yr less than the current residential requirement.

Impact Evaluation

Current residential users would be expected to relocate within the City service area and, therefore, the net requirement figure, indicating a decreased requirement, is not applicable. The gross requirement indicates the additional requirement that this development would represent--from 0.3 af/yr to 1.0 af/yr. This additional requirement would have an insignificant impact on the current unused supply.

9. Mission Creek Linear Park

Due to the conceptual nature of this development no precise estimate of the water requirement has been made. It is expected that the Park would make the greatest possible use of native plants, thus avoiding the need for irrigation except in the nodular park areas. Restrooms and drinking fountains would also have a requirement; however, the number of such facilities is not presently known.

10. Market Housing

Gross Requirement

Table 54 illustrates the potential water requirement for this element. The total requirement would vary in relation to the density of the development and the intensity of per capita consumption. The lowest density considered would be ten dwelling units per acre, the maximum density considered would be 20 dwelling units per acre. A per capita ratio of 150 gallons per day (gpd) per person would be the lowest consumption figure and 193 gpd would be the highest.

72 Based on average use rates in 1974 for "professional buildings and banks." Source: Santa Barbara Public Works Dept. as indicated in letter from J. R. Cofer.

TABLE 54

Market Housing Water Requirement
(at various densities and per capita consumption)

		DENSITY		
		10 Units/ Acre	15 Units/ Acre	20 Units/ Acre
NO. OF UNITS		203	304	406
PERSONS*		355	532	710
WATER REQUIREMENT	Total gpd at 150 gpd/person	53,250	79,800	106,500
	Gallons/year	19,436,250	29,127,000	38,812,500
	Acre feet/year**	59.638	89.374	119.093
	% of total current supply	.432	.647	.862
	% of unused supply	3.775	5.656	7.537
	Total gpd at 170 gpd/person	60,350	90,440	120,700
	Gallons/year	22,027,750	33,010,600	44,055,500
	Acre feet/year	67.591	101.290	135.181
	% of total current supply	.489	.733	.979
	% of unused supply	4.278	6.411	8.556
	Total gpd at 193 gpd/person	68,515	102,676	137,030
	Gallons/year	25,007,975	37,476,740	50,015,950
	Acre feet/year	76.735	114.994	153.470
	% of total current supply	.556	.833	1.112
	% of unused supply	4.857	7.278	9.713

* At average 1.75 persons/unit.
** Acre feet: 1 = 325,900 gallons

The most likely situation (15 units/acre, 1.75 persons/unit, 170 gpd/person) indicates a requirement of 101.290 af/yr which would include 6.411% of the current unused supply.

Net Requirement

The proposed project site presently consists primarily of commercial and light manufacturing uses. Approximately one-fourth of the site is vacant and this area has been excluded from calculation of the current requirement. Table 55 indicates the net requirement based on 2.8 af/acre/year for commercial use and 3.9 af/acre/year for industrial uses.[73] An "average use" figure has been included to indicate a mix of uses most representative of the existing ones.

Table 55

Net Water Requirement (af/yr)
Market Housing

	POTENTIAL DENSITIES		
	10 D.U./ Acre	15 D.U./ Acre	20 D.U./ Acre
PROPOSED USE			
Requirement (at 170 gpd/person)	67.591	101.29	135.181
CURRENT USE			
Commercial	42.63	42.63	42.63
Net Difference	24.961	58.66	92.551
% of Unused Supply	1.579	3.712	5.857
CURRENT USE (Average)	51.002	51.002	51.002
Net Difference	16.589	50.288	84.179
% of Unused Supply	1.049	3.182	5.327
CURRENT USE			
Industrial	59.377	59.377	59.377
Net Difference	8.214	41.913	75.804
% of Unused Supply	.519	2.652	4.797

The net requirement would be between 8.214 af/yr and 92.551 af/yr, with the most likely situation requiring 50.288 af/yr and including 3.182% of the current unused supply.

73 Estimate for these uses taken from the Toups' Water Resources Management Study, Table 3-2.

Impact Evaluation

If current uses relocated outside the City service area, the average net requirement indicates that this element would add a 50.288 af/yr demand on the unused supply (3.182%). If current uses relocate within the City, the gross requirement indicates the potential requirement for this element. This would be a requirement of 101.29 af/yr, 6.411% of the current unused supply. This is considered a significant adverse impact.

11. Mercado

Due to the conceptual nature of this element no precise estimate of its water requirement has been made. The area is currently used primarily for commercial establishments. The project would also be primarily commercial and thus would indicate little or no change in the water requirement. Once specific project elements are known, the requirement should be reassessed.

12. Hotel/Conference Center

Gross Requirement

Table 56 indicates the potential water requirement for this proposed development at various occupancy rates and per capita assumptions.

A 100 gpd/person ratio has been used as a possible per capita ratio because hotel usage is usually less intensive than regular domestic use. However, given the luxury nature of this proposed development, a ratio of 150 gpd is considered more appropriate.

A worst case ratio of 170 gpd/person is also included to reflect an extreme potential water requirement. All uses, except lake filling and refilling, are included in the per capita ratios.

The gross requirement ranges from 26.879 af/yr (1.701% of the unused supply, based on the lowest assumptions) to 180.876 af/yr (11.446% of unused supply, based on the highest assumptions). The most likely situation, as represented by a 400-guest-room facility, two persons per room, 75% occupancy, at 150 gpd/person, would have a requirement of 100.797 af/yr (6.379% of the unused supply).

The six acre lake suggested as a part of the Hotel/Conference Center would require approximately 48 acre feet to fill. Refilling the lake would require 5.7 af/yr (see Appendix 2, "Lake Refill Requirement Calculation").

Net Requirement

Currently, approximately 3.704 acres of the site are used for light manufacturing industry. Based on a rate of 3.9 af/acre/yr[74], the current requirement is 14.446 af/yr. The net requirement would range from 18.133 af/yr to 172.43 af/yr, with 105.491 af/yr being the most likely situation.

74 Estimates for industrial use according to Toups' Water Resources Management Study, Table 3-2.

TABLE 56

Gross Water Requirement - Hotel/Conference Center

		OCCUPANCY RATE					
		60%		75%		95%	
		1 Person/ Room	2 Persons/ Room	1 Person/ Room	2 Persons/ Room	1 Person/ Room	2 Persons/ Room
400 Guest Room Facility	No. of Persons	240	480	300	600	380	760
	100 gpd/Person	24,000	48,000	30,000	60,000	38,000	76,000
	Gallons/Year	8,760,000	17,520,000	10,950,000	21,900,000	13,870,000	27,740,000
	Acre Feet/Year	26.879	53.758	33.599	67.198	42.559	85.118
	% of Current Use	.174	.389	.243	4.869	.348	.616
	% of Unused Supply	1.701	3.402	2.126	4.253	2.693	5.387
	150 gpd/Person	36,000	72,000	45,000	90,000	57,000	114,000
	Gallons/Year	13,140,000	26,280,000	16,425,000	32,850,000	20,805,000	41,610,000
	Acre Feet/Year	40.319	80.630	50.390	100.797	63.838	127.675
	% of Current Use	.292	.584	.365	.730	.462	.924
	% of Unused Supply	2.551	5.103	3.189	6.379	4.040	8.080
	170 gpd/Person	40,800	81,600	51,000	102,000	64,600	129,200
	Gallons/Year	14,892,000	29,784,000	18,615,000	37,230,000	23,579,000	47,158,000
	Acre Feet/Year	45.694	91.389	57.118	114.237	72.350	144.701
	% of Current Use	.331	.662	.413	.827	.005	1.048
	% of Unused Supply	2.892	5.784	3.615	7.230	4.579	9.158
500 Guest Room Facility	No. of Persons	300	600	375	750	475	950
	100 gpd/Person	30,000	60,000	37,500	75,000	47,500	95,000
	Gallons/Year	10,950,000	21,900,000	13,687,500	27,375,000	17,337,500	34,675,000
	Acre Feet/Year	33.599	67.198	41.999	83.998	53.198	106.397
	% of Current Use	.243	.486	.304	.608	.385	.771
	% of Unused Supply	2.126	4.252	2.658	5.316	3.367	6.734
	150 gpd/Person	45,000	90,000	56,260	112,500	68,250	136,500
	Gallons/Year	16,425,000	32,850,000	20,534,900	41,062,500	24,911,250	49,822,500
	Acre Feet/Year	50.398	100.797	63.009	125.997	76.438	152.876
	% of Current Use	.365	.730	.456	.913	.553	1.107
	% of Unused Supply	3.189	6.379	3.987	7.974	4.837	9.675
	170 gpd/Person	51,000	102,000	63,750	127,500	80,750	161,500
	Gallons/Year	18,615,000	37,230,000	23,268,750	46,537,500	29,473,750	58,947,500
	Acre Feet/Year	57.118	114.236	71.398	142.796	90.438	180.876
	% of Current Use	.414	.827	.517	1.034	.655	1.311
	% of Unused Supply	3.615	7.230	4.518	9.037	5.723	11.446

Impact Evaluation

In the most likely situation this development would have a gross requirement of approximately 119.937 af/yr (114.237 af/yr for general use, plus 5.7 af/yr to refill lake). As this would be 7.591% of the current unused water supply, it is considered a significant adverse impact. The most likely net requirement of 105.491 af/yr would be 6.677% of the unused supply and would also be considered a significant adverse impact on the current unused supply.

13. Ocean Oriented Industry

Gross Requirement

Because the specific industries to occupy this proposed element have not yet been determined, it was difficult to precisely assess the requirement. Using a ratio of 3.9 af/yr/acre for industrial use[75], the estimated requirement for this 30-acre site would be 117 af/yr (7.405% of unused supply).

Net Requirement

Some current uses, amounting to approximately five acres (i.e., Vercal Building) will remain. Its current use of 19.5 af/yr indicates a net requirement of 97.5 af/yr.

Impact Evaluation

The net requirement of 97.5 af/yr indicates the demand this element would make on the unused supply (6.17%). This would be a significant adverse impact.

14. Palm Park

Gross Requirement

Due to the conceptual nature of the development, precise assessment is impossible. It was assumed that the requirement would be 1.8 af/yr/acre.[76] The consequent requirement would range from 15.3af/yr (.97% of the unused supply) to 37.8 af/yr (2.4% of the unused supply). The most likely situation, 12.5 acres, would require 22.5 af/yr, or 1.42% of the current unused supply.

There are currently several light manufacturing uses located within the site. It is assumed that these uses would relocate within the City water service area and that, therefore, the gross requirement would indicate the final water requirement.

Impact Evaluation

The impact of the Palm Park Expansion would range from an insignificant impact (8.5 acre size) to a minimal adverse impact (21 acre size).

75 Toups' Water Resources Management Study, Table 3-2.
76 Estimate of usage for "parks, golf courses, and greenbelts," Toups' Water Resources Management Study, Table 3-2.

The most likely situation, a 12.5 acre park size, would require 1.42% of the current unused supply and would have an insignificant impact on the current unused supply.

15. Transportation Center

Gross Requirement

Based on a ratio of 0.1 af/yr/acre for airport-railroad usage[77], and an approximate 8 acre total site size, the water requirement would be 0.8 af/yr (.051% of the unused supply).

Net Requirement

Current business use of the site area requires approximately 8.0 af/yr to 24 af/yr, based on a ratio of 1.0 af/ac/yr to 3.0 af/ac/yr for "strip and central business."[78] Table 57 indicates the range of the net requirement. The average net requirement would be -15.2 af/yr.

TABLE 57

Net Water Requirement
Transportation Center

	USAGE ESTIMATES		
	High	Low	Average
Proposed	.8 af/yr	.8 af/yr	.8 af/yr
Current	8.0 af/yr	24.0 af/yr	16.0 af/yr
Net	-7.2 af/yr	-23.2 af/yr	-15.2 af/yr
Unused Supply	-.455%	-1.47%	-.962%

Impact Evaluation

The proposed project requirement for water would be approximately .8 af/yr (.051% of the current unused supply). If pre-empted uses relocated within the City's water service area, the additional requirement of the proposed Transportation Center would have an insignificant impact on the current unused supply. If current uses relocated outside the City's water service area, the proposed project would result in a lower requirement than current uses.

16. Newcomers

Newcomers migrating to the community in response to CCRP-generated employment opportunities--see "Growth Inducing Impact"--would require from approximately 149.84 af/yr to approximately 606.03 af/yr. The most likely number of newcomers (1037), would require 197.44 af/yr. These potential requirements would

77 Toups, Water Resources Management Study, Table 3-2.
78 Estimated ratio. Source: J. R. Cofer.

represent, respectively, 9.48%, 38.36%, and 12.5% of the current unused water supply. Any of these possible requirements would have a significant adverse impact on the current unused supply.

Mitigation

Reduction in the number of employment opportunities (i.e., reduction of the elements generating employment opportunities). Employers give priority to local persons during hiring (see "Employment, Maximizing Local Benefit"). Employers provide job training for local persons in order to equip them for employment opportunities (see "Employment, Maximizing Local Benefit").

Cumulative Impact of Project Elements

Table 58 shows the most likely demand that would be made on the current unused water supply by each element.[79] The single factor requiring the greatest amount of the unused supply (12.5%) would be the migration of newcomers to Santa Barbara in response to CCRP generated employment opportunities. Of the proposed project elements the Hotel/Conference Center would require the greatest amount of the unused supply (7.59%). Two other elements would have requirements that are considered significantly adverse impacts--Market Housing (6.41%) and Ocean-Oriented Industry (6.17%). All other elements for which estimates were calculable were either minimal (Major Retail Expansion, Below Market Housing, Palm Park Expansion) or insignificant (Auto Center, Performing Arts Center, Neighborhood Facility, Transportation Center).

The cumulative requirement of the CCRP on the present unused water supply--39.79%--is considered significantly adverse because if would reduce the unused supply by more than one-third.

Mitigation Measures

Water

1. For elements which would include toilet facilities, the installation of low-flush toilets (i.e., three to five gallon toilets) is recommended rather than the standard ones (five to seven gallon toilets). Approximately 40% of the average annual consumption of water by American families is used for flushing toilets. Installation of smaller toilet cisterns could markedly decrease the amount of water used for this function.

   Low-flush toilets are currently not allowed by local building code regulations. A change in the building code would be necessary to adopt this mitigation measure.

2. Installation of low-pressure showerheads would reduce water consumption for all elements that would include showers.

3. The extensive use of native plants in all project landscaping schemes would reduce irrigation requirements. The use of reclaimed water for irrigation, especially for those heavily landscaped elements, would also reduce water consumption.

79 Tables presenting the Gross Water Requirements and the Net Water Requirements are on pages 228 and 229, respectively.

TABLE 58

Most Likely Water Requirements of Project Elements and Cumulative Requirement

Element	Acre-Feet/ Year	% of Unused Supply	Impact	Rank	Basis for "Most Likely" Situation
1. Major Retail Expansion	19.452	1.23	MN	7	Assuming current uses relocate within City water services area.
2. Auto Center	6.75	.427	I	8	Average requirement for 4-5 dealerships assuming current uses relocate within City water service area.
3. Presidio Reconstruction	NA	NA	NA	NA	Requirement not assessible (NA).
4. Performing Arts Center	6.48	.41	I	9	Assuming current uses relocate with City water service.
5. Neighborhood Shopping Center	NA	NA	NA	NA	Not assessible (NA).
6. Below Market Housing	55.785	3.531	M	5	Assuming element to be used as replacement housing, used net requirement average estimate.
7. Street Closures	NA	NA	NA	NA	No requirement; no impact.
8. Neighborhood Facility	0.7	.04	I	10	Assuming current uses relocate within City water service area; used median requirement.
9. Mission Creek Linear Park	NA	NA	NA	NA	Not assessible (NA).

