

APPENDIX A

WATER DEMAND PROJECTIONS GOLETA WATER DISTRICT – URBAN WATER MANAGEMENT PLAN Prepared by URS Corporation Revised December 20, 2005

Predicting future water use is very difficult, particularly over a 20-year period, because there are many factors that influence water demand, including economic conditions, population growth, land use policies and political factors, and water costs. Hence, the Goleta Water District (District) used several different methods to project future water use by sector in order to increase the confidence in the projections.

The following methods to estimate future water use by sector for the years 2010, 2015, 2020, 2025, and 2030 were used in support of the Urban Water Management Plan (UWMP):

1. Use prior District water use projections
2. Apply a regional population growth rate to predict future residential water demand
3. Use recent historic water use growth rates as a predictor of future water demand
4. Develop water use projections using data from land use jurisdictions in the District service area – City of Goleta, University of California, Santa Barbara Airport (City of Santa Barbara), and Santa Barbara County (Isla Vista and other unincorporated areas).

These methods and the resulting future water demand projections are described below.

1.0 USE OF PRIOR PROJECTIONS

In 2001, the District completed its System Reliability and Rehabilitation Study (Camp, Dresser & McKee, 2001). The study included projections of total water demand from 2000 to 2020, with the assumption of full build out at the end of the planning horizon, which was 2025. Vacant lands in the District service area were identified along with their current zoning. It was assumed that these parcels would be fully developed by the year 2020 based on their current zoning. CDM (2001) applied water duty factors (gallons per acre per year) for each land use category (i.e., residential, commercial, etc) based on historic water uses in the District. The increased total demand in the District at year 2020 was estimated to be 2,618 acre-feet per year (AFY).

The water demand projections in the System Reliability and Rehabilitation Study (CDM, 2001) were presented in the Isla Vista Master Plan Water Supply Assessment prepared by the District in March 2005, and updated in November 2005. These projections are shown in Table A-1.

**TABLE A-1
PROJECTED WATER DEMAND BY SECTOR (AFY) FROM THE ISLA VISTA MASTER
PLAN WATER SUPPLY ASSESSMENT**

Customer Type	2005	2010	2015	2020	2025
Single-Family Residential	4,968	5,269	5,570	5,872	6,173
Multi-Family Residential	2,505	2,657	2,809	2,961	3,113
Commercial/Industrial	2,162	2,189	2,216	2,243	2,271
University of California	465	470	475	480	486
Recreation (parks & landscaping)	312	318	324	330	336
Agricultural	2,412	2,444	2,476	2,508	2,539
Recycled	1,100	1,200	1,300	1,400	1,500
Total=	13,924	14,547	15,170	15,794	16,418

Source: Isla Vista Master Plan Water Supply Assessment CDM (2005).

2.0 PROJECTIONS USING REGIONAL POPULATION GROWTH

The most recent Regional Growth Forecast by the Santa Barbara County Association of Governments (SBCAG) was completed in 2002. SBCAG estimated that the average annual population growth in the unincorporated portions of Santa Barbara County on the South Coast, and in the City of Goleta, would be 0.8 % during the period 2000 to 2030. During the past three decades (1970 – 2000), the average annual growth rate has varied from 0.6 to 1.7 %.

The 0.8 % regional growth rate was applied to current water use by: (1) residential (single and multiple family residential); (2) commercial/industrial (including the University of California); and (3) recycled water use sectors. It was assumed that there would be little, if any, increase in recreational water use (i.e., landscaping) and agricultural uses. Unaccounted for losses would be reduced from its current 8% to 6% due to anticipated future improvements in the District’s distribution and metering systems.

Data on water use for the year 2005 are not available at this time. A more realistic estimate of “current” water demand was used in this analysis by taking the average water use (i.e., deliveries) during the period 1999-2004.

The current and projected water uses by sector to the year 2030 using the regional population growth rate method are presented in Table A-2.

**TABLE A-2
PROJECTED WATER DEMAND BY SECTOR (AFY)
BASED ON SBCAG REGIONAL POPULATION GROWTH RATE**

Water Use Type	Current (average of 1999-2004)	2010	2015	2020	2025	2030
Single family residential	4,677	4,864	5,156	5,465	5,793	6,141
Multiple family residential	2,155	2,242	2,309	2,378	2,450	2,523
Commercial, including SB Airport	2,032	2,114	2,198	2,286	2,378	2,473
University of California (potable)	558	580	603	627	652	679
Agriculture	2,537	2,537	2,537	2,537	2,537	2,537
Recreation (park & landscape irrigation)	313	313	313	313	313	313
Recycled water, including UCSB	979	1,018	1,059	1,101	1,145	1,191
Unaccounted for losses (assume 6% beginning in 2010)	1,067	807	837	868	901	936
TOTAL=	14,318	14,475	15,012	15,575	16,169	16,793

3.0 PROJECTIONS USING RECENT WATER DEMAND TREND LINES

Future water demand was also estimated using historic water use growth rates in the District service area. The results of this method are highly dependent on the period of record used to calculate the water use growth rate. For example, the average annual increase in water used during the period 1982 – 2004 was 0.15 %. Water use has very high in the 1980s prior to the drought. Water use was dramatically reduced during the drought and the subsequent years. A trendline to predict future water use based on this period of record is highly affected by these historic events, which probably mask an increase in population at the same time. An alternative period of record is 1995-2004, which reflects a more typical pattern of water use several years after the drought has ended. The average annual increase in water use during this 10-year period was 0.9%.

A more recent analysis of water use was conducted for the period of 1999-2004 for individual water use sector. The average annual increase in total water use was 1.2 % each year during this period, with the following average annual growth rates in water use for individual sectors:

- Single family residential = 1.2%
- Multiple family residential = ~0
- Commercial/Industrial = ~0
- University of California=0.3%
- Recreation =~0
- Agriculture ~ 3.5 %
- Recycled water = 1.9%

Several of these growth rates are difficult to interpret. For example, the lack of increased water use in the multi-family residential sector is unusual because several new apartment and condominium projects were constructed in the District service area during the period 1999-2004. However, the flat water use in this sector may be due to water conservation by new and remodeled multi-family units. The District does not believe that water use for this sector would remain constant in the future.

