

4.16 POPULATION AND HOUSING

This section describes the existing population, housing and employment on-site within the East Area 1 Specific Plan (project site) and in the project area, potential environmental impacts, recommended mitigation measures to help reduce or avoid identified impacts, and the level of significance of adverse impacts after mitigation. Information in this section was based upon the *East Area 1 Specific Plan*, HDR/Town Planning (July 2007) and the *City of Santa Paula Housing Element*, Cotton/Bridges/Associates (April 2002).

4.16.1 EXISTING CONDITIONS

4.16.1.1 City of Santa Paula

Population

Santa Paula has experienced modest population growth over the past forty years in comparison to most other Ventura County cities. As of January 2000, Santa Paula was the fourth smallest city of the ten Ventura County cities. According to the State Department of Finance (DOF) and U.S. Census Bureau it had an estimated population of approximately 28,598.¹

According to the DOF, the City of Santa Paula's population as of January 2006 was 29,133, which represents an increase of 2.0 percent from 2000². No population estimates for the City's 2006 population are available from the U.S. Census Bureau.³ The DOF also indicates that the City's persons per household as of January 2006 was 3.515 (rounded to 3.52), 0.441 higher than the County average. However, the U.S. Census Bureau estimated the City's 2000 household ratio at 3.49 persons.⁴

Housing

Housing and household characteristics based on DOF are presented in Table 4.16-1. According to the DOF, as of January 2006, the City of Santa Paula had 8,425 housing units, 5,769 of which (68%) were single-family homes.

**TABLE 4.16-1
SANTA PAULA HOUSING INFORMATION (JANUARY 2006)**

TOTAL HOUSING UNITS	HOUSING UNITS						PERSONS PER HOUSEHOLD	
	SINGLE		MULTIPLE		MOBILE HOMES	OCCUPIED		% VACANT
	DETACHED	ATTACHED	2 TO 4	5 PLUS				
8,425	5,038	731	778	1,091	787	8,219	2.45	3.515

Source: State Department of Finance, 2006.

Currently, the project site contains agricultural uses and nine residential units which house existing ranch employees.

¹ Source: U.S. Census Bureau, 2007: <http://quickfacts.census.gov/qfd/states/06/0670042.html> accessed August 30, 2007.

² Source: DOF: www.dof.ca.gov/demograp/report/estiamtes/E5/E5-06/documents/E-5a.xls accessed January 15, 2007.

³ Note: The U.S. Census Bureau indicates that the City's 2003 population was 28,879 persons. Source: U.S. Census Bureau, 2007: <http://quickfacts.census.gov/qfd/states/06/0670042.html> accessed August 30, 2007.

⁴ Source: Ibid.

Employment

Employment characteristics based on U.S. Census are presented in Table 4.16-2. According to the 2000 U.S. Census, there were 11,213 persons 16 years and over in the City of Santa Paula labor force. As shown in Table 4.16-2, City residents are engaged in a variety of occupations, with the sales and office sector being the largest occupational category. According to the State of California Employment Development Department, Santa Paula has the second highest unemployment rate in the County (November 2006) at 6.8 percent, compared to a Countywide rate of 4.4 percent.

**TABLE 4.16-2
SANTA PAULA EMPLOYMENT BY OCCUPATION**

JOB CATEGORY	BOTH SEXES	MALES	FEMALE
Management, professional, and related occupations	2,036	941	1,095
Service occupations	1,628	782	846
Sales and office occupations	3,098	1,003	2,095
Farming, fishing, and forestry occupations	1,291	1,139	152
Construction, extraction, and maintenance occupations	1,253	1,180	73
Production, transportation, and material moving occupations	1,907	1,492	415
Total Employed Persons 16 Years and Over	11,213	6,537	4,676

Source: 2000 Census.

According to the Southern California Association of Governments (SCAG), in 2000 there were approximately 7,918 jobs within the City of Santa Paula and approximately 8,186 jobs in 2005, which represents an increase of 3.4 percent from 2000.

The project site employs a total of three fulltime employees. Seasonal workers are also employed (generally 12) on an as needed basis. The packinghouse is currently inactive and does not have any fulltime employees.

4.16.1.2 County of Ventura

Population

The County of Ventura as a whole has also experienced modest population growth over the past forty years. The County's population as of January 2000 was approximately 756,501. According to the DOF, the County of Ventura population as of January 2006 was 817,346, which represents an increase of 8.0 percent from 2000. The DOF also indicates that the County's persons per household as of January 2006 was 3.074, 0.441 lower than the City of Santa Paula.

Housing

Housing and household characteristics based on DOF are presented in Table 4.16-3. According to the DOF, as of January 2006, the County of Ventura had 270,587 housing units, 202,146 of which (75%) were single-family homes.

**TABLE 4.16-3
COUNTY OF VENTURA HOUSING INFORMATION (JANUARY 2006)**

TOTAL HOUSING UNITS	HOUSING UNITS							PERSONS PER HOUSEHOLD
	SINGLE		MULTIPLE		MOBILE HOMES	OCCUPIED	% VACANT	
	DETACHED	ATTACHED	2 TO 4	5 PLUS				
270,587	174,228	27,918	16,748	39,387	12,306	261,570	3.33	3.074

Source: State Department of Finance, 2006.

Employment

According to the 2000 U.S. Census, there were 348,338 persons 16 years and over in the County of Ventura labor force. As shown in Table 4.16-4, County residents are engaged in a variety of occupations, with the management, professional and related occupations sector being the largest occupational category.