Continued.../

Table 58 (Continued)

Element	Acre-Feet/ Year	% of Unused Supply	Impact	Rank	Basis for "Most Likely" Situation
10. Market Housing	101.29	6.41	S	3	Assuming 15 units/acre, 1.75 persons/unit, 170 gpd/person and relocation of current uses within City water service area.
11. Mercado	NA	NA	NA	NA	Not assessible (NA).
12. Hotel/Conference Center	119.937	7.59	S	2	Assuming a 400 guest room facility, 2 persons/room, 75% average occupancy, 150 gpd/person; relocation of current uses within City water service area.
13. Ocean-Oriented Industry	97.5	6.171	S	4	Assuming some current uses to remain.
14. Palm Park Expansion	22.5	1.42	MN	6	Assuming current uses to relocate within City service area and 12.5 acre park.
15. Transportation Center	0.8	.05	I	10	Assuming current uses relocate within City water service area.
Indirect Impact - In-Migration	197.44	12.5	S	1	Assuming 1037 newcomers to migrate in response to employment opportunities.
TOTAL REQUIREMENT	628.634	39.787	S	--	--

S - Significant Adverse Impact
M - Moderate Adverse Impact
MN - Minimal Impact
I - Insignificant
NA - Not applicable

TABLE 59

Gross Water Requirement of Project Elements

Element	Potential Requirements (af/yr) and Percentage of Unused Supply							
	Low Estimate	% of Excess	High Estimate	% of Unused Supply	Probable or Average Estimate	% of Excess	Impact	Ranking[a]
Market Housing	59.63	3.775	119.093	7.537	89.374	5.656	S	4
Ocean-Oriented Industry	117.0	7.405	117.0	7.405	117.0	7.405	S	3
Hotel/Conference Center	32.579	2.062	186.576	11.809	119.937	7.591	S	2
Auto Center	4.4[b]	.278	6.4	.405	6.0	.379	I	7[d]
	5.5[c]	.348	8.0	.506	7.5	.474	I	
Retail Expansion	19.452	1.213	19.452	1.213	19.452	1.213	MN	6
Below Market Housing	227.52	14.4	280.072	7.7	253.796	16.063	S	1
Performing Arts Center	6.180	.410	6.480	.410	6.480	.410	I	8
Neighborhood Convenience Center	-0-	-0-	-0-	-0-	-0-	-0-	I	11
Mercado	NA[f]	NA	NA	NA	NA	NA	NA	NA
Neighborhood Facility Center	0.3	.018	1.0	.063	.7	.044	I	10
Mission Creek Linear Park	NA	NA	NA	NA	NA	NA	NA	NA
Transportation Center	.8	.051	.8	.051	.8	.051	I	9
Palm Park	15.3	.97	37.8	2.4	22.5	1.42	MN	5
TOTAL[e]	483.711	30.615	775.473	49.081	636.789	40.303	S	

(a) 1 = highest requirement. Based on "probable" or "average" estimate for each element
(b) Four auto dealerships
(c) Five auto dealerships
(d) Combined average requirement for four or five dealerships
(e) Percentages and totals may vary slightly due to rounding error.
(f) NA means not assessible.

TABLE 60

Net Water Requirement of Project Elements

Element	Potential Requirements (af/yr) and Percentage of Excess						
	Low Estimate	% of Excess	High Estimate	% of Excess	Probable or Average Estimate	% of Unused Supply	Ranking[a]
Market Housing	8.214	.519	92.551	5.857	50.288	3.182	4
Ocean-Oriented Industry	97.5	6.171	97.5	6.171	97.5	6.171	2
Hotel/Conference Center	18.133	1.148	172.43	10.913	105.491	6.	1
Auto Center	-62.36[b] -61.26[c]	-3.95 -3.88	-54.06 -52.46	-3.42 -3.32	-57.61 -56.11	-3.65 -3.55	10
Retail Expansion	-27.208	-1.722	- 7.652	- .484	-17.429	-1.103	9
Below Market Housing	29.509	1.868	82.061	5.194	55.785	3.531	3
Performing Arts Center	-12.445	- .788	-12.445	- .788	-12.445	- .788	7
Neighborhood Shopping Ctr.	-0-	-0-	-0-	-0-	-0-	-0-	11
Mercado	NA[e]	NA	NA	NA	NA	NA	NA
Neighborhood Facility	- 4.079	- .258	- 3.379	- .214	- 3.679	- .233	6
Mission Creek Linear Park	NA	NA	NA	NA	NA	NA	NA
Transportation Center	-23.2	-1.47	- 7.2	- .455	-15.2	- .962	8
Palm Park Expansion	15.3	.97	37.8	2.4	22.5	1.42	5
TOTALS[d]	39.914	2.526	398.406	25.216	225.951	14.301	

(a) 1 = highest requirement
(b) Four dealerships
(c) Five dealerships
(d) Percentages and totals may vary slightly due to rounding error
(e) NA means not assessible.

PUBLIC SERVICES: SEWAGE DISPOSAL

Current Capacity[80]

The City's wastewater treatment facility has an 8 million gallon per day (mgd) designed capacity. Current flow of 9 mgd exceeds design capacity, but discharge requirements are still being met. Polymers are currently being used to treat the wastewater. (Polymers act to bring together solids suspended in the wastewater and thus cause the solids to drop out faster. This speeds up the process and enables the plant to treat the excess flow and still meet discharge standards.)

The present plant is considered adequate for the current population.

Planned Capacity

A new plant is currently under construction and is scheduled to begin treatment operations in September 1977. Completion of the new plant is anticipated in July 1978. This facility will have a capacity of 11 mgd with the capability of expanding to 16 mgd at a later date if necessary.

Population limits of the new 11-mgd plant range between 86,000 and 95,000, depending on the population growth rate and the yearly expansion of per capita consumption by residential users. Capacity of the expanded (16 mgd) plant would be exceeded at a population of approximately 120,000.

Subtracting out the current flow (9 mgd) from the future plant capacity (2 mgd) leaves 2 mgd as the "unused capacity" of the new facility.

Impact

Per Capita Consideration

Approximately 100 to 150 gallons per day per person (gpd/person) is used to calculate flow at potential populations. A rule of thumb of 125 gpd/person is used to calculate resort hotel flow and 45 gpd/employee is used to estimate commercial requirements.

Impact Assessment Criteria

Any additional demand made on present facilities was considered to be a significant adverse short-term impact as facilities are now operating beyond design capacity. Impact on the future plant was based on the percent of the unused (2 mgd) capacity demanded by the gross requirement (0% to .99% insignificant, 1.0% to 2.5% minimal, 2.6% to 5.0% moderate, 5% and up significant).

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80 Source: Personal communication with Mike Hopkins, Superintendent of the Wastewater Treatment Plant.

1. Retail Expansion

Demand

Approximately 1861 persons would be employed by this element.[81] At a ratio of 45 gpd per employee[82], the sewage requirement would be 83,745 gpd, .931% of the current daily flow (9 mgd) and .761% of the future plant capacity (11 mgd), and 4.187% of future unused capacity.

Net Demand

Current uses consist of an estimated 91 residents and 103 businesses. The net demands are shown in Table 61.

TABLE 61

Net Sewage Demand - Retail Expansion

Proposed Use	83,745 gpd		
Current Use (a)	67,945 gpd	to	82,995 gpd
Net Demand	15,800 gpd	to	750 gpd
% of Current Flow	.176%	to	.008%
% of Future Plant Capacity	.144%	to	.007%
% of Unused Future Plant Capacity	.79%	to	.038%

(a) Total commercial and residential use = approximately 37,845 gpd.
Commercial: 230,276 sq. ft. retail space at one employee per 400 sq. ft. results in approximately 576 employees and 25,906 gpd (at 45 gpd/employee).
53,061 sq. ft. of office space at one employee per 200 sq. ft. results in approximately 265 employees and 11939 gpd (45 gpd/employee).
Approximately 142,579 sq. ft. of various other commercial space is not included in calculations. Employees per square foot for these other uses is not known but appears to be quite low and are assumed to be within the parameters of the estimate of uses noted above.
Total commercial gpd = 37,845 gpd (at 45 gpd/employee).
Residential: Total residential gpd = 30,100 (at 100 gpd/person) 45,150 (at 150 gpd/person).

Impact Assessment

Assuming that the current uses relocated within the City, this element would have a sewage requirement of .761% of the future capacity and 4.187% of the future plant unused capacity, a moderate adverse impact.

81 Based on one employee per 400 sq. ft. of retail space and one employee per 200 sq. ft. of office/restaurant space.

82 Suggested general ratio. Source: M. Hopkins, Superintendent, Wastewater Treatment Plant.

2. Auto Center

Demand

Assuming an average of 45 employees per dealership and 45 gpd/employee, the requirement for four dealerships would be 8,100 gpd (.405% of future plant unused capacity), and 10,125 gpd (.506% of unused future plant capacity) for five dealerships.

Net Demand

Approximately 301 persons reside in the site area. Sewage requirement is approximately 30,100 gpd to 45,150 gpd (at 100 gpd/person and 150 gpd/person, respectively). Approximately 26 businesses are also in the site area. The commercial use has a requirement of approximately 15,454 gpd.[83] Combined current use is approximately 45,534 gpd to 60,584 gpd, with an average of 53,059 gpd. Net demand would range from 50,459 gpd to 37,434 gpd less than current uses.

Impact Evaluation

It was assumed that current uses would relocate within the City sewage service area and that the requirement of the proposed Auto Center would be from 8,100 gpd for four dealerships to 10,125 gpd for five dealerships. These requirements would be considered insignificant because they would represent .405% and .506%, respectively, of unused future plant capacity.

3. Presidio Reconstruction

Due to the conceptual nature of this element it is impossible to determine the sewage disposal requirement. However, it is unlikely that the requirement would exceed the requirement of those uses presently on the site.

4. Performing Arts Center

Demand

The conceptual nature of this element makes specific estimates of sewage disposal requirements difficult.

Impact Evaluation

The projected uses for this facility (i.e., performances, concerts, meetings, etc.) suggest a pattern of use by a widely varying number of persons. For this reason no precise estimate has been made.

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83 Based on 137,189 sq. ft. of commercial space, one employee per 400 sq. ft. and 45 gpd/employee.

5. Neighborhood Shopping Center

Gross Requirement

Assuming employment rate of approximately 75 persons (see "Employment" section), the requirement would be approximately 3,375 gpd (including .169% of unused future plant capacity).

Net Requirement

Currently there are approximately seven residents and 57,069 sq. ft. of commercial use. Total sewage requirement is roughly 7,265 gpd, 875 gpd for residential uses and 6,390 gpd for commercial.[84] The net requirement would be approximately 3,890 gpd less than current uses.

Impact Evaluation

The conceptual nature of this project requires estimation of usage demands. It would appear that the proposed use would have a requirement approximately half of the current requirement. Assuming that the current uses relocate within the City, the additional requirement of this Shopping Center would have an insignificant impact on the unused capacity of the future wastewater plant.

6. Below Market Housing

Gross Requirement

Approximately 1195 to 1471 persons would occupy this development. (See "Public Services: Water, Below Market Housing" for discussion of how this figure is calculated.) The requirement would range from 119,500 gpd to 220,650 gpd, with an average of 166,625 gpd.[85] These requirements represent, respectively, 5.975%, 11.033%, and 8.331% of the future plant's estimated unused capacity.

Net Requirement

Current requirement for 1040 residents ranges from 104,000 gpd (at 100 gpd/person) to 156,000 gpd (at 150 gpd/person), with the average at 130,000 gpd. The net requirement would range from approximately 15,500 gpd to 64,650 gpd. The average net requirement would be approximately 36,625 gpd, or 1.831% of the unused capacity of the future plant.

Impact Evaluation

The impact of the development's additional sewage requirement is reflected in the net capacity requirement figure. The impact on the unused capacity

84 Based on 100 gpd/person to 150 gpd/person for residential use and one employee/400 sq. ft., 45 gpd/employee for commercial use.

85 Based on 100 gpd and 1195 persons for the low estimate; 150 gpd and 1471 persons for the high estimate; 125 gpd and 1333 persons for the average estimate.

would range from insignificant (.775%) to moderate (3.233%) with the average net requirement at 1.831%, a minimal adverse impact.

7. Street Closures

No requirement; no impact.

8. Neighborhood Facility Center

Gross Requirement

Because the exact number of persons to staff and patronize this proposed center is unknown, an estimation of sewage requirement is difficult. Because this project would be similar to, while smaller than, the Franklin Neighborhood Facility Center, that existing facility is used as a guideline.

The proposed facility would be staffed by approximately 14 persons--12 full-time and four part-time. At 45 gpd per person, the facility would have a 630 gpd sewage requirement. This would be .032% of the unused capacity of the future plant and .005% of the future plant total capacity.

Net Requirement

Table 62 displays the net requirement. Current use, 23 residents, is approximately 2300 gpd to 3450 gpd.

TABLE 62

Net Sewage Requirement
Neighborhood Facility Center

	GPD[a]	% of Current flow	% of Unused Unused Plant Capacity
100 GPD/PERSON			
Current Use[86]	2300	.025	.115
Proposed Use	630	.007	.018
Net Requirement	-1670	-.019	-.084
150 GPD/PERSON			
Current Use[86]	3450	.038	.173
Proposed Use	630	.007	.018
Net Requirement	-2820	-.031	-.141

(a) gallons per day

86 Based on an estimated 23 residents.

Impact Evaluation

The proposed project would require from 1670 gpd to 2820 gpd less than the current requirement. This would indicate a slight beneficial impact due to the lower requirement. However, it is assumed that those uses displaced (residential) would be expected to relocate elsewhere in the City and that their sewage requirement would continue. Thus, the proposed development would represent an increased requirement of .032%of the unused capacity of the future plant. This increase would have an insignificant impact on the future sewage treatment plant.

9. Mission Creek Linear Park

Requirements

The proposed Park's sewage disposal requirement would stem from any restroom facilities accompanying the long-range development of the Park. The number and location of restroom facilities is not known and thus estimation of sewage disposal requirement is not appropriate at this time.

10. Market Housing

Gross Requirement

Estimates of sewage disposal requirement for this proposed project vary with the density of the development and the per capita consideration. Table 63 shows the sewage requirement for this element. This project would have a requirement of approximately 35,500 gpd (1.775% of future plant unused capacity) based upon the lowest estimates for density and per capita water requirement. The highest estimate would be approximately 106,500 gpd, 5.325% of the capacity of the future wastewater treatment plant. The most likely situation--15 units/acre, 1.75 persons/unit, 150 gpd/person--would require 79,800 gpd, 3.99% of the capacity of the future plant.

Net Requirement

Assuming approximately 200 persons currently employed in the site area[87], the present requirement is approximately 9,000 gpd (at 45 gpd per employee). The net requirement would range from a low estimate of 26,500 gpd to a high of 97,500 gpd. The net requirement for the most likely situation would be 70,800 gpd 3.54% of future plant capacity.

Impact Evaluation

Potential sewage requirements indicate a minimal to significant adverse impact on the unused capacity of the future plant. The gross requirement of the most likely situation (79,800 gpd) would be a moderately adverse impact on the unused capacity of the future plant.

87 Two hundred employees is an estimate. No inventory of employees in this area is available and time constraints prevented conducting such an inventory.

TABLE 63

Market Housing Sewage Disposal Requirement at Various Populations and Per Capita Considerations

	Population Density (20.3 Acres Total)		
	10 Units/ Acre	15 Units/ Acre	20 Units/ Acre
Number of Units	203	304	406
No. of Persons (at 1.75/unit)	355	532	710
Gallons per Day at 100 gpd/person	35,500	53,200	71,000
% Future Plant Capacity (11 mgd)	.323%	.483%	.645%
% Unused Future Plant Capacity (2 mgd)	1.775%	2.660%	3.550%
Gallons Per Day at	53,250	79,800	106,500
% Future Plant Capacity (11 mgd)	.484%	.726%	.968%
% Unused Future Plant Capacity (2 mgd)	2.663%	3.990%	5.325%

mgd = million gallons per day

11. Mercado

Requirement

This proposed development would be primarily commercial and, as such, would have the same sewage disposal requirement as current uses. Because specific elements of this development are not known, more precise estimates of sewage disposal requirements cannot be made.

Impact Evaluation

Assuming a mix of commercial uses within this proposed project, no impact is foreseen.

12. Hotel/Conference Center

Requirement

The sewage requirement for this development would vary with size and occupancy rate. Table 64 presents the range of the requirement. The range of estimates is from 24,000 gpd to 136,500 gpd. The most likely situation (400 rooms, two persons per room, 75% occupancy, 125 gpd/person), would have a 75,000 gpd requirement, 3.75% of the unused future plant capacity.

Net Capacity

Current light manufacturing uses (five businesses) employ approximately 20 persons. At 45 gpd per person the current requirement is approximately 900 gpd. The net requirement would be from 23,100 gpd to 135,600. The most likely situation net requirement would be approximately 74,100 gpd (3.71% of unused future plant capacity).

Impact Evaluation

The sewage requirement of the proposed Hotel/Conference Center would have a moderate adverse impact.

13. Ocean-Oriented Industry

Requirements

Uncertainty of the specific size of industries and the number of employees composing this element makes accurate assessment of sewage requirements difficult.

If this proposed project served as a relocation site for industries displaced by other elements of the CCRP, those uses would not change the total requirement on the City facilities. Those uses remaining on the site indicate no change from current requirement.

Impact Evaluation

Once the new treatment plant is operating, the capacity will be adequate to easily handle additional requirements made by the proposed uses on this site. Those industries desiring to locate in this proposed development which have special waste problems (e.g., certain chemicals) should be evaluated on a case-by-case basis.

14. Palm Park Expansion

Due to the conceptual nature of this element it was impossible to assess the potential sewage requirement. When the number and type of restroom and other facilities have been established, this requirement can be evaluated. It would be unlikely that the requirement would be large enough to result in more than an insignificant impact on the 2 mgd unused future plant capacity currently being constructed.