The high growth rate in agricultural water use during 1999-2004 cannot be readily explained, and is probably due to many factors including change in crops or agricultural activities that require more water, possible expansion of existing agricultural lands after the drought, and possible increase in ancillary water uses on agricultural zoned parcels. The District does not believe that agricultural water use will increase over the next 20 – 25 years. New and expanded use of District water is subject to payment of the fee referred to by the District as the New Water Supply Charge. This fee is charged at a rate of \$25,475 per acre foot of demand. For most District agricultural customers, the fee would likely make new or expanded agricultural uses of District water financially infeasible.

A projection of future water use by different sectors is presented in Table A-3 using the recently observed water use growth rates for single family residential (1.2%), the University of California (0.3%), and recycled water (1.9%). In addition, a 0.6% average annual water use growth rate was applied to the multi-family residential sector. It is assumed that the District will reduce unaccounted for losses to 6% over time.

**TABLE A-3
PROJECTED WATER DEMAND BY SECTOR (AFY)
BASED ON RECENT INCREASES IN WATER USE**

	Current (average of 1999-2004)	2010	2015	2020	2025	2030
Single family residential	4,677	4,958	5,255	5,571	5,905	6,259
Multiple family residential	2,155	2,220	2,287	2,355	2,426	2,499
Commercial, including SB Airport	2,032	2,032	2,032	2,032	2,032	2,032
University of California (potable)	558	566	575	583	592	601
Agriculture	2,537	2,537	2,537	2,537	2,537	2,537
Recreation (park & landscape irrigation)	313	313	313	313	313	313
Recycled water, including UCSB	979	1,072	1,173	1,285	1,407	1,541
Unaccounted for losses (assume 6% beginning in 2010)	1,067	806	830	855	881	909
TOTAL=	14,318	14,504	15,002	15,531	16,093	16,691

If agricultural water use were to increase each year, as observed over the period of 1999-2004, the total water use projections in Table A-3 would increase. For the sake of analysis, an annual water use growth rate of 1.5% was applied to agricultural water use, along with the growth rates in water use for non-

agricultural water uses in Table A-3. The results are shown in Table A-4; the estimated total water demand in 2030 would increase from 16,691 AFY (in Table A-3) to 17,821 AFY.

**TABLE A-4
PROJECTED WATER DEMAND BY SECTOR (AFY)
BASED ON RECENT INCREASES IN WATER USE WITH AN ASSUMED AGRICULTURAL
WATER USE INCREASE OVER TIME**

	Current (average of 1999-2004)	2010	2015	2020	2025	2030
Single family residential	4,677	4,958	5,255	5,571	5,905	6,259
Multiple family residential	2,155	2,220	2,287	2,355	2,426	2,499
Commercial, including SB Airport	2,032	2,032	2,032	2,032	2,032	2,032
University of California (potable)	558	558	558	558	558	558
Agriculture	2,537	2,727	2,931	3,151	3,388	3,642
Recreation (park & landscape irrigation)	313	313	313	313	313	313
Recycled water, including UCSB	979	1,072	1,173	1,285	1,407	1,541
Unaccounted for losses (assume 6% beginning in 2010)	1,067	818	854	892	933	977
TOTAL=	14,318	14,698	15,403	16,157	16,962	17,821

4.0 PROJECTIONS USING DATA FROM LOCAL JURISDICTIONS

The final method of estimating future water use by sector involved gathering future water demand data from land use jurisdictions in the District service area – City of Goleta, University of California, Santa Barbara Airport (City of Santa Barbara), and Santa Barbara County (Isla Vista and other unincorporated areas). The data sources and assumptions from each jurisdiction are described below.

City of Goleta

The City of Goleta is currently preparing a draft General Plan/Local Coastal Plan to be issued for public review and comment in early 2006, and adopted by the end of 2006. The General Plan will contain several land use alternatives with different zoning patterns and densities. At this time, the City has not presented a preferred alternative for public review. However, the City staff has provided the District with the following projections of full build out (at year 2025) for residential and commercial land uses to be used in this Plan (see Table A-5). These projections reflect the most current staff recommendations for the preferred General Plan land use alternatives, but should not be considered a formal representation of the City’s preferred alternative.

TABLE A-5

PROJECTED FULL BUILD OUT CONDITIONS IN THE CITY OF GOLETA

Land Use	Current Conditions (2005)	2010	2015	2020	2025 (full build out)	2030
Single family residential units	5,483	5,603 <i>(+120)</i>	5,723 <i>(+120)</i>	5,843 <i>(+120)</i>	5,963 <i>(+120)</i>	5,963 <i>(assume 0)</i>
Multiple family residential units	6,132	6,944 <i>(+812)</i>	7,756 <i>(+812)</i>	8,568 <i>(+812)</i>	9,382 <i>(+814)</i>	9,382 <i>(assume 0)</i>
Commercial square footage	2,575,000	2,751,000 <i>(+176,000)</i>	2,927,000 <i>(+176,000)</i>	3,103,000 <i>(+176,000)</i>	3,279,000 <i>(+176,000)</i>	3,279,000 <i>(assume 0)</i>
Industrial square footage	9,544,000	9,888,250 <i>(+344,250)</i>	10,232,500 <i>(+344,250)</i>	10,576,750 <i>(+344,250)</i>	10,921,000 <i>(+344,250)</i>	10,921,000 <i>(assume 0)</i>

Data from City of Goleta. Total estimated build out conditions are shown. Increases for each 5-year period are shown in italics. Goleta has not provided any projections beyond year 2025.