**TABLE 4.16-4
COUNTY OF VENTURA EMPLOYMENT BY OCCUPATION**

JOB CATEGORY	BOTH SEXES	MALES	FEMALE
Management, professional, and related occupations	127,157	68,785	58,372
Service occupations	46,762	22,597	24,165
Sales and office occupations	95,006	35,975	59,031
Farming, fishing, and forestry occupations	10,869	8,298	2,571
Construction, extraction, and maintenance occupations	28,589	27,546	1,043
Production, transportation, and material moving occupations	39,955	29,032	10,923
Total Employed Persons 16 Years and Over	348,338	192,233	156,105

Source: 2000 Census.

According to the SCAG, in 2000 there were approximately 337,247 jobs within the County of Ventura and approximately 346,770 jobs in 2005, which represents an increase of 2.8 percent from 2000.

4.16.2 THRESHOLDS OF SIGNIFICANCE

Based upon the thresholds contained in Appendix G of the CEQA Guidelines, the proposed project would have a significant impact on the environment if it would:

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

In addition, the proposed would result in a significant impact if it would:

- Conflicts with the City’s Growth Management regulations.

4.16.3 METHODOLOGY RELATED TO POPULATION AND HOUSING

The assessment of impacts to population, housing and employment was conducted by comparing the proposed project with growth projections for the City from SCAG, as well as the City's General Plan Final Environmental Impact Report (FEIR) (1988), and the City's Housing Element.

4.16.4 POTENTIAL IMPACTS

Implementation of the proposed project would result in provision of housing (and related population), businesses (and related employment), and infrastructure. Direct population growth from provision of on-site housing is examined in this section. Indirect growth inducement (from provision of infrastructure and employment) is examined in Section 6.0, Growth Inducing Impacts.

4.16.4.1 Population

Implementation of the proposed project would result in the construction of 1,500 residential dwelling units and 100 assisted living units (which are considered commercial land uses). These dwelling units could accommodate a population of up to 5,275 people.⁵ The addition of these new residents would increase the City's population to 34,408 people. This population increase represents an 18.1 percent increase over the existing population (2006). According to the General Plan Land Use Element, the project site (East Area 1) has a designated build-out of 900 dwelling units which would result in approximately 3,168 (900 units times 3.52 persons per unit) people. Based on the General Plan Land Use Element, the proposed project would exceed the General Plan designated population build-out projection. Therefore, implementation of the proposed project would induce substantial population growth within the project site. However, the increase in the overall City population for 2020 (34,408 people) would still be below SCAG's 2020 population projections which is estimated at approximately 36,919 people.⁶ In addition, the City's overall population increase would also be below City's General Plan population projections for 2020 which is estimated at approximately 37,920. Therefore, implementation of the proposed project would not result in direct significant impacts related to population growth.

4.16.4.2 Housing

Proposed land used under the Specific Plan would require the removal and/or relocation of the nine (9) ranch employee housing units (see Section 4.12 (Cultural Resources) for a complete discussion of the proposed disposition of these structures). The on-site ranch employee housing units represent a small fraction of the County's and City's overall housing stock. In addition, their removal and/or relocation would be off-set by the provision of the 1,500 dwelling units constructed under the Specific Plan. It should be noted that there are sufficient housing stocks in the City and County which could be utilized by the existing ranch employees as replacement housing and which would not require the construction of replacement housing elsewhere. Therefore, implementation of the proposed project would result in less than significant impacts related to the displacement of existing housing and people.

⁵ Note: Population totals are based upon the following assumptions: 1,430 dwelling units times 3.52 persons per unit, 70 work/live units times 2.00 persons per unit, and 100 assisted living units times 1.0 persons per unit⁵). Estimated average persons per household of 3.52 are based upon Department of Finance, January 1, 2006 estimates, except for Work/Live and Assisted Living.

⁶ Source: SCAG, <http://www.scag.ca.gov/forecast/index.htm> See "City Projections". Accessed September 5, 2007.

According to the 2004 SCAG housing projections for 2020 (the proposed project's build-out date), there are 10,527 households that are projected for the City of Santa Paula and 303,596 for the County of Ventura. This is 2,102 dwelling units more than the 2006 DOF estimate for the City, and 33,009 dwelling units more for the County. The construction of 1,500 dwelling units will represent 76 percent of the housing growth between 2006 and 2020 for the City and 5 percent for the County. Although the proposed project is consistent with SCAG housing estimates, the project will account for the majority of housing growth in the City of Santa Paula between now and the build-out date. Therefore, implementation of the proposed project would not result in direct significant impacts related to housing growth.

4.16.4.3 Employment

Temporary short-term construction jobs would be created during the implementation of the proposed Specific Plan (anticipated to be constructed in four phases over a 10 year period). The number and type of jobs will fluctuate over time depending on the type and size of future development projects under construction on the Specific Plan site.

The proposed Specific Plan is expected to result in the generation of approximately 1,035⁷ jobs on-site. Currently, in Santa Paula there is a lack of non-agricultural and private commercial jobs. Nearly one-third of the employment workforce work for the City of Santa Paula, and over 7,000 residents commute to jobs located outside of the City.⁸ The provision of these jobs will provide more job opportunities to City of Santa Paula residents. Therefore, the proposed project will result in a beneficial impact on employment.

4.16.5 MITIGATION MEASURES

As described earlier, there would be no significant adverse impacts related to population and housing as a result of implementation of the proposed Specific Plan. This is because the population growth resulting from implementation of the proposed Specific Plan would be less than the amount allowed under the City of Santa Paula General Plan. Therefore, no mitigation measures would be required.

4.16.6 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Implementation of the proposed Specific Plan would result in a beneficial impact from the increase in permanent employment within the City of Santa Paula. Implementation of the proposed Specific Plan would not result in significant adverse impacts related to population and housing.

⁷ Hoffman Associates, Inc. – East Area One Fiscal Analysis of Annexation, 2007

⁸ City of Santa Paula General Plan, 1998.