TABLE 64

Sewage Disposal Requirement - Hotel/Conference Center

		OCCUPANCY RATE					
		60%		75%		95%	
		1 Person/ Room	2 Persons/ Room	1 Person/ Room	2 Persons/ Room	1 Person/ Room	2 Persons/ Room
400 Guest Room Facility	No. of Persons	240	480	300	600	380	760
	Gallons Per Day at 100 gpd/person	24,000	48,000	30,000	60,000	38,000	76,000
	% of Unused Future Plant Cap.	1.2	2.4	1.5	3.0	1.9	3.8
	% of Future Plant Capacity	.218	.436	.272	.545	.345	.690
	Gallons Per Day at 125 gpd/person	30,000	60,000	37,500	75,000	47,500	95,000
	% of Unused Future Plant Cap.	1.5	3.0	1.375	3.75	2.375	4.75
	% of Future Plant Capacity	.272	.544	.341	.682	.431	.863
	Gallons Per Day at 150 gpd/person	36,000	72,000	45,000	90,000	57,000	114,000
	% of Unused Future Plant Cap.	1.8	3.6	2.25	4.5	2.85	5.7
	% of Future Plant Capacity	.327	.654	.409	.818	.518	1.036
500 Guest Room Facility	No. of Persons	300	600	375	750	455	910
	Gallons Per Day at 100 gpd/person	30,000	60,000	37,500	75,000	45,500	91,000
	% of Unused Future Plant Cap.	1.5	3.0	1.875	3.75	2.275	4.55
	% of Future Plant Capacity	.272	.545	.340	.681	.413	.827
	Gallons Per Day at 125 gpd/person	37,500	75,000	46,875	93,750	56,875	113,750
	% of Unused Future Plant Cap.	1.875	3.75	2.343	4.688	2.844	5.688
	% of Future Plant Capacity	.341	.682	.426	.852	.517	1.034
	Gallons Per Day at 150 gpd/person	45,000	90,000	56,250	112,500	68,250	136,500
	% of Unused Future Plant Cap.	2.25	4.5	2.813	5.625	3.413	6.825
	% of Future Plant Capacity	.409	.818	.511	1.022	.620	1.240

15. Transportation Center

At this writing no information on the anticipated number of Transportation Center users is available in order to evaluate the potential sewage requirement and its impact.

Comments made above in regard to the impact of the sewage requirement of the proposed Palm Park Expansion would also be applicable to this element.

16. Newcomers

Sewage requirement for those persons migrating into the community in response to CCRP generated employment opportunities would range from 7,870 gpd (.394% of unused future plant capacity) to 477,450 gpd (23.87% of unused future plant capacity). The most likely number of newcomers would have a requirement of approximately 103,700 gpd to 155,500 gpd (5.185% to 7.778% of unused future plant capacity). The impact of this sewage requirement on the unused capacity of the future plant would be significantly adverse.

Cumulative CCRP Impact

Table 65 shows the estimated gross requirements for those elements which could be assessed. The total probable requirement for all elements would be 526,537 gpd (26.33% of unused future plant capacity). This would represent a significant adverse impact on the unused capacity of the future 11 mgd facility.

Below Market Housing appears to have the greatest potential requirement. However, this residential development would be expected to house some current City residents who would be dislocated by the CCRP. The newcomers would present the greatest--and an entirely new--requirement, one that must be considered the most adverse of the potential impacts.

Mitigation

The installation of low-flush toilets would reduce the volume of wastewater from all elements with toilet facilities.

TABLE 65

Gross Sewage Requirement
Shown in Gallons Per Day
(Elements for which no estimate could be made have been omitted)

Element	Low Estimate	% Unused Capacity Future Plant	% Total Future Plant Capacity	High Estimate	% Unused Capacity Future Plant	% Total Future Plant Capacity	Middle or Probable Estimate	% Unused Capacity Future Plant	Future Plant Capacity	Impact Rating*	Ranking **
Market Housing	35,500	1.775	.323	106,500	5.325	.968	79,800	3.99	.726	M	4
Hotel/Conference Center (a)	24,000	1.2	.218	114,000	5.7	1.036	75,000	3.75	.682	M	5
Auto Center (b)	8,100	.405	.074	10,125	.506	.092	9,112.5	.456	.080	I	6
Retail Expansion	83,745	4.187	.761	83,745	4.187	.761	83,745	4.187	.761	M	3
Below Market Housing	119,500	5.975	1.086	220,650	11.033	2.006	166,625	8.331	1.515	S	1
Neighborhood Shopping Ctr.	3,375	.169	.030	3,375	.169	.030	3,375	.169	.030	I	7
Neighborhood Facility	630	.032 .032	.005	630	.032 .032	.005	630	.032	.005	I	8
Indirect (Newcomers)	7,870	.394	.070	477,450	23.873	4.340	129,625 (c)	6.481	1.180	S	2
TOTAL	282,720	14.137	2.57	1,016,475	50.824	9.241	547,912.5	27.396	4.981	S	

* Impact rating based on percentage of future plant capacity (11 mgd):
I = insignificant, MN = minimal, M = moderate, S = significant. Rated according to middle/probable estimate.
** Ranked according to middle estimate: 1 = greatest requirement.
(a) 500 guest room facility
(b) Average estimate for four to five dealerships
(c) Average of range

PUBLIC SERVICES: SCHOOLS

Current Capacity[88]

Table 66 shows the present capacity and enrollment of the elementary and secondary schools. Both elementary and secondary schools have unused capacity.

TABLE 66

School Enrollment and Capacity
(as of 12/5/75)

	Enrollment	Capacity	Unused Capacity
ELEMENTARY			
13 Schools (and special education)	4,852	5,925	1,073
SECONDARY			
4 Year High Schools, 3 Year High Schools, 1 Continuation High	12,886	13,250	364

Source: Personal communication, K. Johnson, Pupil Personnel, Santa Barbara City Schools.

An enrollment increase of up to fifty students would be within the capacity of any elementary school, except Franklin School, where such an increase in enrollment would not be within present capacity.[89] With the exception of La Colina Junior High, additional secondary enrollment up to 100 students would be within the capacity of any junior high[90], while an increase of up to 200 students would be within the capacity of Santa Barbara High.

Schools which serve the areas affected by CCRP elements are Wilson School, Lincoln School (grades K-2), McKinley School, Roosevelt School (grades 3-6), La Cumbre Junior High, Santa Barbara Junior High, and Santa Barbara High. Areas served are displayed in Table 67.

Planned Capacity

There are no plans currently being considered for expansion of facilities to accommodate increased enrollment. The school system anticipates a continued decrease in enrollment which would make expansion unnecessary.[91]

88 Source: Personal communication with Ken Johnson, Pupil Personnel, Santa Barbara City Schools.

89 Source: Letter from K. A. Grahn, Business Manager, Santa Barbara City Schools, to Paul Nefstead, Environmental Hearing Officer, 10/9/74.

90 Ibid.

91 Source: Personal communication, K. Johnson, Pupil Personnel, Santa Barbara City Schools.

TABLE 67

Schools Service CCRP Area

School	Service Area Boundaries			
	East	West	North	South
Wilson School	State St.	U.S. 101	Islay St.	Cota St.
Lincoln (K-2)	Milpas (approx.)	State St.	Schools Service Boundary	Beach
Roosevelt (3-6)	Same as Lincoln School			
McKinley	State St.	San Clemente (approx)	Cota & Carrillo	Beach
Santa Barbara Jr. High	Ortega Hill	Chapala (approx.)	Schools Service Boundary	Beach
La Cumbre Jr. High	Chapala (approx.)		Las Positas (approx.)	Beach
Santa Barbara High	Serves entire CCRP area			

In the CCRP area, Lincoln School could be closed in the near future because of declines in enrollment in the downtown area.

Impacts

Because almost all existing schools have substantial unused capacity, no element of the CCRP would have the potential for a significant adverse impact on the school system. However, some elements could decrease and/or increase enrollment at individual schools. For this reason, the impact of the project on individual schools has been assessed rather than the impact of the project on the entire system. Project elements which would aid or complement formal or informal educational programs were considered to have a beneficial impact.

1. Major Retail Expansion

An indirect impact on school population would result from the in-migration of newcomers in response to employment opportunities generated by this element. (See "Impacts, Newcomers" later in this section.)

Approximately 20 school age children would be dislocated by development of this element, based on 24% of the population under 18, 1970 Census. This would be considered a minimal adverse impact due to the potential shift in pupil enrollment. If a large number of these children were to relocate in the same school area, the impact could have a greater degree of adverse impact for the school in question. It is difficult to accurately predict which school(s) would serve these students once they relocated. However, it is

assumed that 30% to 40% of residents dislocated would relocate in the proposed Below Market Housing, resulting in a shift of approximately seven students from McKinley School to Wilson School. This would not have an adverse impact on Wilson School. No impact on secondary schools would occur because secondary schools serving the CCRP area are currently enrolled well below capacity.

2. Auto Center

Approximately 301 residents, including as many as 70 children, would be dislocated by the proposed Auto Center.[92] If the families with school age children relocated in a random fashion throughout the City, no adverse impact is expected.

However, if many children in the same grade level relocated in the same school service area, moderate-to-significant adverse impacts within that school could result. The assumption that 30% to 40% of those dislocated would relocate in the proposed Below Market Housing would result in a shift of approximately 25 students from McKinley to Wilson School. This could force a re-arrangement of staff and/or classes at both schools, a moderate adverse impact. No impact would result for the secondary schools.

3. Presidio Reconstruction

Some residential uses would be pre-empted by development of this project. This would result in dislocation and even a change of schools for school age children in the site area. Because very few children would be affected, no adverse impact is anticipated.

The Continuing Education facilities on Santa Barbara Street would be affected by the proposed Presidio Reconstruction. The nature and degree of the impact on the Adult Education programs and facilities is as yet undetermined. The impact could range from the relocation of a few classrooms on the present property to the removal of the entire facility to a new location. The degree of impact would be determined by the extent of the Presidio Reconstruction as well as by the decision whether to close or realign those portions of Santa Barbara and Canon Perdido Streets located within the reconstruction area.

The Continuing Education Board of Trustees has expressed desire to stay in the central core of the City because they feel such a location is necessary and appropriate to the Continuing Education goals and programs.[93] Lincoln School has been suggested as a relocation site for the Continuing Education facilities if relocation becomes necessary. The Lincoln School area would be adequate for the needs of Continuing Education.[94]

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92 Approximately 24% of the West Downtown Neighborhood is children, according to 1970 Census data. It is assumed that a similar proportion of school-age children reside in the site area.

93 Source: Personal Communication with Dr. Martin Bobgan, Administrative Dean, Continuing Education.

94 Ibid.

4. Performing Arts Center

No adverse impacts are expected. Minimal beneficial impact could result from City school use of the Center for City-wide performances, meetings, etc.

5. Neighborhood Shopping Center

This element would have no impact due to the lack of school age children in the project area. There would, however, be an indirect impact caused by in-migration in response to employment opportunities. (See "Impacts, Newcomers" in this section for discussion.)

6. Below Market Housing

Some residents of this proposed development would be persons dislocated by this and other elements of the CCRP. Those elementary school age children who already attend Wilson School would not have to change schools and, therefore, no adverse impact would result. Some increased enrollment at Wilson would result from those children not presently attending Wilson, whose families are dislocated by the CCRP and who choose to relocate in Below Market Housing. The extent of the increased enrollment cannot be precisely determined, but would be approximately 40, 25 from Auto Center dislocations and approximately 15 from Below Market Housing and other dislocations.[95]

Additional enrollment may also occur at Wilson School due to potential family-unit residents of Below Market Housing who do not presently live in the Wilson School area. It is impossible to determine the number and grade levels of children who might become residents of this development and, consequently, increase the Wilson School enrollment. Significant adverse impact on Wilson School could occur. This impact could come in the form of rearrangement of staff and/or classes and possibly an increase in the size of the teaching staff. When project and recent demographic specifics become available,[96] a realistic assessment of the project's impact on Wilson and McKinley Schools can be made. At this time, however, the notation of a potential adverse impact to Wilson School, i.e., an increase of enrollment of 50 or more, is the only estimate of impact that can be made.

7. Street Closures

No adverse impact is anticipated. Traffic loads and speeds are expected to be decreased by implementation of this project. For children walking and bicycling to and from school, this element would decrease the potential for serious traffic accidents. This is considered a beneficial impact.

95 Based on 1970 Census Block statistics.

96 I.e., the location and number of the family units per area; number of children per dislocated household based on 1975 Special Census data.

8. Neighborhood Facility Center

If the eleven households that would be displaced by this project were relocated within the Below Market Housing element of the CCRP, the children of those households would not change schools. If families relocate in random fashion outside the CCRP no adverse impact would occur due to the unused capacity of the City's schools. Minimal indirect beneficial impact may occur as a result of improved family conditions stemming from the services provided by the proposed center.

9. Mission Creek Linear Park

No adverse impact is anticipated. Minimal beneficial impact may result from the Park use as an education resource for nature study and appreciation, hiking, etc.

10. Market Housing

Assuming the development would be an adult residential complex, this element will make no direct contribution to the public school population.

Indirect generation of pupil population would occur due to workers (with their families) migrating to the City in response to job opportunities. (See "Impacts, Newcomers" in this section.)

11. Mercado

Due to the conceptual nature of this element, no impact assessment has been made. Due to its commercial nature and the absence of directly preempted families, the impact of this project on the school system is expected to be insignificant.

12. Hotel/Conference Center

This project would make no direct contribution to school population. No school age children would be dislocated. Indirect impact would result from in-migration due to the job opportunities made available by the development of the project.

13. Ocean-Oriented Industry

This project would make no direct contribution to school population. Some indirect impact on schools could result from in-migration of families to the area in response to employment opportunities at industrial concerns established within this project.

14. Palm Park Expansion

No dislocation of school age children and no increase in enrollment would result from the implementation of this project. Minimal beneficial impact could result because the park could be the site of field trips, picnics, etc.

15. Transportation Center

No adverse impacts are expected from this project. Some insignificant beneficial impact may occur from the improved transportation system's provision of more convenient commuting to and from school for some students.

16. Newcomers

If 24% of all people migrating to Santa Barbara were school age children, the number of children new to the community would range from approximately 42 to 208.[97] In the most likely situation (see "Growth Inducing Impact" section for a discussion of the "most-likely situation" concept), approximately 111 children would be among the newcomers. Generally, the school system could accommodate the increased enrollment without significant adverse impact. However, if a large proportion of the children were to enroll in the same school(s), significant adverse impact could result.

If an average 1.18 children were members of newcomer-families (based on a 3.18 average family size[98]), approximately 205 to 1023 children would be added to the population. Within this range 546 children would be the most likely situation. Theoretically, the increases indicated are within the capacity of the present schools if the newcomers settle in a random fashion within the community.

The lowest estimate of the number of newcomer children would have no adverse impact on the City's schools unless the majority of them enrolled in the same school. However, the higher estimates could potentially have an adverse impact. Any increase over 200 children could result in moderate to significant adverse impact because it would be necessary to hire additional personnel and/or make substantial changes in staff assignments. Such increases would be unlikely because housing capacities appear to preclude the possibility of many of these newcomers finding housing within the City limits. Because it is not possible to accurately estimate the number of children, their ages and their locations of residence, it can only be estimated that the impact of newcomers has the potential to be moderately adverse.[99] See Table 65 for an accounting of to what extent each element's employment opportunities would contribute to the number of newcomer children.

Cumulative Impact

Due to the potential increase in school enrollment and the substantial individual school adjustments made necessary by the CCRP, the cumulative impact would be considered moderately adverse. The greatest impact would stem from in-migration. Only three of the project components, i.e., Major Retail Expansion, Auto Center, and Below Market Housing, are considered to have an adverse impact.

97 Based on the 1975 Special Census average household size of 2.24.

98 Average family size for Santa Barbara according to calculations made with 1970 Census data.

99 Such an impact could, at the same time, be significantly adverse for individual schools.

TABLE 68

Newcomer Children

Element[a]	No. of Children Due to Direct Opportunities Low[b] to High[c]	No. of Children Due to Indirect Opportunities Low[b] to High[c]	Totals Low[b] to High[c]	No. of Children in Most Likely Situation
Market Housing	.30 to 7.67	.16 to 3.84	.46 to 11.51	1.25
Hotel/Conference Center	3.96 to 97.35	1.98 to 48.68	5.94 to 146.03	15.84
Neighborhood Facility	.14 to 3.84	.07 to 1.89	.21 to 5.73	.63
Neighborhood Shopping Center	.89 to 22.42	.44 to 11.21	1.33 to 33.63	3.65
Major Retail Expansion	22.33 to 548.99	11.16 to 274.47	33.49 to 823.46	89.34
Transportation Center	.07 to 2.0	.04 to 1.04	.11 to 3.04	.33
TOTALS	27.69 to 682.27	13.85 to 341.13	41.54 to 1023.4	111.04

(a) Including only elements for which employment opportunity estimates were made.
(b) "Low" estimates based on lowest number of opportunities anticipated to be taken by newcomers and assuming .24 children per opportunity.
(c) "High" estimates based on highest number of opportunities anticipated to be taken by newcomers and assuming 1.18 children per opportunity.