Based on the above land use projections, the existing and future water use in the City of Goleta was estimated in Table A-6:

**TABLE A-6
PROJECTED FUTURE WATER USE (AFY) IN THE CITY OF GOLETA**

	Total Current Water Use	Future Water Use*				
		2010	2015	2020	2025	2030
Single family residential	1,508	1,541 <i>(+33)</i>	1,574 <i>(+33)</i>	1,607 <i>(+33)</i>	1,640 <i>(+33)</i>	1,640 <i>(assume 0)</i>
Multiple family residential	1,233	1,396 <i>(+163)</i>	1,559 <i>(+163)</i>	1,723 <i>(+164)</i>	1,886 <i>(+163)</i>	1,886 <i>(assume 0)</i>
Commercial	592	632 <i>(+40)</i>	673 <i>(+41)</i>	713 <i>(+40)</i>	754 <i>(+41)</i>	754 <i>(assume 0)</i>
Industrial	2,195	2,274 <i>(+79)</i>	2,353 <i>(+79)</i>	2,433 <i>(+80)</i>	2,512 <i>(+79)</i>	2,512 <i>(assume 0)</i>

Total estimated water use is shown for each period. Increases for each 5-year period are shown in italics

Santa Barbara Airport

The District delivers water to the Santa Barbara Airport pursuant to the 1970 Joint Powers Overlap Agreement (as amended), which has provided for coordination between the City and the District where their jurisdictional boundaries overlap. The 1982 amendment to the Agreement defines the maximum amount of water to be delivered to the Airport as 240 AFY. The Airport property is served by the District through a master meter and six irrigation meters. In addition, individual commercial tenants at the Airport are served directly by the District. Annual water use by the Airport, including commercial tenants, during the period 1999 – 2004 is summarized below in Table A-7:

**TABLE A-7
RECENT TOTAL ANNUAL WATER USE (AFY) AT THE AIRPORT**

Year	1999	2000	2001	2002	2003	2004	Average
AFY	137	192	120	105	89	93	123

The Santa Barbara Airport has two major projects to be completed in the next 10-15 years. In 1997, the City of Santa Barbara approved the Airport Industrial Specific Plan, which provides for development of research, office, and light industrial land uses north of Hollister Avenue on City-owned lands. The additional water use associated with the Industrial Specific Plan at full build out was projected to be 38 AFY. Only a small portion of the Industrial Specific Plan has been developed to date; it is anticipated that full build out would not occur until 2020.

The Airport is currently preparing plans for the enlarged terminal building which will provide greater square footage to serve current passengers, and the anticipated increase in passengers over time. The Airport estimates that the increased water use associated with a larger terminal, due to more landscaping, bathrooms, and food service, will be about 6 AFY. The terminal is expected to be completed by the year 2020.

The projected increase in water use at the Airport is shown in Table A-8.

**TABLE A-8
PROJECTED TOTAL FUTURE WATER USE (AFY) AT THE AIRPORT**

Current (average of 1999-2004)	2010	2015	2020	2025	2030
123	137	152	167	167	167

Santa Barbara County – Isla Vista

In March 2005, the District completed a Water Supply Assessment (WSA) for the County of Santa Barbara's Isla Vista Master Plan; the analyses were updated in November 2005 to reflect changes in the Master Plan densities. The County is considering updates and rezoning for the 320-acre community of Isla Vista which would result in an additional 2,221 multi-family residential units and 51,485 square feet of commercial property. The District supplies water to this community. Under the provisions of Senate Bill 221, the District must prepare a WSA for the local land use jurisdiction for any proposed project that involves 500 units or more. The assessment must provide verification that sufficient water supply is

available prior to action on the project by the County. The District’s assessment includes a description of the District’s water supply sources, current water uses by sector, and projections of future water demand by sector. The WSA contained the following projections of future additional water use at full build out, expected to occur in 2025:

- New residential units (all multiple family)= 2,221 units and 446 AFY
- New commercial properties = 51,485 square feet and 12 AFY

The projected increase in future water use in Isla Vista during the period 2005-2030 is presented below in Table A-9. The WSA assumed that the new demands would be realized by year 2010; however, a more realistic assumption is used below in which the new demands would be realized by the year 2025.

**TABLE A-9
PROJECTED TOTAL FUTURE INCREASE IN WATER USE (AFY) IN ISLA VISTA**

2010	2015	2020	2025	2030
115	229	343	458	458

* The above increases are not additive from period to period. They represent the additional water use anticipated at each time period over and above current (2005) levels.

Other Unincorporated Areas – Development of Vacant Lands and Pending Projects (Current Zoning)

Future increases in water use on vacant lands in the unincorporated portions of the District service area, exclusive of Isla Vista, were estimated by the following method. Parcel data for the District service area were provided by the County’s Assessor Office. Parcels were removed from the database that occurred within Isla Vista, City of Goleta, Santa Barbara Airport, the District-City Overlap Area along the western boundary of the City of Santa Barbara, and in the La Cumbre Mutual Water Company service area. The District-City Overlap Area was removed because it is understood that any new development approved in this area would be served by the City of Santa Barbara, not the District. La Cumbre Mutual Water Company service area was removed because it is an independent private water purveyor with its own supply of groundwater and SWP water. Any new development in their service area would be supplied by the La Cumbre Mutual Water Company.

The remaining parcels were sorted as follows: (1) all parcels described as “vacant” were compiled; (2) these parcels were then sorted by zoning and acreage; and (3) parcels owned by the federal government or less than 4,000 square feet were removed. This sorting resulted in 255 vacant parcels in the service area that ranged in size up to 495 acres. The total acreage of the parcels was 6,803 acres. The current zoning was used to project the future number of residences that would be allowed, all of which were assumed to be single family residences. A total of 412 units could be built on these vacant parcels under current zoning, which includes both residential and agricultural. It is assumed that full build out would occur in 2025. The additional water use associated with the development of these parcels is shown in Table A-10:

**TABLE A-10
ESTIMATED NEW RESIDENTIAL WATER USE FROM VACANT PARCELS IN THE
UNINCORPORATED AREAS**

	2010	2015	2020	2025	2030
Number of new single family residences	103	206	309	412	412
New water use (AFY)	28	56	85	113	113

* The above increases are not additive from period to period. They represent the additional water use anticipated at each time period over and above current (2005) levels.

To supplement the above analysis, the current cumulative project list for the unincorporated portions of the County outside the City of Goleta, but within the District service area, was acquired from the County Planning and Development Department (attached). The projects on this list represent projects that have been approved, or are likely to be approved in the near future. The list includes single family residences, 68 multi-family units, and 141,805 square feet of commercial/industrial facilities. Future water uses was developed for these projects using District water duty factors. The estimated additional water use in the unincorporated area of the District is presented in Table A-11.