TABLE 69

Cumulative Adverse Impact on Schools*

Element	Impact	Ranking
Major Retail Expansion	Minimal Adverse	3
Auto Center	Moderate Adverse	2
Presidio Reconstruction	N/A	
Performing Arts Center	Minimal Beneficial	
Neighborhood Shopping Center	None	
Street Closures	None	
Neighborhood Facility	None	
Mission Creek Linear Park	Minimal Beneficial	
Market Housing	None	
Mercado	None	
Hotel Conference Center	None	
Ocean-Oriented Industry	None	
Palm Park Expansion	Minimal Beneficial	
Transportation Center	Insignificant Beneficial	
Newcomers	Moderate Adverse	1
CUMULATIVE	Moderate Adverse	

* Beneficial impacts not ranked.

Mitigating Measures

Major Retail Expansion

1. Reduction of the size of the project could lower the number of school children dislocated.

Auto Center

1. Reduction of the size of the project could lower the number of school children dislocated.

Below Market Housing

1. Restructuring of the present elementary school service boundaries could effect a balanced distribution of increased enrollment.

Newcomers

1. All appropriate methods should be taken to induce potential CCRP employers to hire their employees from the local work force.

PUBLIC SERVICES: POLICE

Current Capacity

The Police Department currently employs 117 sworn officers.[100] With a 1975 City population of 72,238[101] the ratio of police to residents is one officer for every 617 citizens. The department considers the present staff adequate to serve the current population. A significant increase in population would necessitate either a decrease in service or an increase in police personnel.

Planned Capacity

There are no current departmental plans to increase or decrease policing capacity through addition or reduction of personnel.[100] The Department expects that the present situation will continue for some time. However, any future cuts in personnel might result in an impairment of the Department's ability to provide adequate service to the community.

Impact

The adversity of the impact of various project elements on police service was evaluated in terms of the following definitions:

1. Requiring service but within the present capacity = insignificant;
2. Requiring adjustment of present service, but no new personnel = minimal;

100 Source: Personal communication with Lieutenant Correa, S.B.P.D.
101 Based on the 1975 Special Census

3. Having the potential to necessitate hiring of new personnel = moderate;
4. Necessitating hiring of personnel and/or substantial adjustment of present service = significant.

Those elements which indicated a potential reduction in current service requirements were considered to have a beneficial impact.

1. Major Retail Expansion

Currently, the area surrounding this project site has a relatively high crime rate. (See "Demography, Neighborhood Overview" for a further discussion.) Development of the site into a major retail center would greatly alter this character of the area, resulting in a decrease in the current crime level and, therefore, a beneficial impact. However, the potential for attracting store-related crime (e.g., shoplifters, pickpockets, car thieves, etc.) would partially nullify this beneficial impact. Also, it is likely that many of the vagrants and transients who presently frequent the lower State Street area and contribute to crime there, would migrate to other downtown sections, thus altering the location but not the amount of police service required. The overall impact of this element would be minimally beneficial.

This element would also have an indirect impact on police service due to newcomers coming to the community in response to employment opportunities. (See "Impacts, Newcomers" in this section.)

2. Auto Center

No adverse impacts from this element are foreseen. A beneficial impact would result from a change in the area's character, making it less attractive to the vagrants and transients who currently frequent it. It is likely,however, that these persons will migrate to some adjacent area in the downtown section, thus altering their location though not the quantity of police service they require. This element would result in an overall minimal beneficial impact.

3. Presidio Reconstruction

No impact from this element is anticipated. Some short term adverse impact would be possible due to street closures and/or realignments.

4. Performing Arts Center

Service to this proposed element is within the capacity of the police department. Large gatherings at the Center may require special police services. This element would, therefore, have an insignificant impact.

5. Neighborhood Shopping Center

Increased traffic in the site area resulting from the project development indicates a potential increase in traffic accidents. Because of this, this element would have a minimal adverse impact.

6. Below Market Housing

The scattered pattern of this proposed project is considered to be more desirable in terms of police protection and service than a similar project on one large site. The scattered pattern would facilitate protection and identification of residents.

Increased noise and nuisance complaints by older residents due to children's activities would likely accompany this development. Increase in the numbers of young persons in the neighborhood could also result in increases in vandalism and other juvenile crimes. The potential need to increase personnel to handle service to and patrol of this element results in this element's moderate adverse impact on police service.

7. Street Closures

Short-term minimal adverse impact would result from the development of this element. Once the proposed street closures are accomplished and new access patterns are established, no adverse impact would result. A long-term, minimal beneficial impact would result from decreased vehicle speeds and volume.

8. Neighborhood Facility

No adverse impacts are associated with the development of the proposed Neighborhood Facility. Moderate beneficial impact could result from use of the Facility as a base for developing police-community dialogue with the aim of maintaining good relations. The Facility could serve as a meeting place to discuss problems, disputes, and questions arising between members of the neighborhood and the police. Special emphasis upon programs designed to reduce juvenile crime through police-community cooperation could assist in reducing potential juvenile crime mentioned under "Impacts, Below Market Housing" (above). In addition, neighborhood-police meetings at the Facility could help develop approved procedures for arrests that might be made within the Below Market Housing areas. Such mutually satisfactory procedures could reduce community resentment and police difficulties which often accompany police activity in publicly subsidized housing projects.

9. Mission Creek Linear Park

The proposed Park would impact on police service in several ways. An increased potential for crime along Mission Creek would be expected due to increased access to the area. Night crimes against persons (e.g., assault, robbery, etc.), mischievous activities of children, and noise complaints from adjacent area residents could be expected to increase after development of the proposed park.

The impact on police service as a result of the development of this project would be moderately adverse due to potential necessity to increase patrols and service. The linear shape of the proposed park is, however, less conducive to criminal activities than is the traditional park. The linear park provides less "privacy" for criminal activity and is safer for users.

10. Market Housing

Assuming that 75% to 80% of the potential residents of this development are newcomers to the community (see "Growth Inducing Impact, Market Housing"), additional police personnel could be required.

It is, however, the incidence of crime and the need for service, rather than the sheer numerical ratio of residents to police, that determines the need to hire additional police personnel. In this regard, the "luxury" nature of this proposed development indicates that it could be a tempting target for criminals. Therefore, this element would have a moderate adverse impact on police service.

11. Mercado

The project site is in an area with a relatively high crime rate. It is quite possible that this development, by radically changing the character of the area, could help to reduce the level of criminal activity. Not until project specifics become more precise can a detailed evaluation of the impact of this element be made.

12. Hotel/Conference Center

The proposed conference center would require police service beyond that of the current site uses. It is difficult to determine the precise nature and degree of the increase, but it could be substantial. Problems of traffic congestion in the area would be of concern to the police department. Also the concentration of affluent guests and convention delegates would be a tempting target for the criminal element, e.g., pickpockets, burglars, confidence men, etc. This potential for increased crime would create a demand for increased police protection.

The presence of a resort hotel has potential as a prime target for crime and, as such, might necessitate the addition of police personnel to provide adequate service. The precise impact is impossible to predict at this time, but the expected impact would be significantly adverse because additional officers and/or major readjustment of service may be required to maintain service to the community at its present level.

This element would also have an indirect impact on police service resulting from the in-migration here in response to employment opportunities.

13. Ocean-Oriented Industry

The site of this proposed element is currently in industrial use. Assuming this development would include more efficient access and lighting, a minimal beneficial impact would result from facilitating the ease and efficiency of patrol service.

14. Palm Park Expansion

This area has been a "home" for assorted vagrants, some of them criminals. The presence of a park on this site, rather than a secluded refuge for itinerants, could be viewed as a beneficial impact.

However, the proposed park expansion could also be the site for criminal activity, particularly at night. The increased size of the park indicates that additional police service could be warranted. Due to the potential for requiring the hiring of additional personnel, this element would have a moderate adverse impact.

15. Transportation Center

Police protection and service for the proposed Transportation Center is within the capacity of the police department. No adverse impact is indicated.

16. Newcomers

New community residents migrating in response to employment opportunities would require the hiring of additional police personnel if the present police-to-citizen ratio were to be maintained. From approximately 390 to approximately 2760 persons could be expected to migrate to the community in response to employment opportunities. (See "Growth Inducing Impact.") In the most likely situation 1037 persons would be newcomers. The number of additional police personnel indicated by such increases in population would range from .63 to 4.47, with 1.68 reflecting the most likely situation. If all newcomers resided within the City limits it would be necessary to hire the additional personnel indicated or suffer a decrease in general service. If any substantial proportion of the expected newcomers locate within the City limits, the potential for at least a significant adjustment of service would be indicated. The impact of the newcomers on police service would be moderately adverse due to this potential necessity to adjust service or add personnel.

Cumulative Impact (See Table 70)

The Police Department cautioned that any signficant increases in population and/or criminal activity could strain the ability of the Department to adequately serve the community. Generally, the CCRP elements located between U. S. 101 and Cabrillo Boulevard would increase density and crime potential in that area to such a degree that it would cause a significant adverse impact on police services. Other elements of the CCRP, located north of U. S. 101, would result in a combined impact ranging from minimally to moderately adverse. Overall impact of the total project would be significantly adverse because the addition of several officers or a decrease in the quality of police protection would be required.

TABLE 70

Cumulative Adverse Impact on Police Services*

Element	Impact	Ranking
Major Retail Expansion	Minimal Beneficial	
Auto Center	Minimal Beneficial	
Presidio Reconstruction	N/A	
Performing Arts Center	Insignificant Adverse	8
Neighborhood Shopping Center	Minimal Adverse	7
Below Market Housing	Moderate Adverse	3
Street Closures**	Minimal Beneficial	
Neighborhood Facility	Moderate Beneficial	
Mission Creek Linear Park	Moderate Adverse	6
Market Housing	Moderate Adverse	4
Mercado	N/A	
Hotel/Conference Center	Significant Adverse	1
Ocean-Oriented Industry	Minimal Beneficial	
Palm Park Expansion	Moderate Adverse	5
Transportation Center	None	
Newcomers	Moderate Adverse	2
CUMULATIVE CCRP	Significant Adverse	

* Beneficial impact not included in ranking

** This element would also have a minimal adverse short-term impact.

Mitigating Measures

Neighborhood Shopping Center

1. Relocation of project to another area more capable of accommodating the increased traffic would reduce policing requirements.
2. Development of suitable turnlanes and signal timing would facilitate ease of traffic flow.

Below Market Housing

1. Development of neighborhood improvement associations capable of resolving minor policing problems could reduce policing requirements.
2. Development of police-neighborhood programs to establish mutually agreed upon procedures for handling arrests, inquiries, complaints, etc., would encourage cooperation and dialogue between residents and police.

Mission Creek Linear Park

1. Use of energy-efficient but effective lighting in strategic areas would deter criminal activities.
2. Development of neighborhood interest and pride in the park in the form of park improvement projects designed by residents would discourage vandalism.
3. Development of a crime alert program would encourage nearby residents to notify police at the first signs of criminal activity and thereby reduce impact of criminal activity.
4. Provision of reliable and convenient access to and within the park would facilitate police service.

Market Housing

1. Install security devices (e.g., dead bolt locks).
2. Use fully qualified private security personnel for site patrols.
3. Design site layout and lighting to facilitate patrols.
4. Develop crime alert program to encourage residents to be aware of strange and suspicious activities and "get involved" by alerting police when criminal activity is known or suspected.

Hotel/Conference Center

1. Use fully qualified private security personnel for routine patrol duty.
2. Install appropriate security locks on doors.
3. Design site layout and lighting to facilitate security patrols.

PUBLIC SERVICES: FIRE

Current Capacity

The Santa Barbara Fire Department currently employs 102 firefighters. The ratio of firefighters to City residents is 1:708. Although Deputy Chief Staneff considers this to be less than the desired number, he considers the Department to be adequately staffed for the current population.

TABLE 71

Fire Station Locations

Station	Location
#1	121 W. Carrillo
#2	701 E. Haley
#3	415 E. Sola
#4	3300 De La Vina
#5	2505 Modoc
#6	1802 Cliff Drive
#7	2411 Stanwood

Planned Capacity

The Department requests additional personnel, equipment, and other changes in response to community needs as they are recognized. Budgetary considerations are important determinants of whether or not department requests are filled. There are no other formal plans for any major expansion of service.[102]

Impacts

Any potential adverse impact from various project elements on fire department service is evaluated in the following terms:

1. Requiring service but within the present capacity = insignificant.
2. Requiring adjustment of present service, but no new personnel = minimal.
3. Potentially necessitating the hiring of additional personnel = moderate.
4. Requiring the hiring of personnel and/or substantial adjustment of present service = significant.

Those elements which indicated a potential reduction in service requirements are considered to have a beneficial impact.

102 Source: Personal communication with John Staneff, Deputy Chief, SBFD.

1. Major Retail Expansion

Modern department stores are generally not considered difficult to service. However, the large size of this proposed retail expansion would provide the potential for fires of substantial size. Appropriate prevention and detection measures within the development would be necessary for proper servicing.

Because this development would replace older, more fire-prone structures, some present fire hazard would be reduced. Overall, this element is considered to have a minimal adverse impact because some adjustment of present service might be necessary.

2. Auto Center

Service to this element is within the current capacity of the department. Minimal beneficial impact would result as new structures would present less fire hazard than those older structures currently occupying the site.

3. Presidio Reconstruction

Service to this element is within the current capacity of the department. Some short-term, adverse impact is expected due to the necessity to reroute emergency service equipment resulting from possible street closures and realignment of Santa Barbara Street. Overall, this element would have an insignificant impact on service caused by the possible alteration of access routes.

4. Performing Arts Center

Because this proposed development would be the meeting place for large numbers of people, it could have a relatively high fire danger potential. Installation of appropriate fire detection and protection devices would reduce the danger to acceptable levels. Service to this proposed element is within the capacity of the department, but due to the potentially large numbers of people frequenting the Center, this element would have a minimal adverse impact.

5. Neighborhood Shopping Center

Service to this proposed development is within the present capacity of the department. While the close proximity to the fire station on Cabrillo would facilitate service, it would also present difficulties for the department. The Shopping Center would hamper the movement of equipment in and out of the station due to the increased traffic flow in the area. Traffic, especially during peak driving hours, currently causes problems of egress of emergency fire equipment. The substantial additional traffic generated by a shopping facility directly across the street (see "Transportation) would further complicate this situation. Due to this consideration, this element would have a significant adverse impact on the Cabrillo Street Station's ability to serve the community.

6. Below Market Housing

A moderate beneficial impact would occur from this element because it would replace the older wooden dwelling units currently occupying the sites. This beneficial impact would be neutralized, however, due to increased neighborhood density and the expectation that some fire-careless youngsters could reside in the proposed dwellings. In addition, a large number of elderly residents, who could require resuscitator service would also live in the development. Overall, this element would have a moderate adverse impact.

7. Street Closures

Changes in the routing of emergency vehicles would be necessitated by the proposed street closures. Emergency access to all areas would still exist, but response time to some areas would be slightly increased. Due to the potential increase in response time, this element would have a minimal adverse impact.

8. Neighborhood Facility

No adverse impact would result from this proposed Center. Because this modern structure would replace older wooden structures, it would present less of a fire hazard than the current structures on the site. This would result in a minimal beneficial impact.

9. Mission Creek Linear Park

Children playing with fire, especially during dry seasons, would represent a potential fire hazard for this proposed park. The linear structure of the park would provide greater exposure and would somewhat neutralize the impact of the increased traffic of youngsters. Emergency fire equipment access would be essential to fire protection for the park and its neighboring structures. The park would have a minimal adverse impact on the fire department.

10. Market Housing

A development of this type would present no unusual demands for the fire department. The department recommends the use of various fire retardant materials, as well as other preventative measures, to reduce the hazard of fire.

This element would replace older structures, but the increase in residential density would neutralize much of the potential beneficial impact. The overall impact would be considered insignificant because service would be within the present capacity of the department.

11. Mercado

Service to this proposed development is within the capacity of the department. The conceptual nature of this element makes assessment difficult. However, because the area is currently occupied by commercial uses, no impact from this primarily commercial development is anticipated.

12. Hotel/Conference Center

The fire department anticipates no unusual difficulty serving this proposed development. However, the size of the center would provide a potential for fires of substantial size and damage. Because of this potential, this element would have a minimal adverse impact.