**TABLE A-11
ESTIMATED NEW WATER USE (AFY) FROM
CURRENTLY IDENTIFIED COUNTY PROJECTS**

	2010	2015	2020	2025	2030
Single family residences	53	53	53	53	53
Multiple family residences	14	14	14	14	14
Commercial/industrial projects	33	33	33	33	33

* The above increases are not additive from period to period. They represent the additional water use anticipated at each time period over and above current (2005) levels.

Other Unincorporated Areas – Affordable Housing Development (Re-zoning)

In 2002, the Santa Barbara County Association of Governments (SBCAG) adopted a Regional Housing Needs Assessment (RHNA) that allocated state designated housing needs among county jurisdictions. The RHNA provided each jurisdiction with housing targets for their mandated Housing Element updates, including 6,064 units that were allocated to the unincorporated areas of Santa Barbara County. In 2004, the Board of Supervisors adopted the County's 2003-2008 Housing Element. The document was forwarded to State Department of Housing and Community Development (HCD), which determined that a number of revisions would be required in order to acquire certification. The Board of Supervisors appointed an Ad Hoc Housing Subcommittee in May 2005 to review the Housing Element process to date and to advise staff on how to proceed with implementing and/or updating the Housing Element. The Ad Hoc Housing Subcommittee determined that the County should obtain certification of its Housing Element from State HCD, which will require that the County rezone lands for higher density housing.

State housing law requires that jurisdictions identify adequate land at appropriate densities to accommodate their RHNA for all economic segments of the community. The state does not mandate that jurisdictions build units, only that they ensure existing zoning and development regulations allow units to be built at all affordability levels. The County has adequate vacant residentially zoned land to meet the state's requirements for market rate and moderate income housing but does not have sufficient vacant or underdeveloped land at densities high enough to accommodate the low and very low income housing allocation. Therefore, the County can not meet its entire allocation for housing with existing zoning. The County must rezone an adequate number of acres to residential densities that can accommodate 1,235 housing units for low and very low income households. The adopted Housing Element proposed densities of 20 units per acre for very low income housing and 16 units per acre for low income housing. Given the County's remaining need of 1,235 very low and low income units, the County must rezone 66 acres to be consistent with the requirements of state law. This includes 46 acres at a residential density of 20 units per acre and 20 acres at a density of 16 units per acre.

In November 2005, the Planning Commission reviewed a list of potential rezone sites recommended for further study by the Subcommittee that are located in the Santa Maria, Lompoc, Los Alamos, Montecito, and Carpinteria areas. Sites were not identified in the Eastern Goleta Valley, Isla Vista and the Santa Ynez Valley. Potential sites in Isla Vista and Santa Ynez will be analyzed through their respective community plan processes which are currently ongoing. The Eastern Goleta Valley will participate in a visioning process for their community through which potential sites will be identified and submitted to the Planning Commission in April 2006.

The sites identified by the Planning Commission in the November 2005 hearings and the sites to be identified in the Eastern Goleta Valley in April 2006 will be studied in the Housing Element EIR. In late 2006/early 2007, the Planning Commission will consider the findings of the Housing Element EIR and those determined in the community plan processes and determine which sites are best suited to address the County's affordable housing needs and meet the state's requirement for rezoning 66 acres of land.

On October 18, 2005, the Board of Supervisors established a new process to allow the Eastern Goleta Valley community to have additional input into which sites in their community will be considered in the Housing Element EIR. Specifically, the community will be commencing a process to update its community plan which will run concurrently with the beginning of the drafting of the Housing Element EIR. In April 2006, the Eastern Goleta Community will submit a list of potential sites to the Planning Commission for evaluation in the Housing Element EIR. The Planning Commission will review the recommendations and determine which sites will be analyzed in the EIR. The County will then incorporate analysis of Eastern Goleta Valley sites into the EIR and release a draft for public review in Summer 2006.

At this time, the number of affordable housing units that would be recommended in the Eastern Goleta Valley within the District's service area is unknown and entirely speculative. The County has identified a number of parcels in the area that will be considered during the visioning process, and by the Ad Hoc Housing Subcommittee. They are listed and shown on the attached table and figure, respectively. After the completion of the Housing Element EIR, the County will allocate a number of affordable housing units in Eastern Goleta Valley, which could potentially include several hundred units. Until that the time that the Board of Supervisors approves the updated Housing Element, the District cannot include the future water demand associated with rezoning parcels in the District's service area for affordable housing. However, it is possible that the new water demand could range from 60 to 100 AFY based on 300 to 500 multi-family units. The District will consider updating the Urban Water Management Plan when the County has approved the allocation of housing units in the District's service area.

University of California

The District provides potable and recycled water to the University of California. Water service for the University has been subject to the 1991 Agreement between the District and the University. That Agreement has a term through 2010, and was intended to continue in force thereafter unless the District or the University chose to terminate the 1991 Agreement upon one year notice. The University has just filed litigation against the District challenging the District's charges for water service under the terms of the Agreement. The District expects to prevail in that litigation as the District is of the position that the Agreement is binding on the University and has a term through 2010, and all District water service charges have been entirely consistent with the terms and conditions of the Agreement. The Agreement provides the University with a quantified amount of both potable and recycled water for both current uses and to support the new development proposed by the University's Long Range Development Plan (LRDP). Should the University prevail in the litigation, a result of the litigation may be rescission of the 1991 Agreement. If the University intends to attempt to avoid its obligations under the Agreement, to pay for water service as agreed, then the District should not be bound by the Agreement either. If the Agreement is terminated, the University would then be treated as all other District customers, and pay the standard fees, for new water service for new development, and the standard costs for recycled water service. The District does not know whether that change in the relationship between the University and the District will have any impact on the University's ability to implement the existing or new LRDPs. Until the litigation is resolved the terms and conditions of the District's long term relationship with the University cannot be known.

Potable water is delivered to the campus at seven meters. The District also provides recycled water to UCSB for landscaping at nine connection points. Recent water deliveries to the University of California are summarized below in Table A-12.

**TABLE A-12
RECENT WATER DELIVERIES (AFY) TO THE UNIVERSITY OF CALIFORNIA**

	1999	2000	2001	2002	2003	2004	Average
Potable	536	508	564	571	562	606	558
Recycled	153	138	110	161	142	153	143
Total=	689	646	674	732	704	759	701

Most of the University of California campus is located in the Coastal Zone. The development of the campus is governed by the University of California's Long Range Development Plan (LRDP), a land use plan that must be approved by the California Coastal Commission (CCC). The CCC approved the 1990 LRDP. In 1997, the Regents approved a major amendment to the LRDP to allow for the development of the North Campus area for student and faculty housing; the 1997 amended LRDP was never submitted to the CCC for approval. In 2004, the University of California approved another major amendment to the LRDP which included the 1997 amendments. The current LRDP amendment has been submitted to the CCC for review and approval. The current amendment includes various modifications to the number and location of student and faculty housing on the Main, North, West, and Storke campuses. The primary changes in housing contained in the current LRDP amendment are summarized below in Table A-13 and compared to the 1990 and 1997 versions.

**TABLE A-13
SUMMARY OF LRDP HOUSING PROJECTIONS**

**TABLE A-14
LIST OF CURRENT AND NEAR-TERM UCSB DEVELOPMENT PROJECTS**

Campus Project	Description/Location	Approximate ASF	Schedule
Housing			
Manzanita Village Student Housing	200 units with 800 bed spaces	N/A	Completed
San Clemente Graduate Student Housing	371 units for student housing, with 976 bed spaces	N/A	Construction planned to start 2005, occupancy scheduled for 2007
North Campus Housing	North Parcel: 147 units for faculty; South Parcel: 122 units for faculty; and Storke-Whittier Parcel: 144 units for family students	N/A	Awaiting Coastal Commission approval. Schedule unknown
West Campus Housing	100 units for faculty housing		Awaiting Coastal Commission approval. Schedule unknown
Institutional Facilities			
Marine Sciences Research Building**	Project is under construction on Lagoon Rd. Building to house research laboratories and laboratory support, academic and administrative offices.	38,000 (61,405 GSF)	Project Complete
Life Sciences Building**	Project is under construction on UCen Rd. Four-story building to house research laboratories, classrooms (including a 150 seat lecture hall), laboratory support, and academic and administrative offices.	47,500 (78,600 GSF)	Under construction, occupancy scheduled for 2005
Intercollegiate Athletics Building**	Project is under construction west of Robertson Gym. To provide new student-athlete training facilities, offices for coaches and administrative facilities.	28,600 (40,000 GSF)	Project Complete
Recreation and Aquatics Center Expansion**	Site west of existing Recreation and Aquatics Center. Facilities include an indoor multi-activity court, climbing wall, locker rooms, weight and cardiovascular training rooms, class and meeting rooms.	37,600 (56,100 GSF)	Project Complete
CNSI Building and Campus Parking Structure 2**	Near the East Gate entrance to Main Campus at existing parking Lot 10. The project includes an auditorium, laboratory, office, classrooms, parking structure for approx. 600 cars and a ground-level café in the parking structure.	70,000	Under construction, occupancy scheduled for 2006
Psychology Building Addition **	Addition to existing Psych. Building on UCen Rd.; will house research laboratories, classrooms, laboratory support, and academic and administrative offices.	12,000 (21,268 GSF)	Under construction, occupancy scheduled for 2006
Materials Research Lab Addition**	An approximately 8,100 GSF addition to the eastern end of the Materials Research Lab. The project is north of Engineering I on the Main Campus.	8,100 GSF	Under construction, occupancy scheduled for 2005
Arbor Food Service **	Reconstruction of the existing food service facility located west of Davidson Library. The existing 900 GSF facility would be enlarged to 3,300 ASF.	3,300 GSF	Under Construction estimated completion 2005
Snidecor Hall Office Wing Replacement **	Site located east of Parking Lot 23 and south of the Event Center; addition to existing Snidecor Hall.	7,000 (new ASF)	Under construction, occupancy scheduled for 2006
Student Resource Building**	Site located in the northern portion of Parking Lot 23; to include women's center, children's center, dean of	43,100	Under construction, occupancy scheduled

Campus Project	Description/Location	Approximate ASF	Schedule
	students, educational opportunity program, tutorial program, and international student scholars offices.		for 2006
Campus Parking Structure 3**	Located at the site of existing Parking Lot 22. The structure would hold approximately 1,000 cars.	N/A	Under construction, estimated completion 2006
Alumni House	Sited at the southeast corner of the intersection of University and Mesa Road in Parking Lot 12.	9,250	Under construction, occupancy scheduled for 2007
Education and Social Sciences Building and Film, TV and New Media Center	Site is across Ocean Rd. from Rob Gym on existing Parking Lot 20-21; project to include approximately 126,000 asf for the Graduate School of Education, the College of Letters and Science, and film theater, editing room, and viewing studios.	125,000	Construction planned for 2005, occupancy scheduled for 2008
East Gate Renovation	Installation of entry feature and landscaping at the east gate to the Main Campus.	N/A	Construction planned for 2005
Optical Fiber Extensions	To provide high-speed optical networking between the campus and the California CalREN-2 statewide fiber path.	N/A	Construction planned for 2006
Ocean Science Education Bldg.	Site selection and pre-design underway.	TBD	Schedule unknown
Engineering II Addition	Addition to 4 th floor of existing Engineering II building; to include dry research labs and offices for faculty, graduate students, and staff.	7,700	Schedule unknown
Davidson Library Addition	Expansion to main library including study space, office, storage, etc.	72,000	Construction planned for 2008
Faculty Club Expansion	Site located between Parking Lot 23 and the Campus Lagoon; addition may include dining room and kitchen expansion as well as the addition of 50 rooms (lodging).	24,027	Schedule unknown
Extended Learning Services Bldg**.	The project would provide office space for the Extended Learning Services program currently located off campus.	12,500	Schedule unknown
Residential Life Resource Center**	Building to be a two-story office-type building providing space for the Office of Residential Life, Student Resident Assignment Services and associated administrative space. Site is adjacent to the Housing and Residential Services Administrative Offices off of Channel Islands Road.	5,700 (9,200 GSF)	Approved, on hold Schedule unknown
Public Safety Building Addition	Addition to existing Public Safety Building on Mesa Road. Will house dispatch/ communications, patrol and investigations, EMT/paramedics quarters and administration.	11,500	Construction planned for 2009

Source: Office of Campus Planning & Design, November, 2004.