13. Ocean-Oriented Industry

Because the precise nature and numbers of industries to occupy this proposed development are still unknown, it is difficult to determine the fire service requirement. However, assuming improvements to existing structures remaining in the area and the construction of new structures of good quality, no adverse impact is expected. This element could have a minimal beneficial impact because it would improve access and reduce fire hazard.

14. Palm Park Expansion

Assuming the installation of appropriate hydrants and alarm systems, the Palm Park Expansion would be within the current capacity of the department to provide service. This element would have no adverse impact.

15. Transportation Center

Service for the proposed Transportation Center is within the capacity of the fire department to provide. Because older structures would be replaced and thus reduce fire hazard, this element would have a minimal beneficial impact.

16. Newcomers

The number of newcomers in-migrating in response to employment opportunities would require from approximately .55 to 3.89 additional firefighters to maintain present officer to resident ratio (1 to 708). The most likely number of newcomers would be 1037, indicating the need for 1.46 firefighters to maintain the present ratio. However, because the potential necessity to hire additional fire personnel would exist, the newcomers could have a moderate adverse impact.

Cumulative Impact (See Table 72)

With the exception of the Neighborhood Shopping Center, individual elements of the CCRP would have,at most, a moderately adverse impact on fire department services. As such, none would require the addition of personnel, equipment, or the relocation of present facilities.

The cumulative impact of elements could be significantly adverse. That is, given the full development of all elements without a corresponding increase in service capacity, the potential for a substantially impaired fire service would exist.

TABLE 72

Cumulative Impact - Fire Service

Element	Impact	Ranking*
Major Retail Expansion	Minimal Adverse	6
Auto Center	Minimal Beneficial	
Presidio Reconstruction	Insignificant	9
Performing Arts Center	Minimal Adverse	8
Neighborhood Shopping Center	Significant Adverse	1
Below Market Housing	Moderate Adverse	4
Street Closures	Minimal Adverse	5
Neighborhood Facility	Minimal Beneficial	
Mission Creek Linear Park	Minimal Adverse	7
Market Housing	Insignificant	10
Mercado	None	
Hotel/Conference Center	Minimal Adverse	3
Ocean Oriented Industry	Minimal Beneficial	
Palm Park Expansion	None	11
Transportation Center	Minimal Beneficial	
Newcomers	Moderate Adverse	2
CUMULATIVE	Significant Adverse	

* Beneficial impacts not ranked.

The intensity of CCRP development between U. S. 101 and Cabrillo Boulevard, i.e., Hotel/Conference Center, Ocean-Oriented Industry, Market Housing, Mercado, Transportation Center, could necessitate the relocation of fire facilities. That area is currently served by Station #2 (701 E. Haley Street) and its relocation to a site south of U. S. 101 could become necessary. (Plans had been developed to relocate Station #2 to the vicinity of Carpinteria and Milpas Streets, but traffic congestion in that area has made that move undesirable.)

Mitigation Measures

General - All Elements

1. Install appropriate fire prevention and detection alarm systems.
2. Use fire retardant materials in construction.
3. Install sprinkler systems where appropriate (e.g., Performing Arts Center, Hotel/Conference Center, etc.).
4. Continue reassessment of Santa Barbara Fire Department's service capacity in relation to development as it proceeds.
5. Consult with Santa Barbara Fire Department prior to development of any and all elements in order to require the best possible fire-preventive construction.
6. Provide emergency access to all elements and surrounding areas.

Retail Expansion

1. Reduce project size.

Neighborhood Shopping Center

1. Change site location to an area less sensitive to traffic impact.
2. Reduce size of development.

Below Market Housing

1. Develop emergency procedures and insure understanding of them by all residents.

Mission Creek Linear Park

1. Encourage neighborhood involvement, e.g., resident projects to develop various park facilities, to create a protective attitude toward park.
2. Organize neighborhood "fire alert" programs to encourage rapid reporting of emergency situations.
3. Install alarm boxes and hydrants at strategic locations.

PUBLIC SERVICES: PARKS & RECREATION

Current Capacity

A total of approximately 1860 acres are currently used or reserved for parks and recreation use. About 1000 acres are undeveloped and located in rugged terrain outside of the City limits. There is, in addition, an estimated 48 sq. ft. of beach per resident.[103]

Dave Conway, Parks Superintendent, indicated that despite Santa Barbara's reputation for many beautiful parks, the parks are not meeting the needs of the existing population. This is due primarily to the geographical distribution of the parks. The largest parks and open spaces are located on or outside the periphery of the City, while some residential areas, like the West Downtown neighborhood, have no parks at all. Another factor is that Santa Barbara parks serve many thousands of visitors and the "greater Santa Barbara" population, as well as residents within the City limits.

103 Source: Impacts of Growth, Pp. 7.22-7.29.

TABLE 73

Park Land Inventory*

No. of Parks	Type	Acreage	Typical Size	Example
7/8	Neighborhood/ Mini	43	2-10 acres/2 or less acres	Orpet/San Roque
4	Community	46	10-25 acres	Alameda
7	City-Wide	95	25-50 acres	Palm, Oak
8	Special Use Facilities	158	Various: 2-10 acres	Pools, Tennis Courts
9	Regional	731	50+ acres	Skofield, Rattlesnake
4	Open Space	768	20-200 acres	Gould Property
10	Buildings, Plazas, etc.	18	Various	State Street Mall

* Source: Impacts of Growth, Table 7.7, page 7.26.

Planned Capacity

The Parks Department has a Master Plan forthcoming in June 1976.[104] Until the completion of that document, Mr. Conway could make no comment in regard to the "planned capacity."

Impact

It is assumed that the urban environment is enhanced by the provision of parks and recreational opportunities and that such provisions fill real, although difficult to quantify, human needs. The General Plan declares that, "Santa Barbara has, as its primary function, the provision of a particularly desirable living environment" (p. 46). Adequate parks, recreational opportunities, and appropriate open space contribute to the achievement of that goal.

The assessment of the CCRP impact on parks and recreation is based on the potential of each element to enhance recreational opportunities and amenities.

104 Although official purposes and uses of the City Parks and Recreation Master Plan have not yet been adopted, working assumptions have been made. Basically, it is assumed that the Master Plan will be used as a planning guide and information resource for parks and recreation policy. Development of priorities and criteria for decision making may also be provided in the Plan. The Master Plan will include an inventory of parks with reference to size, location, uses, and facilities.

The addition of public facilities carries with it increased municipal responsibilities and costs. Such increases are often balanced by the benefits accruing to residents in the form of increased opportunities to use and enjoy their environment, as well as increased attractiveness of the community for visitors. Project elements which improve existing recreational opportunities or provide for the addition of new recreational opportunities and public amenities are considered beneficial. Elements which could decrease those opportunities and amenities are considered adverse.

1. Retail Expansion

Plaza and mall areas envisioned for this element would, "provide an enjoyable atmosphere in which the shopper can walk without the nerve and sense-jangling competition with the automobile" (General Plan, p. 37). This would be a beneficial impact. Such improvement and maintenance of public space would also increase costs and responsibilities. The overall impact of this element is considered to be moderately beneficial.

2. Auto Center

This element would have no impact on current facilities. The "park-like" setting proposed for this commercial center would be beneficial as it would provide a pleasant and attractive environment for patrons and those nearby. That portion of the proposed Mission Creek Linear Park which would run through the site could receive especially heavy use due to the Auto Center. This type of use should be anticipated by the plans of the proposed park and, thus, avoid adverse impact on the park. The overall impact of the Auto Center would be minimally beneficial.

3. Presidio Reconstruction

This element would provide passive recreational opportunities for City residents and visitors. This element would have particular and significant historical and cultural value. The impact of this element is considered significantly beneficial.

4. Performing Arts Center

The proposed Performing Arts Center would fill a long-standing community need and could make a substantial contribution to Santa Barbara's cultural and entertainment amenities. The passive recreational opportunities this element would provide are considered a significant beneficial impact.

5. Neighborhood Shopping Center

No impact is anticipated from this element. (See "Impacts, Newcomers" for discussion of indirect impact due to generation of employment opportunities.)

6. Below Market Housing

Currently, there is no park facility to serve the neighborhood in which this proposed development would be located. In particular, young families

with children have no nearby areas for active recreation. The development of Mission Creek as a linear park would do little to relieve this situation because little active recreation area would be provided. Because this element would result in increased population, it would worsen the present situation and would, thus, have a moderate adverse impact.

7. Street Closures

Creation of plazas and ramblas could necessitate some increase in the costs and responsibilities. Beneficial impact would result from the provision for passive recreation and enjoyment of the urban environment by providing "resting space" and a pedestrian-oriented environment. The overall impact of this element is considered moderately beneficial due to the opportunity for passive recreation and the visual and space relief it would provide.

8. Neighborhood Facility

Because the center would be located on Mission Creek, it would be involved with the proposed linear park. It is possible that park maintenance would be increased in this area as the Center is likely to have relatively steady use. Park plans should consider and provide for such anticipated use to avoid adverse impact by the Neighborhood Facility. The location and pedestrian orientation of this proposed facility could enhance the aesthetic environment of one of the City's most densely populated neighborhoods. The impact of this element is considered minimally beneficial.

9. Mission Creek Linear Park

Because the park would be under the auspices of the Parks Department, its maintenance costs and responsibilities would fall to this department. The following potential beneficial impacts would occur with the implementation of this project:

1. A green belt offering visual relief from our highly structured, artificial environment;

2. The enhancement of the natural environment, encompassing wildlife conservation and groundwater recharge;

3. An educational experience for all age groups;

4. A unique community character and sense of place;

5. More natural recreation facilities for all the residents of Santa Barbara;

6. The provision of "nodule parks;"

7. Provision of a safe, non-polluting transportation alternative (bikeways and walkways).

Because the recreational needs of the West Downtown neighborhood are not currently being met, the presence of the park would create substantial opportunities for local residents. The local neighborhood benefit would be significant as would the benefit for the community in general. The impact of the proposed park would be significantly beneficial.

10. Market Housing

Due to the type of residents expected to occupy this development, a large increase in beach use is not expected. Thus, the impact on nearby beach areas would be insignificantly adverse. Because it was assumed that this development would have a "park like" setting, the passive recreation needs of residents could be accommodated within the site. However, whether sufficient areas would be available for conversion to children's play areas, etc., in the event of a change in the age composition of residents is not known. Because a substantial proportion of the residents are anticipated to be newcomers, some increased use of all community facilities would be expected. The increased use of facilities would be an insignificant impact.

11. Mercado

The concept of the proposed Mercado as an attractive, pedestrian-oriented commercial area in human scale would be a positive contribution to this area's tourist-recreational atmosphere. The Mercado also would provide opportunity for passive recreation, visual and space relief. The impact of this element would be moderately beneficial.

12. Hotel/Conference Center

It is assumed that the close proximity of the Hotel/Conference Center to the beach and Palm Park facilities would encourage use of those facilities by hotel guests. In the "worst case" situation, all guests, at some time during their stay, would avail themselves of these public facilities. The beach area could accommodate such increased use with minimal adverse impact because the beach area of Palm Park is currently used to only ten percent of its peak capacity.[105] For the turf area of Palm Park, especially on Sundays, the impact of such increased use would be significantly adverse because that area is currently used at peak capacity. Assuming the expansion of Palm Park as proposed by the CCRP, the impact of this increased use of the turf area would be minimal.

It is assumed that conferences would occur at times other than peak visitor periods and that the facility would fill many of the guests' recreational needs. The proposed Hotel/Conference Center could have a minimal adverse impact through minor increases in recreational demand.

13. Ocean-Oriented Industry

There could be some indirect impact due to new residents drawn here by job opportunities (see "Impacts, Newcomers" in this section).

105 Source: D. Willsie, Director of Community Services, in memorandum to Mayor Shiffman, January 26, 1976.

14. Palm Park Expansion

Maintenance costs and responsibilities for the expanded park would accrue to the Parks Department. However, the proposed expansion would substantially increase recreational opportunities, both passive and active. Overall, such a park which would be both adjacent to the beach and in an urban area is considered significantly beneficial.

15. Transportation Center

The improvement and expansion of the park area around the historically significant Moreton Bay Fig Tree in conjunction with this project would have a moderate beneficial impact.

16. Newcomers

The potential newcomers migrating to the community in response to employment opportunities would generally increase the use of all City facilities, including the City parks. It is impossible to determine which individual parks would be directly affected by an increase in residents. If a large proportion of newcomers settled in area(s) currently lacking adequate park facilities, the impact could be significantly adverse. However, information about where newcomers might settle is not available, and it is therefore only possible to evaluate the general impact as potentially moderately adverse.

Cumulative Impact

Additional costs and responsibilities would accrue to the Parks Department due to the implementation of the CCRP. However, the increased recreational opportunities and amenities that would be provided by development of the CCRP would have an overall moderately beneficial impact.

Mitigation Measures

Major Retail Expansion

1. Assign maintenance responsibility of plaza areas to those private concerns involved or assess these concerns for cost of maintenance done by City personnel.

Below Market Housing

1. Provide active recreation areas in neighborhood or within development itself.

Street Closures

1. Use low maintenance plantings.

Neighborhood Facility

1. Use low maintenance plantings.

Hotel/Conference Center

1. Reduce project size and thus number of potential guests.
2. Expand Palm Park, as proposed, to provide additional space for all users.

Newcomers

1. Use all appropriate methods to induce potential CCRP employers to hire their employees from the local work force.

TABLE 74

Cumulative Impact - Parks

Element	Impact
Major Retail Expansion	Moderate Beneficial
Auto Center	Minimal Beneficial
Presidio Reconstruction	Significant Beneficial
Performing Arts Center	Significant Beneficial
Neighborhood Shopping Center	None
Below Market Housing	Moderate Adverse
Street Closures	Moderate Beneficial
Neighborhood Facility	Minimal Beneficial
Mission Creek Linear Park	Significant Beneficial
Market Housing	Insignificant
Mercado	Moderate Beneficial
Hotel/Conference Center	Minimal Adverse
Ocean-Oriented Industry	None
Palm Park Expansion	Significant Beneficial
Transportation Center	Moderate Beneficial
Newcomers	Moderate Adverse
CUMULATIVE	Moderate Beneficial

PUBLIC SERVICES: LIBRARY

Current Facilities and Capacity

The current library facilities include the central library (downtown) and the East Side branch library, with floor space totaling 34,665 sq. ft. The library attempts to maintain one employee and 1000 sq. ft. of service area for every 2000 residents. Currently, the number of employees is adequate, but the square footage is substantially below the standard the library attempts to maintain and of that recommended by the American Library Association. The current ratio is .35 sq. ft. of library space/person; the American Library Association recommends .50 sq. ft./person.[106]

106 Sources: Impacts of Growth, Santa Barbara Planning Task Force, Vol. 1, 1974, pp. 7.11, 7.14, 7.15, 7.19, and personal communication, Dr. R. A. Hart, Library Director.

Planned Capacity

The City plans to construct a 13,000 sq. ft. addition to the central library sometime in the future. This addition will bring facilities up to a square foot standard for a City population of 78,000.

> "The Santa Barbara County Master Plan of Library Services published in 1969 calls for the construction of three library branches in the City as the population . . . approaches 85,000: one each on the East, North and West Sides."[107]

The East Side branch was opened in 1973 (6,500 sq. ft.). The capacity of the facility will be reached with a neighborhood population of 13,000, while current population is approximately 11,000. A 9,000 sq. ft. North Side branch designed to serve 18,000 is slated for construction in the future. The present population is approximately 17,000. The Master Plan also calls for an 8,000 sq. ft. West Side branch to serve 16,000. Present population is approximately 14,000.[108]

Branch	No. Served
Central Library	78,000
East Side	13,000
North Side	17,000
West Side	16,000
	124,000

Impacts

Elements of this project resulting in an increased number of library patrons will have an incremental adverse effect on the presently stressed facility. Once the planned library expansion has been completed, the increased patronage generated by this project could be absorbed without difficulty.

Impact assessment is made with the assumption that the expansion of the central library would be completed before, or during, the lifetime of the CCRP. The impact of project elements was evaluated in terms of the following:

1. Additional persons but within capacity = insignificant.
2. Additional persons placing stress on facilities = minimal adverse.
3. Additional persons causing substantial stress on facilities = moderate adverse.
4. Additional persons resulting in impairment of service = significant adverse.

1. Retail Expansion

No direct impact anticipated. (See "Impacts, Newcomers" in this section.)

107 Impacts of Growth, p. 7.11.
108 Ibid., p. 7.14.

2. Auto Center

No impact anticipated.

3. Presidio Reconstruction

No impact anticipated.

4. Performing Arts Center

No impact anticipated.

5. Neighborhood Shopping Center

No direct impact anticipated. (See "Impacts, Newcomers" in this section.)