ASF – Assignable Square Footage

GSF – Gross Square Footage

* Construction recently completed. Data on recently completed projects is used in the analysis of cumulative water and wastewater impacts.

** Under construction or approved and awaiting construction.

N/A – Not Applicable. Parking and residential square footage is not monitored under the requirements of the LRDP.

Of the housing units to be constructed under the current LRDP amendment, 200 were constructed five years ago at the Manzanita Student Village. Hence, water use from these additional units is now part of UCSB's current water use condition. In early 2006, the University of California plans to begin construction of the San Clemente Student Housing with 371 units. Other housing projects on the North and West Campus are pending approval of the CCC.

The University of California is also continuing its expansion of classroom and office facilities in accordance with the 1990 LRDP which included a maximum buildout of institutional facilities of 1.2 million square feet. Facilities that are under construction or currently proposed account for about 659,000 square feet (Table A-14).

The total estimated new water use at the University of California associated with continued development of facilities and housing under the current LRDP is about 316 AFY, as presented in Table A-15. It is estimated that about 20% of this demand would be met through recycled water (=63 AFY). It is estimated that the new demand associated with the approved and pending projects listed in Table A-15 would be completed by 2010. After that time, the District does not have information at this time from the University of California to reliably project new water demand to the year 2030.

**TABLE A-15
ESTIMATE OF NEW WATER USE AT THE UNIVERSITY OF CALIFORNIA BASED ON
APPROVED OR PENDING PROJECTS**

Project *	ASF/Units	Water Demand Duty Factor	Estimated Water Use (AFY)
Residences			
Manzanita Village	800 beds	Completed	N/A
San Clemente Graduate Student Housing	971 beds	49 gallons/bed/day or 0.055 AFY	53
North Campus Housing	413 units	0.21 AFY/unit or 185 GPD/unit	86
West Campus Housing	100 units	0.21 AFY/unit or 185 GPD/unit	21
Storke Campus Housing	51	0.21 AFY/unit or 185 GPD/unit	11
Subtotal=			171
Classroom/Laboratory			
Environmental Science Bldg.	49,000 asf	0.233 AFY/1000 sq. ft. ¹	11.4
Engineering Science Bldg.	52,000 asf	0.233 AFY/1000 sq. ft. ¹	12.1
Marine Sciences Research Bldg.	38,000 asf	0.233 AFY/1000 sq. ft. ¹	8.8
Life Sciences Bldg.	47,500 asf	0.233 AFY/1000 sq. ft. ¹	11.0
CNSI Bldg.	70,000	0.233 AFY/1000 sq. ft. ¹	16.3
Psychology Building Addition	12,000	0.233 AFY/1000 sq. ft. ¹	2.8
Kohn Hall Expansion	7,000 asf	0.233 AFY/1000 sq. ft. ¹	1.6
Education/Social Sciences/Film, TV Media Building	125,000 asf	0.233 AFY/1000 sq. ft. ¹	27.7
Engineering II	7,700 asf	0.233 AFY/1000 sq. ft. ¹	1.8
Physics II	70,000 asf	0.233 AFY/1000 sq. ft. ¹	16.3
Materials Research Lab Addition	6,733 asf	0.233 AFY/1000 sq. ft. ¹	1.6
Snidecor Hall Replacement Facility	9,871 asf	0.233 AFY/100 sq. ft. ¹	2.3
Subtotal=	486,300		113.7
Office/Miscellaneous			
Residential Life Resource Center	5,680 asf	0.135 AFY/1000 sq. ft. ¹	7.7
Student Resources Bldg.	41,500 asf	0.135 AFY/1000 sq. ft. ¹	5.6
Faculty Club Expansion	24,000 asf	0.135 AFY/1000 sq. ft. ¹	3.2
Public Safety Bldg. Addition	11,500 asf	0.135 AFY/1000 sq. ft. ¹	1.5
Davidson Library Addition	55,000 asf	0.135 AFY/1000 sq. ft. ¹	7.4
Rec. and Aquatics Center Expansion	37,600 asf	Not applicable	3.4 ⁵
ICA Building-	28,600 asf	Not applicable	0.0 ⁶

LRDP Versions	No. of Units	No. of Beds	Status
1990 LRDP			
Student Housing	649		
Faculty Housing	50		
<i>Total=</i>	699		
1997 LRDP Amendment			
Campus Student Housing	200		
Storke Campus Student Housing	281		
Storke Campus Family Student Housing	51		
North Campus Student and Faculty Housing	351		
West Campus Student and Faculty Housing	167		
<i>Total=</i>	1050		
1990/1997 LRDP with proposed amendments			
Campus Student Housing	200	800	Completed
Storke Campus Student Housing	371	976	Under construction
Storke Campus Family Student Housing	51		Planning Stages
North Campus			
North Parcel Faculty Housing	147		Pending approvals
South Parcel Faculty Housing	122		Pending approvals
Storke-Whittier Parcel Family Student Housing	144		Pending approvals
West Campus			
Faculty Housing	100		Pending approvals
<i>Total=</i>	1135		

To estimate the projected increase in water use at the University of California, the District reviewed the status of the current LRDP housing projects, and the list of current and near-term projects for classrooms and offices. This list is presented below in Table A-14.

Project *	ASF/Units	Water Demand Duty Factor	Estimated Water Use (AFY)
Web Hall Expansion	10,000 asf	0.135 AFY/1000 sq. ft. ¹	1.4
Arbor Food Service	3,300 asf	0.09 AFY/1,000 sq. ft. ¹	0.3
Harder Stadium Offices	10,165 asf	0.135 AFY/1000 sq. ft. ¹	1.4
Subtotal=	172,345	--	31.9
TOTAL=			316.6

Notes: *The Campus Sea Water and Sewer Renewal projects, parking structures, and Mesa Road Widening project would not result in a substantial long-term increase in Campus-related water use.

¹Source: Recent metered water use data

²Source: *San Rafael Housing Addition Project Initial Study/Mitigated Negative Declaration (1998)*.

³Source: *1990 LRDP Final EIR*.

⁴Assumes an average of three persons per unit.

⁵Source: *Recreation and Aquatics Center Expansion & Intercollegiate Athletics Building Final EIR*. Estimated water use for the Recreation Center equals 3.4 AFY.

⁶Source: *Recreation and Aquatics Center Expansion & Intercollegiate Athletics Building Final EIR*. The ICA Building would consolidate existing athletic uses that are located on the Campus and would not result in an increase in wastewater generation.

Based on the above projections of water use for currently identified projects, the estimate of new water use and total water use at the University of California for the period 2005- 2030 is presented below in Table A-16. Total water use will increase up to 1,017 AFY by year 2010, of which 174 AFY will be provided by recycled water.

**TABLE A-16
ESTIMATE OF FUTURE WATER USE (AFY) AT UCSB**

	Actual Demand	Projected Water Demand				
	Avg. 1999-2005	2010	2015	2020	2025	2030
New water use (potable & recycled) – see Table A-15	--	316	316	316	316	316
Current water use (potable & recycled) from 1999-2004	--	701	701	701	701	701
Total water use =	701	1,017	1,017	1,017	1,017	1,017
-- Potable water use	558	814	814	814	814	814
-- Recycled water use (assumed to be 20% of total in the projections)	143	203	203	203	203	203

The University of California is currently preparing a new LRDP to replace the 1990 LRDP, and to incorporate recent amendments (1997 and current proposed amendments) and new projects. The new LRDP will be subject to environmental review and submitted to the CCC for public review and approval beginning in 2006. The proposed new LRDP will include a plan for student and faculty housing for the main campus, as well as North, West, and Storke campuses.

In November 2005, the University of California provided information to the Santa Barbara News Press, which was published in an article dated November 8, 2005 concerning a forthcoming Housing Study. The study to be released in late 2005 will present a plan for the type, location, and number of units for future housing projects designed to meet anticipated student and faculty demands by the year 2017. A summary of the housing projects being contemplated is provided below based on the information provided in the newspaper article. The District was unable to acquire this information directly from the University of California for use in the UWMP. Note that the following planned housing units do not include current approved or pending housing projects noted above in Table A-15 (e.g., San Clemente Housing Project, North Campus Housing Project).

Location	Planned Housing Units
Ocean Road Site	500-600 townhouses and apartments
Storke Apt. Site	Replace 342 student-family rentals with 600-700 single family residences, townhouses, and apartments
Main Campus Residence Halls	Replace existing halls, add 300-500 units and limited faculty housing
West Campus	Replace 250 student family units with 400-500 single family residences, townhouses, and apartments
West Campus Mesa Site	100 single family residences
Facilities Management Site	650-750 new residence hall units and apartments
Francisco Torres Site	150 new townhouses and apartments
Santa Ynez Apt. Site	Replace 200 family student units with 400-500 apartments
Total new units =	2,300-3,000

At this time, the above new housing units are not be included in the future University of California water use projections because they are speculative, and subject to change as the University of California completes its Housing Study and the new LRDP, and submits the LRDP to the CCC for review and action. However, the range of additional housing units suggests that future water demand at the University of California may increase 500-600 AFY over projected future demands (see Table A-16) in the next 10 to 15 years. The District will consider updating the Urban Water Management Plan as the University of California formally proposes, and/or approves, any of the planning housing units noted above.

Summary of Projections of Future Water Use Using Local Jurisdiction Estimates

The projections of future water use by the local jurisdictions described above were combined with the current water use values for different water use sectors to predict the total water use in the District service area from 2005 to 2030. These projections are presented in Table A-17. The total water use in 2030 is estimated to be 16,736 AFY.

**TABLE A-17
PROJECTED WATER USE BASED ON LOCAL JURISDICTION DATA**

Local Jurisdiction Estimate	Current	2010	2015	2020	2025 (full build out)	2030
Single family residential	4,677					
City of Goleta		255	276	231	298	298
County lands		53	53	53	53	53
Total=		4,985	5,006	4,961	5,028	5,028
Multiple family residential	2,155					
City of Goleta		404	405	406	407	407
Isla Vista		112	223	334	446	446
County lands (vacant parcel analysis)		28	56	85	113	113
County lands (cumulative list)		14	14	14	14	14
Total=		2,713	2,853	2,994	3,135	3,135
Commercial, including SB Airport	2,032					
SB Airport		137	152	167	167	167
City of Goleta		120	239	359	479	479
Isla Vista		3	6	9	12	12
County lands (cumulative list)		33	33	33	33	33
Total=		2,325	2,463	2,600	2,723	2,723
UCSB	558					
Development from LRDP (potable only)		814	814	814	814	814
Agriculture	2,537	2,537	2,537	2,537	2,537	2,537
Recreation (park & landscape irrigation)	313	313	313	313	313	313
Recycled water, including UCSB	979					
New UCSB use		203	203	203	203	203
Total=		1,182	1,182	1,182	1,182	1,182
Unaccounted for losses at 6% beginning in 2010	1,067	952	974	981	995	995
GRAND TOTAL=	14,318	15,840	16,151	16,391	16,736	16,736

5.0 SUMMARY

As noted earlier, various methods are available to predict future water use, all of which have inherent limitations and potential errors. To reduce the uncertainty in these predictions, the average estimated total annual water use derived from each method was calculated to provide a final estimate of future water use in the District from 2010 to 2030, as shown in Table A-18.