6. Below Market Housing

It was assumed that this element would involve relocation of citizens and would not generate new demands on library facilities.

7. Street Closures

No impact anticipated.

8. Neighborhood Facility

No impact anticipated.

9. Mission Creek Linear Park

No impact anticipated.

10. Market Housing

Assuming that the expanded capacity of the central library (which would serve this element) would be adequate to a population of 78,000, the additional population generated by this element would have an insignificant impact. If this element were completed prior to the library expansion, it would have a short-term, moderately adverse impact because the library is currently operating under some adverse conditions. (See "Current Capacity," above.)

11. Mercado

No direct impact is anticipated.

12. Hotel/Conference Center

No direct impact anticipated. (See "Impacts, Newcomers" in this section.)

13. Ocean-Oriented Industry

No direct impact anticipated. (See "Impacts, Newcomers" in this section.)

14. Palm Park Expansion

No impact anticipated.

15. Transportation Center

No direct impact anticipated. (See "Impacts, Newcomers" in this section.)

16. Newcomers

The number of potential newcomers migrating into the area in response to employment opportunities ranges from approximately 390 to 2757, with the most likely number being approximately 1037. Any such increases in population prior to the completion of the expansion of the Central Library would have a short-term, moderately adverse impact. After completion of the expansion, the impact of this increased population would be considered minimally adverse because the expanded capacity could accommodate the increase without substantial stress. However, the hiring of new personnel might be necessary.

Cumulative Impact

Only the Market Housing element and the Newcomers migrating to the community in response to CCRP generated employment opportunities would have an adverse impact on library facilities and services. Combined, their impact would be moderately adverse, as the increase in population they represent would add to the service requirements of the library and possibly require the hiring of new personnel.

Mitigation Measures

General
1. Complete library expansion plans.
Market Housing
1. Reduce size and/or density of project.
Newcomers
1. Use all appropriate methods to induce potential CCRP employers to hire their employees from the local work force.

PUBLIC SERVICES: ELECTRICITY

A request for information regarding current capacity, planned capacity, and the impact of major project elements was made to Southern California Edison Company during the initial data-gathering procedure of this report. Southern California Edison was unable, due to unspecified circumstances, to reply to the information request in sufficient time for inclusion within the text.

PUBLIC SERVICES: GAS

A request for information regarding current capacity, planned capacity, and the impact of major project elements was made to Southern California Gas Company during the initial data-gathering procedure of this report. Southern California Gas Company was unable, due to unspecified circumstances, to reply to the information request in sufficient time for inclusion within the text.

PUBLIC SERVICES: SOLID WASTE

Current Capacity

Solid refuse collected in the City is taken to the Class 2 Dump at Tajiguas and used as land fill. Five to six hundred tons per day are dumped at Tajiguas. Mr. Allen, of Santa Barbara County Public Works Department, gives the dump a conservative estimated lifetime of twenty years beyond the present date.[109]

Planned Capacity

The County owns the canyon area behind Tajiguas which could also be used as a dump. No estimate on the capacity of this area is available. Additionally, it is expected that within the twenty-year lifetime of Tajiguas, new methods of solid waste disposal will evolve which may alter current land fill practices (e.g., recycling) and lessen the daily amounts deposited at the dump.[50]

Impact

Tajiguas would be capable of accommodating solid wastes generated by all project elements without an adverse effect on the projected lifetime of the dump. The incremental increase in solid waste due to the CCRP would be considered minimally adverse because it does represent an increase that would otherwise not occur.

PUBLIC SERVICES: PUBLIC ASSISTANCE

The Santa Barbara County Welfare Department administers public assistance in the form of food stamps, Aid to Families with Dependent Children (AFDC), assistance to boarding home and institutional care patients, medical care, and general relief. Other forms of assistance, administered through Social Security, include aid to the aged, blind and disabled. Table 76 shows the current welfare caseload for the City area. Table 75 presents the caseload for most of the southern portion of Santa Barbara County. Total current City caseload is 4,343, up from 3,919 in July 1974 for similar types of aid. The current caseload represents approximately six percent of the City population.

Although the total caseload had increased from July 1974 to February 1976, the only type of aid to increase was medical care. All other types of aid had decreased, but the decreases were more than offset by the increase in those receiving medical care assistance.

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109 Source: Personal communication, Loren Allen, Santa Barbara County Public Works Department.

Impact

The only factor of the CCRP that would indicate a potential increase in the welfare load would be the proportion of newcomers who could not meet their expenses after migrating here to fill CCRP generated employment opportunities. Those newcomers who could fall into this category are those who would fill the low to moderate paying positions, not those in management and other key positions who would be transferred here by large employers. (See "Growth Inducing Impact.")

In the worst case situation, all the heads of households involved (approximately 232 total[110]) would have incomes not equal to the financial requirements for their necessities and, thus, would be eligible for some types of public assistance, i.e, food stamps and medical care. This would represent an increase in the welfare caseload of from 6.0% of the population to 6.3%. It is not likely that all newcomers would actually require public assistance.

Below is a list of possible increases in public assistance based on various percentage estimates calculated from the total 232 heads of households:

% Needing Assistance		Number of Households	% Needing Assistance		Number of Households
5%	=	11.6	50%	=	116.0
10%	=	23.2	60%	=	139.2
20%	=	46.4	70%	=	162.4
30%	=	69.6	80%	=	185.6
40%	=	92.8	90%	=	208.8

The range of potential increases in the welfare caseload would be from no impact (at 5%) to moderate adverse impact (at 100%). Assuming that 50% of the heads of these households added to the welfare caseload could be the most likely situation, the impact would be minimally adverse because such an increase would be approximately .16% of the total City population and 2.7% of the current caseload.

The employment opportunities generated by the CCRP would also have the potential to increase the income of some local persons who are currently part of the welfare caseload. This could result in a decrease in the current welfare caseload because some households could increase their income to a level at which they would no longer require public assistance. Table 75 includes 207 recipients in the category of "unemployed fathers." If all such recipients were to be employed at jobs generated by the CCRP and no longer required public assistance, this would greatly reduce the potential increase in caseload due to newcomers requiring assistance.

110 Based on the assumption that 5% of the direct employment opportunities would be filled by newcomers (116 opportunities) and these opportunities would be low to moderate paying ones. It was also assumed that an estimated 10% of the low to moderate paying indirect opportunities would be filled by newcomers (116 opportunities). A total of approximately 232 heads of households would be in the low to moderate paying job category.

It is impossible to determine the number of persons currently receiving assistance who would no longer require assistance due to CCRP generated employment opportunities. The potential for decrease in caseload due to this appears to be substantial and could have a significant beneficial impact.

Public housing and public-assisted housing is also a part of public assistance. Currently, the City has 99 public housing units and will soon add 107 rent-subsidized units. (See "Public Housing" for further discussion.) The Below Market Housing element of the CCRP would add 500 public housing units. (See "Project Descriptions, Below Market Housing.") As incremental tax revenues generated by the development of the CCRP would be expected to pay for the construction of these units, this element would be considered to have a significant beneficial impact. The benefit would result because the cost of construction would not accrue to local taxpayers and additional housing for those of low income would be provided. As maintenance costs for the Below Market Housing would fall to the City after completion, the beneficial impact would be reduced to moderately beneficial.

Cumulative Impact

The potential adverse impact of newcomers needing public assistance and the potential beneficial impacts of the Below Market Housing element and employment of locals currently receiving assistance, considered together, would result in an overall moderately beneficial impact. The increase in public housing units and the potential employment of locals would outweigh the potential for increased welfare caseload due to newcomers requiring assistance.

TABLE 75

Welfare Caseload
Most of Southern Santa Barbara County*

Zip Codes (Approx.)	Food Stamps	Medical Care	AFDC	AFDC (Unemployed Fathers)	Boarding Homes Children AFDC	General Relief	Totals	% of Total
93013 (Carpinteria)	146	71	147	27	13	2	406	5.9
93017 (Goleta, I.V. Gaviota)	993	286	363	38	38	7	1725	25.2
93018 (Ellwood)	0	3	0	0	0	0	3	.04
93023 (Ojai)	0	0	1	0	0	0	1	.02
93030 (Oxnard-part)	0	2	4	0	1	0	7	.1
93063 (Solvang)	0	0	0	0	1	0	1	.02
93065 (Simi Valley)	0	0	0	0	1	0	1	.02
93067 (Summerland)	0	19	24	0	0	25	68	.9
93101 (Central S.B.)	758	523	560	62	17	18	1938	28.3
93102 (P. O. Boxes)	17	7	8	1	2	0	35	.5
93103 (East Side)	308	230	363	42	32	8	983	14.3
93104 (Central City)	2	1	0	0	0	0	3	.04
93105 (San Roque	185	264	128	16	14	4	611	8.9
93106 (UCSB)	0	1	0	1	0	0	2	.03
93107 (P.O.B., UCSB)	21	6	4	0	0	0	31	.5
93108 (Montecito)	66	42	31	3	8	0	150	2.2
93109 (Mesa)	147	81	85	3	11	2	329	4.8
93110 (Hope Ranch)	121	99	56	9	7	2	294	4.3
93111 (Goleta)	86	116	47	5	12	1	267	3.9
TOTAL	2850	1751	1821	207	156	69	6854	99.97**

* Source: Santa Barbara County Welfare Department data as of February 1976.
** Not 100% due to rounding error.

TABLE 76

City Welfare Caseload*
(By Zip Code & Census Tract)

Zip Code Numbers**	Census Tract Numbers	Totals		Food Stamps	AFDC	Boarding Homes	Medical Care	General Relief
		No.	% of Total					
93101, 93104 (July 1974)	Parts of 3, 4, 8, 9, 11, 12.01, 13.02, all of 10	1903	48.6	800	659	31	394	19
(Feb. 1976)		1941	44.7	760	622	17	524	18
93102 (July 1974)	P. O. Boxes	28	.7	6	12	3	6	1
(Feb. 1976)		35	.8	17	9	2	7	0
93103 (July 1974)	Parts of 4, 5.01, 7, 9, all of 6	932	23.8	337	418	28	139	10
(Feb. 1976)		983	22.6	308	405	32	230	8
93105 (July 1974)	Parts of 1.02, 2, 3, 4, 5.01, 13.01, 13.02	480	12.3	228	160	24	67	1
(Feb. 1974)		611	14.1	185	144	14	264	4
93108 (July 1974)	Parts of 7, 8, all of 14	142	3.6	76	28	7	27	4
(Feb. 1976)		150	3.4	66	34	8	42	0
93109 (July 1974)	Parts of 11, 12.01, 13.01, 13.02, 30.02, all of 12.02	256	6.5	112	105	8	30	1
(Feb. 1976)		329	7.6	147	88	11	81	2
93110 (July 1974)	Parts of 1.02, 2, 30.02, all of 1.01	178	4.5	83	73	6	15	1
(Feb. 1976)		294	6.8	121	65	7	99	2
TOTAL CITY (July 1974)		3919	100.0	1642	1455	107	678	37
(Feb. 1976)		4343	100.0	1604	1367	91	1247	34
Change from July 1974)		+10.8%		-2.3%	-6.0%	-14.9%	+83.9%	-8.1%

* Source: Santa Barbara County Welfare Department (2/28/76 figures) and Table 42 of Community Development Program, Existing Conditions Data, compiled by Patterson, Langford and Stewart, January 1975.

** Caseload data is broken down by zip code by the Welfare Department. Data was interpolated into Census Tract boundaries for the Patterson, Langford and Stewart compilation cited above as source. Data with with reference Census Tracts are estimates.

TRANSPORTATION

The transportation section of this report is divided into six basic parts. The first part is a description of Santa Barbara's existing circulation conditions. In this section, the characteristics of the circulation network, its use and problem areas, are described; next the transportation system components are described, e.g., automobile use, MTD, Greyhound, AMTRAK, taxi-cab and airport services.

The second part of the section describes a transportation management study made for the City in 1974 by Barton-Aschman Associates. The Study is called the Transportation Management Plan for the CBD. The Transportation Study is used in this report as a source of information to describe the characteristics of the public's use of the circulation network, its system components, and to indicate the preferences of residents when they were asked questions about how best to solve the City's growing automobile-related transportation problems.

The third part of the Transportation section presents the City Transportation Goals expressed in the General Plan and the Goals and Objectives recommended and conceptually adopted by the Transportation and Parking Commission.

The fourth part of the Transportation section is an analysis of the traffic impacts the CBD area would receive as a result of CCRP implementation and, to the extent possible, as a result of individual project elements. This part lists the projected increase in average daily and peak-hour automobile trips over the City's circulation network. It attempts to analyze via text and graphics the traffic increases or decreases on each street within the planning area and to quantify the nature of the impacts on these streets according to a variety of factors.

The fifth part of the Transportation section is an analysis of the impacts stemming from CCRP-related changes to the CBD parking supply. To acquaint the reader with the existing characteristics of CBD parking facilities and their use, the Barton-Aschman study data is again used as a source.

The final portion of this section delineates the potential mitigation measures available to diminish the traffic related impacts of the CCRP on the Central City area. Wherever practical, an attempt has been made to present the mitigations as a program to be implemented in an orderly, sequential manner as major CCRP development proceeds.

Summary

The characteristics of daily travel in Santa Barbara reflect a heavy dependence on the single occupant automobile for personal transportation. Ironically, the geographical characteristics of the Santa Barbara area and the close proximity of the City's residential areas to the central core create both a potential for a heavy shift to alternative transportation modes (e.g., bicycles, mass transit, demand-responsive service) and a major constraint to the realization of that potential. The constraint exists because the most important travel factor to area residents is "travel time".

The personal auto trip to the CBD area presently involves less travel time than any other mode except the relatively short bicycle trip. Mass transit has difficulty gaining wide acceptance and use because the present headways on most routes require waiting periods in excess of actual travel time. For this reason it is felt that inducing a major transportation modal split in Santa Barbara would be difficult and costly.

It is estimated that approximately 12,000 new, average daily trips would be generated in the Central City area by the major elements of the CCRP. These additional trips would occur as the project construction gradually proceeds over a period of approximately five to ten years. The impacts of these new trips would differ substantially in magnitude depending on whether or not the crosstown transportation corridor is constructed. Construction of the corridor would provide more efficient access to the CBD and substantially reduce potential peak-hour capacity problems at the south, southwest, and northwest ends of the CBD. In either case, peak hour volumes could create capacity problems at various intersections within the CBD area and the increase of 12,000 ADT would have adverse impacts on Santa Barbara's air quality and general urban environment, given present auto use characteristics. The significant adverse impacts are mitigatable through a comprehensive program of transportation management involving both incentives and disincentives directed at inducing CBD employees and visitors to use alternative modes of travel in place of and/or to complement auto use.

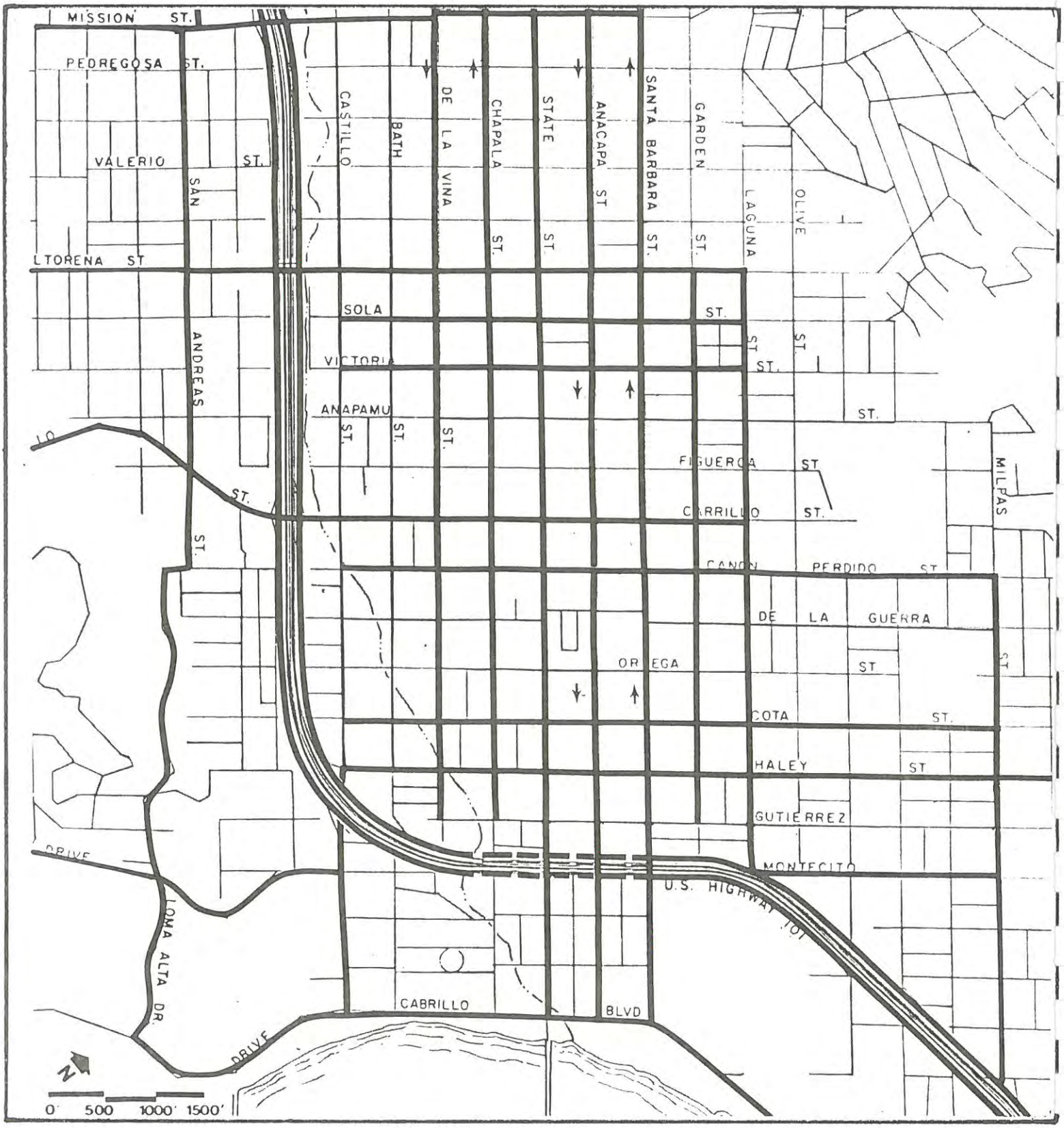
A management program including an expanded bikeway system,van pools and/or Dial-A-Ride, shorter MTD headways, parking facilities management, a State Street people mover, and effective utilization of the proposed Transportation Center could be combined with modifications in the circulation network and present trends toward other transit modes to reduce the adverse traffic impacts of the projects considered as part of the Central City Redevelopment Plan.

EXISTING TRANSPORTATION CONDITIONS

Description of Existing Circulation Network

Santa Barbara's traffic circulation system is comprised of a network of major artierals and lesser collector streets laid out in a grid pattern (see Figure 36, p.278). U. S. 101 provides access to both north-south and east-west major arterials. It is able to function in this way because of its unique alignment in relation to the City's street grid pattern: at the southern end of the City the freeway has an east-west alignment and crosses five major north-south aligned arterials--Chapala, State, Anacapa, Santa Barbara, and Milpas Streets. To the west of the downtown area, the freeway curves to a north-south alignment and provides access to east-west arterials--Haley, Carrillo, Micheltorena (via the Arrellaga exit) and Mission Streets. The Haley-Castillo Streets interchange, like those at Carrillo and Mission Streets, are full exchanges providing entrance and exit to both north and south-bound freeway lanes. Only north bound interchanges are provided at Arrellaga Street.

MAJOR STREET SYSTEM



FREEWAY
ARTERIAL
COLLECTOR

FIGURE 36

Some of the north-south arterials are one-way streets: Anacapa Street (south), Santa Barbara Street (north), and Chapala Street north of Carrillo (north).

Existing widths and rights-of-way of local streets are shown in Figure 37. The usual right-of-way width within the CBD area is 60 ft. The normal width of the east-west collector streets is 36 to 42 ft., the exception being Carrillo Street, a major arterial, which has a 56-ft. roadway and an 80-ft. right-of-way. The normal roadway width of the north-south collectors is 36 ft. Santa Barbara Street is an exception with a 39-ft. roadway width. The major north-south arterials, State and Chapala Streets, have 60-ft. pavement widths and 80-ft. rights-of-way.[110]

In general, the existing widths of Santa Barbara's streets in the Central City area are adequate for existing flow volumes and driver attitudes.[112] The system does have its peculiarities, ones which are recognized and adapted to by the area residents. The high volume of on-street parking, for example, presents maneuverability problems and visual impediments at intersections. On-street parking and relatively heavy bicycle traffic combine to create hazardous situations to cyclist and driver alike. With the increase in traffic volume over the years, such measures as left-hand turn pockets, signal lights, bikeways, parking prohibitions, pedestrian walkways, and closer scrutiny of new traffic-generating developments have been implemented to ease the flow of traffic without increasing street widths. It is the policy of the City that the street system be adequate only to the degree necessary to serve the "projected population at a level of service below that which would allow the free flow of peak-hour traffic," and, additionally, that the removal of on-street parking be the first step taken "before widening or other physical improvements, to increase the capacity of any street."[113]

Flow Volumes - Past Trends and Present Problem Areas

The Vehicular Traffic Flow Diagram of p. 281 indicates the volumes of vehicular traffic over particular city streets. From this diagram it can be seen that the most heavily traveled streets within the city are Carrillo, Chapala, Anacapa and State Streets. The heaviest east-west volume occurs between State Street and U. S. 101 on Mission, Micheltorena, Carrillo and Haley Streets. The flow diagram, completed in 1972, does not accurately indicate today's volumes. Traffic volume has increased approximately 4% since 1972 on the major approach streets entering the CBD.[114] Though the average yearly increase is small (1%), the impact on peak-hour circulation efficiency, especially in the west and northwest sides of the CBD, has been substantial. Sections of Carrillo, Haley and Mission Streets east of U. S. 101, the major east-west arterials, are carrying a capacity volume during peak hours. Thirty-two percent of the traffic volume increase

111 Choices for the Future, p. 31.
112 Ibid., p. 32.
113 General Plan, p. 30.
114 Barton & Aschman Assoc., Transportation Management Plan (Feb. 1975), p. 14. Based on one percent average increase per year.

EXISTING WIDTHS AND RIGHTS-OF-WAY OF LOCAL STREETS

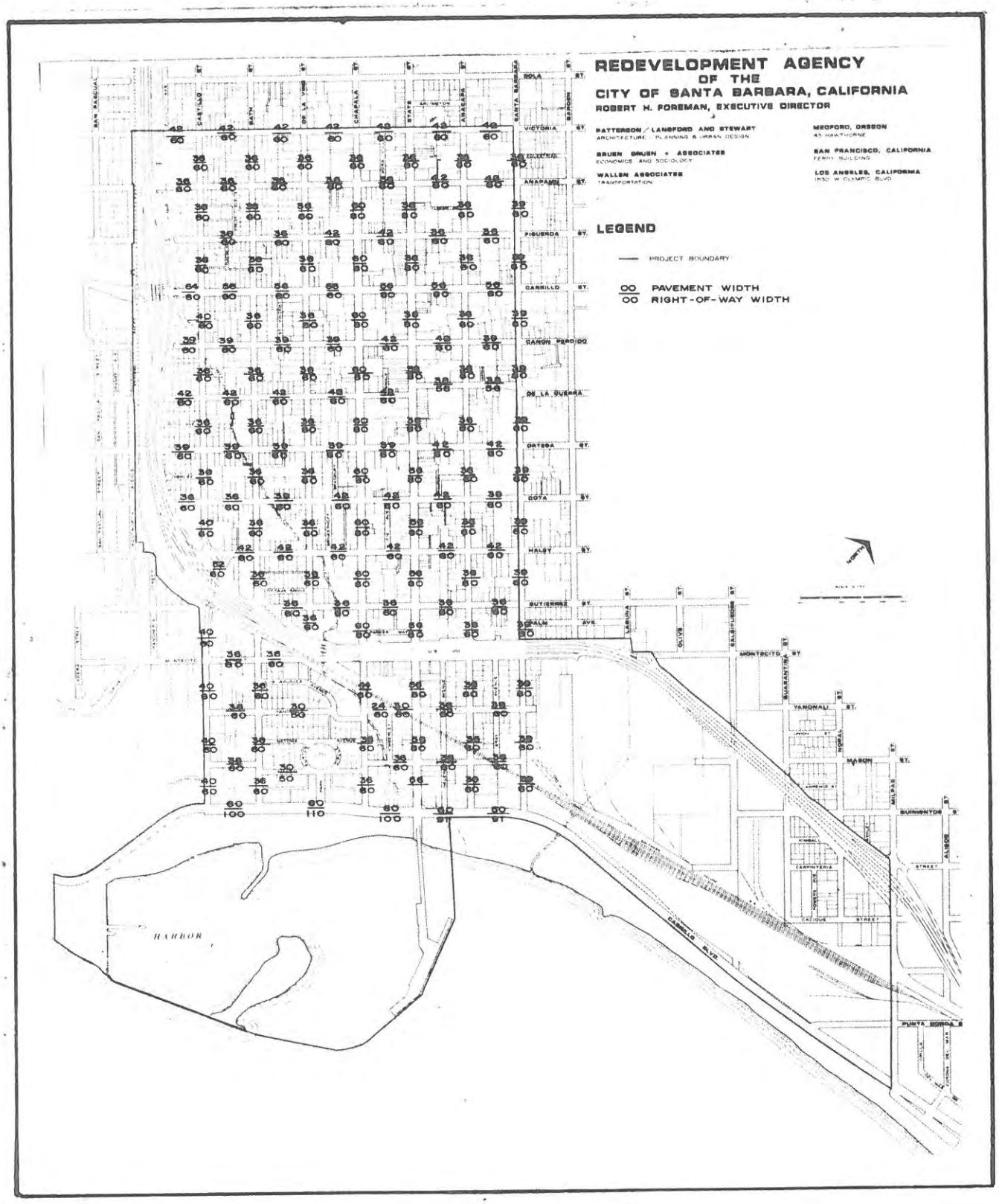
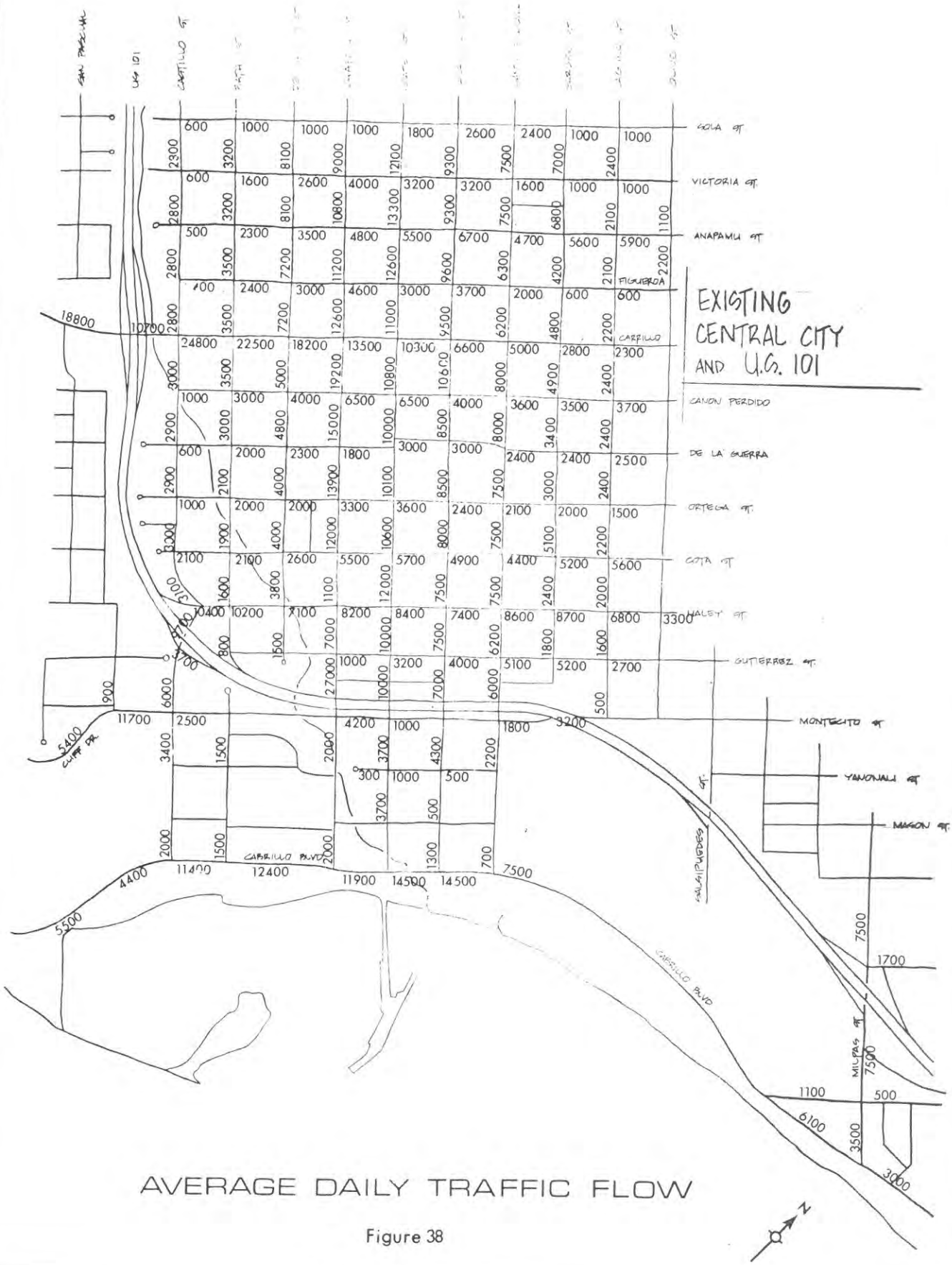


Figure 37



AVERAGE DAILY TRAFFIC FLOW

Figure 38

since 1964 has occurred within these west and northwest areas, much of it along these arterials. The increased volume is due primarily to the construction of relatively high-density multiple units in the westside and the increasing urbanization of the Mesa and Goleta areas. CBD employees and shoppers seeking access to either the freeway or the westside merge on these streets during peak hours. Though over-capacity conditions do not normally exist on this section of the circulation system, above-average peak-hour flows, especially on Fridays, result in longer delays at intersections. Table 77 lists the average volume over capacity ratios at various intersections along Haley and Carrillo Streets.

TABLE 77

Volume Over Capacity at Intersections
on West Haley and Carrillo Streets
(February 1976)

Intersection	Volume/Capacity Ratio
Haley and Castillo	.86
Haley and Bath	.76
Haley and De La Vina	.66
Haley and Chapala	.57
Haley and State	.56
Carrillo and southbound U. S. 101 ramp	.85
Carrillo and northbound U. S. 101 ramp	.76
Carrillo and Castillo	.69*
Carrillo and Bath	.87
Carrillo and De La Vina	.64
Carrillo and Chapala	.76
Carrillo and State	.42

Source: Transportation Division, City of Santa Barbara
* Including proposed road modifications. Without modifications .85.

According to the City Transportation Department, a volume-over-capacity ratio of .90 or more indicates the threshold after which flow volumes cause increased delay at the intersection. This condition causes the peak traffic volume to spread out over a longer time period. Of the intersections listed in the table, none currently reaches this .90 threshold.

Efficient circulation of traffic is impeded at the intersections of U. S. 101 and several cross streets[115] leading to the beach area. Those intersections with signals are major impediments to efficient traffic flow at the southern boundary of the CBD. Signal delay times for cross-traffic here range from 3 to 5 minutes. During the peak hours of holiday weekends the flow volume on U. S. 101 reaches a level requiring on-site manual control of the signals by CHP patrolmen. Under the adopted cross-town freeway plan the signalized intersections at U. S. 101 will be eliminated, either by modifying the grade of the cross-streets to accommodate a freeway underpass or, as is planned with Chapala Street, discontinuing it as a freeway cross-street.

115 Santa Barbara, Anacapa, State, and Chapala Streets.

Characteristics of Traffic Flow Volume into and Within the CBD

In 1975 the City Transportation Department determined that there were 187,000 daily vehicle trips crossing the boundaries of the CBD. They also found that an additional 37,000 intra-city cirulation trips occur. Therefore, an estimated 224,000 daily vehicle trips occurred within the CBD in 1975.[116] The theoretical average daily volume capacity for vehicles entering and leaving the CBD is 337,500 trips.[117]

Each auto crossing the cordon was assumed to carry 1.4 persons. The passengers totaled 89,600 per day. This means that 313,000 persons were carried into and within the CBD each day by automobiles in 1975. Another 14,000 persons crossed the cordon via other transportation modes: bicycle, bus, motorcycle or taxi. Including auto passengers, 103,000 non-driving persons, or 31.4% of all daily CBD visitors, did not drive an auto.[118]

The greatest number of those entering the CBD do so from northwest and west. Figure 40 indicates that 54% of all work trips approach from these directions, with 38% of these using U. S. 101. The heavy volumes from these directions are the cause of the strained volume capacity that occurs on West Carrillo and Mission Streets during peak hour periods.

Non-work trips into the CBD are more evenly distributed in points of origin, though the majority still originate from the west (the Mesa area) and northwest along U. S. 101.

Most cities and urban employment centers have peak evening and morning hours during which the majority of employee traffic enters or leaves the area. Santa Barbara's peak hour periods are approximately 9:00 a.m. and 5:00 p.m.

According to the Transportation Management study,[119] approximately 2,500 (37%) of the 6,758 CBD workers travel to work at 8:00 a.m. Another 2,900 employees (44%) of the CBD work force leaves work for home at 5:00 p.m. In the evening, 69% of the downtown employees leave work at three specific times: 4:30, 5:00 and 5:30 p.m.[120] The traffic volumes generated by these travelers is the major single contributor to the heavy evening peak hour volumes.

Santa Barbara has a heavier volume of traffic during the noon hour than do most cities. Much of this volume consists of intra-city trips made by workers either conducting personal business, shopping, or going to lunch.

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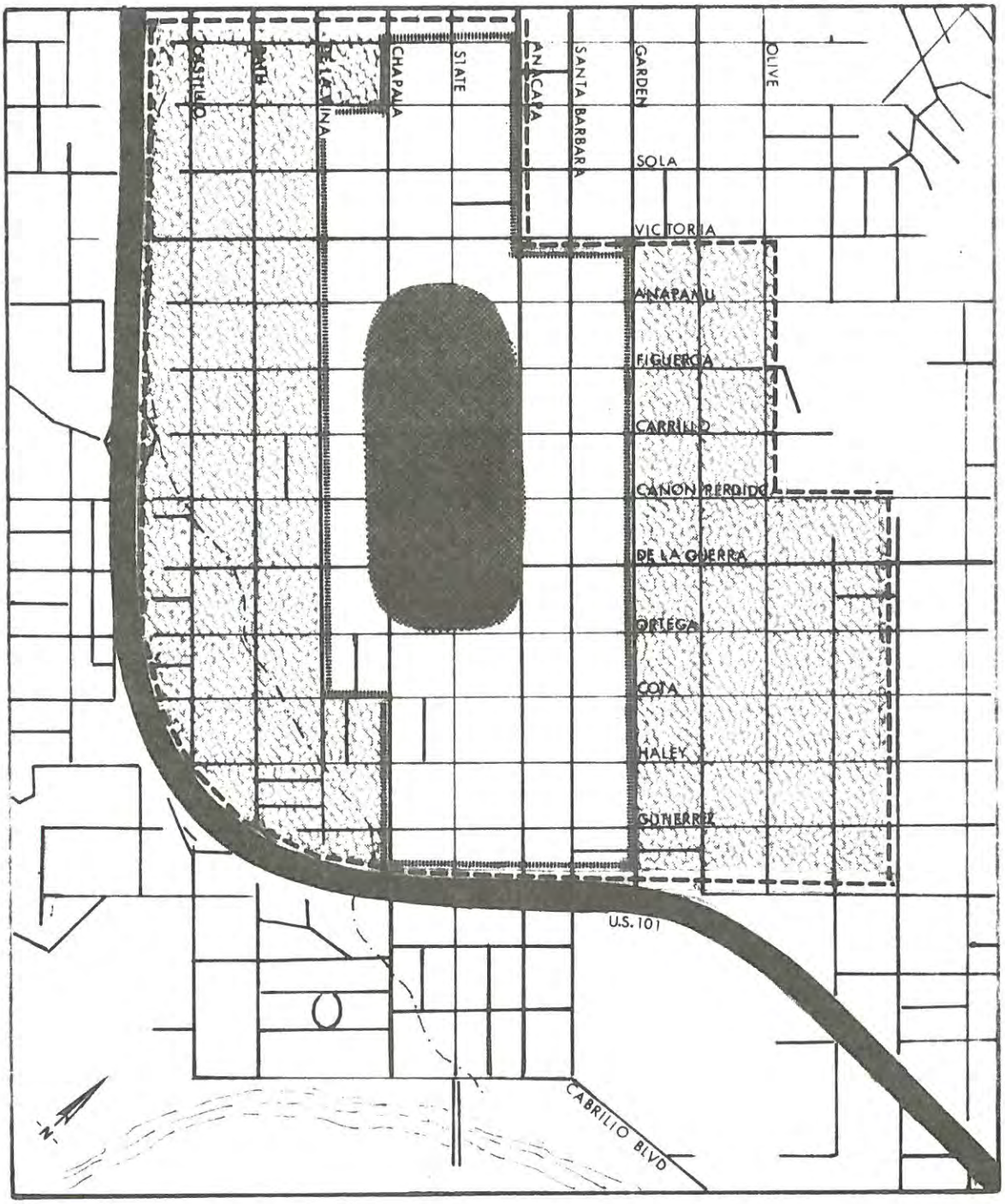
116 Puddicombe communication (3/10/76). See Appendix 6.
117 Transportation Management Plan, p. 10.
118 Transportation Division of the City of Santa Barbara (source).
119 Transportation Management Plan, p. 33.
120 Ibid., p. 34.

CENTRAL BUSINESS DISTRICT STUDY AREA



Central City

CBD Core

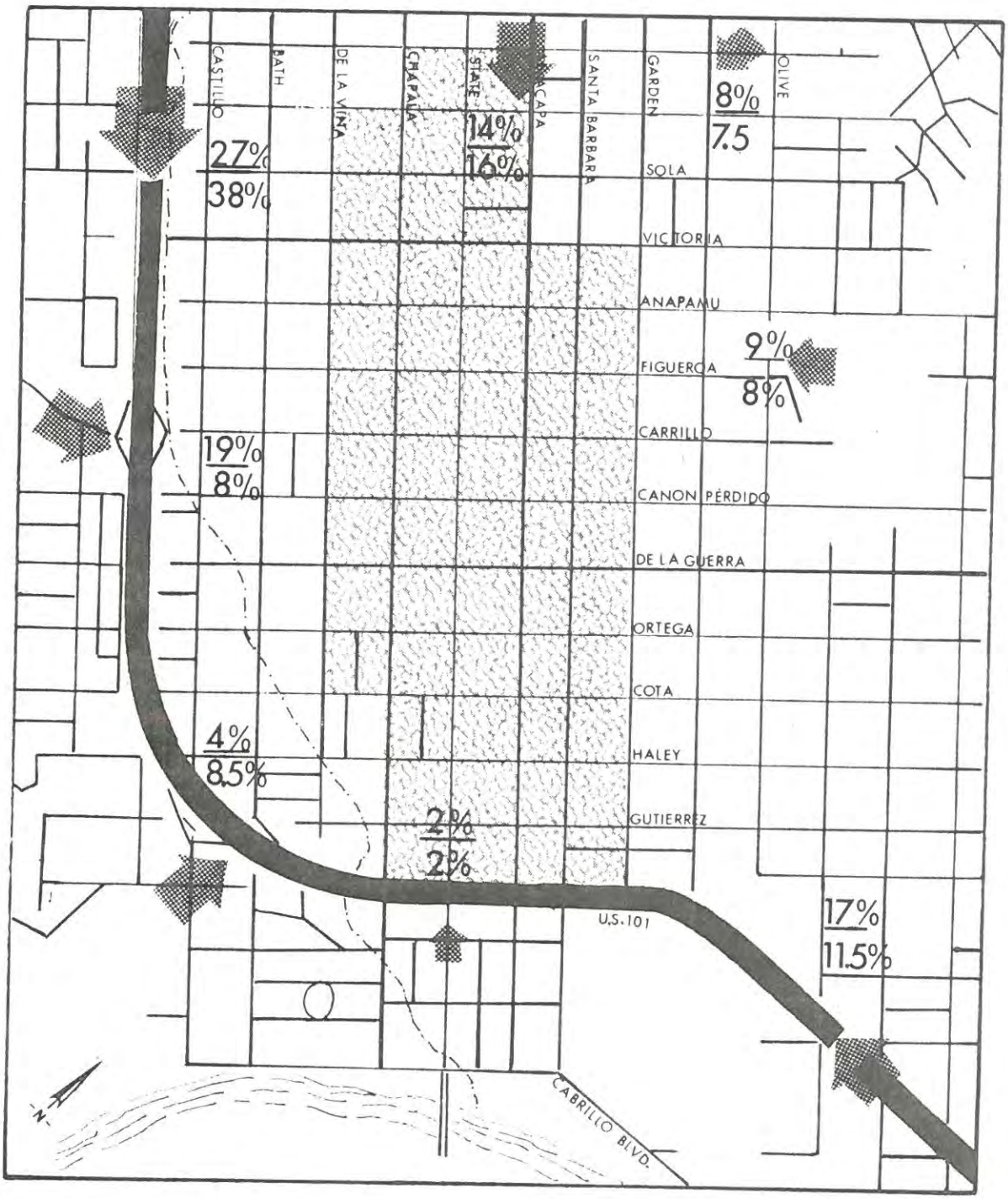
Major Commercial Area

Unrestricted Parking

0 1500'

Figure 39

DIRECTION OF APPROACH



00% Non-Work Purpose

00% Work Purpose

Centr l Business D'strict

0 1500'

FIGURE 40

At least one daily circulation trip in Santa Barbara is made by more than half of all persons within the CBD. The downtown worker averages 1.36 CBD destinations per downtown trip. The CBD shopper averages 2.35 destinations. The average number of destinations for all persons in the downtown area is 1.63. The parking surveys conducted by Barton & Aschman[121] indicate that approximately 30% of all people in the CBD re-park their automobiles during the day. This represents a major contribution to the City's daily traffic volume.

Public Transportation Services

Metropolitan Transit District

In the Santa Barbara area the major public transportation service is provided by the Santa Barbara Metropolitan Transit District (MTD). Bus service is provided seven days a week with reduced service on Saturdays and Sundays. Presently, the MTD operates 21 buses, 12 of which are full-size, 45-passenger vehicles; nine are the smaller, 18-passenger "mini-buses."

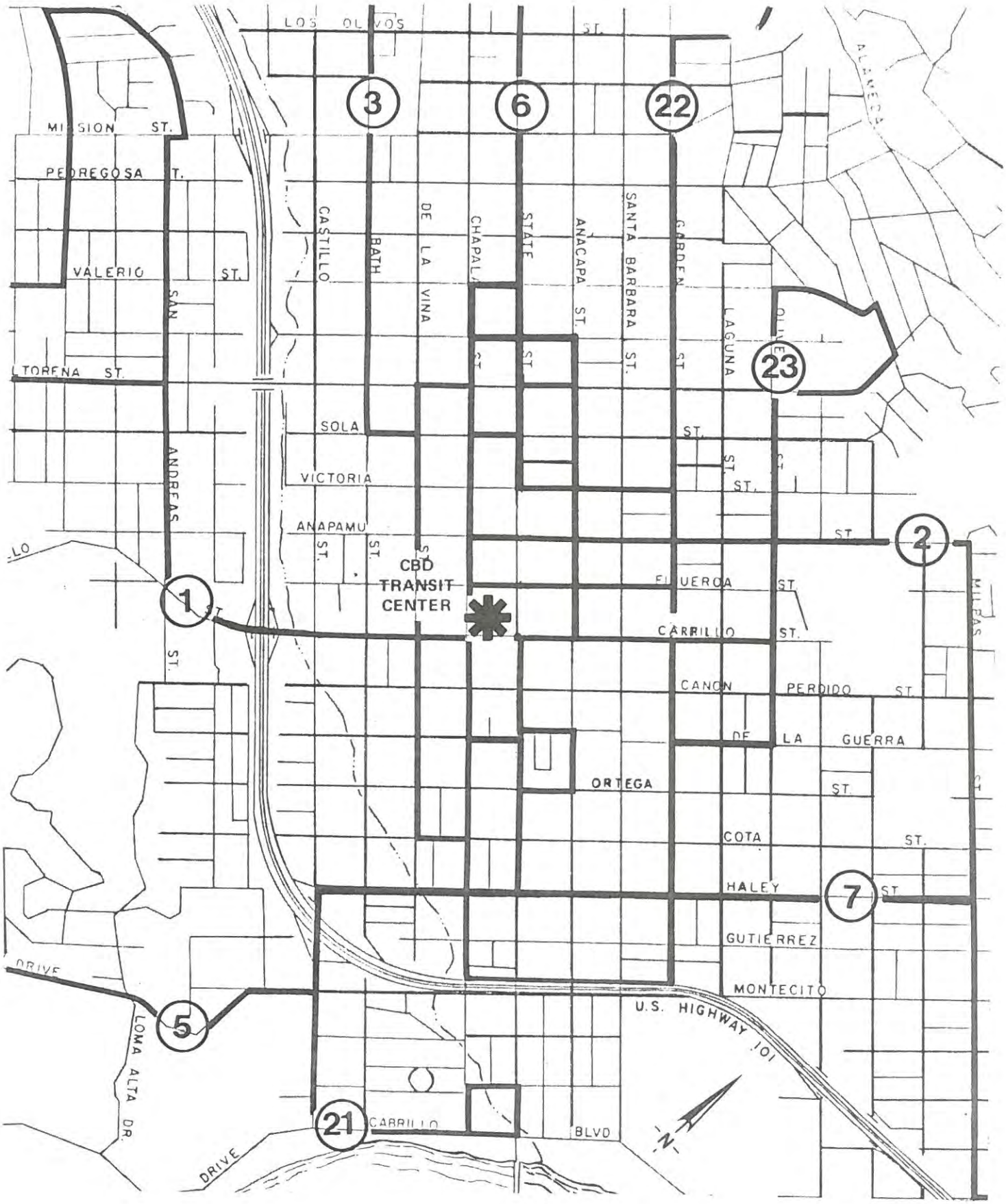
The MTD services the area with eleven fixed bus routes (see Figure 41). The routes consist of approximately 246 route miles. Nine of the eleven routes serve the downtown Santa Barbara area. These routes originate and terminate at the MTD terminal on the 1000 block of Chapala Street, the major MTD waiting and information facility. The other two routes, Route 20 (Isla Vista-UCSB-Goleta mini-bus route) and Route 8 (Calle Real route) do not originate at or serve the downtown terminal.

Level of Use

According to Mr. Robert Yaco, Director of the MTD, approximately 10,000 patrons a day use the transit service.[122] The present service capacity of the system is approximately 15,800 seated patrons per day, with the average daily patronage of 63% of capacity. This figure is misleading because peak hour patronage of the system is presently over capacity. To attempt to realize the average daily capacity of 15,800 patrons would require putting more equipment into service during peak activity periods. As is the case with the present equipment, additional equipment would then be under-utilized during the remainder of the operational day. To increase the average daily ridership in a cost-effective manner, off-peak-hour ridership must be increased. The day-time shopper who is not transit dependent must be induced to leave the auto at home and take the bus.

As of March 1976 approximately 25% (or 2,500) of the daily bus users have trip ends in the downtown area. Of the downtown-oriented riders nearly one-third use the State Street line that serves the Hollister Avenue-State Street east-west corridor. Another 30% use the lines servicing the northwest and northeast areas of the City. Twenty-two percent use the lines to the northeast.

121 Ibid., p. 44
122 Personal communication, March 18, 1976.



0 1500′

EXISTING BUS ROUTES

FIGURE 41

The weekday peak hour of MTD patronage is between 2:00 and 3:00 p.m., when approximately 1200 riders (or 12%) of the average daily patronage use the service.

The annual patronage level of the MTD has been increasing steadily. The 1974 patronage, calculated in bus-miles traveled, was 75% above the 1970 level.[123] A 115% increase in bus-miles traveled occurred between 1973 and 1974, and passengers increased by 44%.[124] This increase occurred after the addition of the nine mini-buses to the service and the institution of a rider program for undergraduates at UCSB.[125]

Fare Structure and Operating Costs

The basic one-way fare for MTD patrons is 25¢, including transfers. Senior citizens can ride for 15¢ and students for 20¢.

During fiscal year 1973-1974 fare box revenues were $302,779. Total operating costs were $528,275 (including depreciation). The system's local operating subsidy was $222,292. The district's property tax of 5¢ per $100 of assessed value generated $228,316, more than covering the operating deficit.[126]

Public Transit Patron Characteristics

Forty-three percent of MTD riders are from households with no automobiles. The more automobiles a household has, the less its members use public transit. Table 78 indicates the household auto-ownership characteristics of transit riders.

TABLE 78

Auto Ownership Characteristics of SBMTD Riders

Number of Cars in Household	Percent of Total Ridership
0	43%
1	34
2	17
3 or more	5
	100%

Source: Systems Environmental Impact Report for the Regional Transportation Plan of Santa Barbara County (Draft)

123 Draft, Systems E.I.R. for the Regional Transportation Plan of Santa Barbara County (Jan. 1975), p. 3-50.

124 Ibid.

125 For a $3.00 fee per student per quarter collected through the campus Registrar's Office and paid to the MTD, students were given unlimited access to the system.

126 Ibid., footnote #11, p. 351.