**TABLE A-18
COMPARISON OF PROJECTIONS BASED ON DIFFERENT METHODS**

Method	Current (average of 1999-2004)	2010	2015	2020	2025	2030
Based on prior District water use projections		14,547	15,170	15,794	16,418	No data
Based on a regional population growth rate to predict future residential water demand		14,475	15,012	15,575	16,169	16,793
Based on recent historic water use growth rates as a predictor of future water demand		14,504	15,002	15,531	16,093	16,691
As above, with agricultural growth rate		14,698	15,403	16,157	16,962	17,821
Water use projections using data from land use jurisdictions		15,840	16,151	16,391	16,736	16,736
AVERAGE=	14,318	14,813	15,368	15,890	16,476	17,010

**CUMULATIVE PROJECT LIST
COUNTY PROJECTS IN THE GWD SERVICE AREA**

Project		Description/Location ³	Status
83	Firefox Masonry 02CUP 00000 00038	5,400 SF In Three New Buildings In The AG-I-10 Zone District For Stone Carving Business	Pending
APN	071-140-071	Industrial 5381 Ekwil Street	
84	Goleta Water/Modular Office	Modular office (14,405 SF) Non-retail commercial	Pending
APN	061-051-032		
86	Por La Mar/Caird Greenhouses 00-DP-021	Development plan for a total of 1,498,961 SF of new greenhouse space, coolers and loading dock, accessory structures, and a six employee units on 61.26 acres, zoned AG-I-10 within both the Coastal Zone and Inland Area	Pending
APN	071-190-036	Non-retail commercial 905 South Patterson	
87	Raintree Ranch Equestrian Center 03CUP 00000 00041	Commercial animal boarding and riding stables Non-retail commercial	Pending
APN	077-130-002	6040 La Goleta Road	
88	St. Anthanasius Church 01CUP 00000 00152	New Church Facility, Temple, Chapel, Fellowship Hall Non-retail commercial	Pending
APN	071-140-072	Hollister/Ekwil Street	
89	Turnpike Shopping Center	Mixed Use Commercial Residential Demo existing 7,818 commercial buildings and add 18,000 SF to Vons, build new 2,500 SF building, and build 15 units above Vons and 16 in NE corner of retail commercial lot	Pending
APN	065-040-042	149-189 South Turnpike Road	
92	Camino Campana	Subdivide existing single family lot into 11 new parcels	Pending
APN	069-262-009	Single Family Residential 600 Camino Campana	
93	Anderson Lot Split TPM 14,437	Reconfigure 2 lots (2 net new, 3 total) Single Family Residential	Pending
APN	069-010-001	1550 Fairview Avenue	
94		General Plan Amendment from agriculture	Pending

Project		Description/Location ³	Status
Cavaletto/Noel Housing 01GPA-00000-00009		to residential Multi-Family Residential	
APN	069-100-006	560 Merida Drive	
95	Hacienda Vieja 02TRM-00000-00002	Five new lots (4 net new) Single Family Residential	Pending
APN	065-240-020	4865 Vieja Drive	
96	Hourigan Tract Map 02TRM-00000-00005	Nine new lots (8 net new) Single Family Residential	Pending
APN	069-060-040	1118 North Patterson Avenue	
97	La Franella Cove TPM 14,612	Lot split resulting in 4 net new lots Single Family Residential	Pending
APN	067-110-027	780 North Patterson Avenue	
98	Ocean Meadows Tract Map TPM 14,628	Sub-division of 70 acre single lot into 32 individual lots and 22 apartments Single Family Residential	Pending
APN	073-090-062	6925 Whittier Drive	
99	Park Hills Estates TM 14,484	14 single acre lots Single Family Residential	Pending
APN	059-290-041	4700 Via Los Santos	
100	Pebble Hill Place Lot Split 02TPM-00000-00012	4-Way lot split (3 net new) Single Family Residential	Pending
APN	067-210-031	342 Pebble Hill Place	
APN	055-010-006 and others		
102	Rainbolt TPM 14,444, 97-DP-020	3 Lot net increase Single Family Residential	Pending
APN	065-240-025	4835 Vieja Drive	
103	Rancho Danza Del Sol TPM 14,447	3-Way lot split (2 new) Single Family Residential	Pending
APN	059-010-079	1140 Via Regina	
104	Rennick Lot Split 03TPM-00000-00009	4-Way lot split Single Family Residential	Pending
APN	067-120-01		
106	The Villas Housing Development TM 14,615/ 02TRM-00000-00009/02D	16 Units (15 net increase), 10 market rate, 6 affordable Multi-Family Residential	Pending
APN	067-210-039	4986 Calle Real	

Project		Description/Location ³	Status
107	Tremigo Condos 01-GP-001, 02TRM-00000-00006	Condominium development 50% affordable Multi-Family Residential 385 Hollister Avenue	Proposed
APN	061-092-021		
108	University San Clemente GSH	University San Clemente Graduate Student Housing Project (120 acres, 371 units) Multi-Family Residential	Proposed
APN	073-120-014	South side of Storke field along El Colegio	
109	Unocal Mixed Use*** 03PRE-00000-00003	29 Single Occupancy Apartments Multi-Family Residential 881 Embarcadero Del Mar	Proposed
APN	075-111-014		
110	Absolute MiniStorage 99-DP-028, 99-CP-061, 99- RZ-007	70,000 SF 3-story mini storage building Non-Retail Commercial 4001 State Street	Approved
APN	061-120-003		
111	Aegis Medical Clinic 02CUP-00000-00073	Medical Clinic to move into existing 4,815 SF building Non-Retail Commercial 4129 State Street	Approved
APN	061-110-029		
112	Andrach*** 00-LUS-704 GO, 00-CP-126, 00-V-01	2,214 SF Commercial Building with 3 Units Non-Retail Commercial 4422 Hollister Avenue	Approved
APN	061-83-005		
113	Girls Inc. 99-DP-050	17,440 SF building for classrooms and admin offices, an attached 9,523 SF gymnasium, a soccer field, and other playfields, picnic areas, etc. Non-Retail Commercial 4973 Hollister Avenue	Approved
APN	065-180-035		
114	Patterson Packing Mini- Storage 01-DP-006	Development Plan for 1,897 SF of market space, 1,810 SF of office space, and 58,449 SF of mini-storage space for a total of 62,156 SF in the C-1 zone district. Non-Retail Commercial 4973 Hollister Avenue	Approved
APN	069-160-054, 069-160-052		
115	Andrach*** 00-LUS-704 GO, 00-CP-126, 00-V-01	Commercial building with 2 units (Mixed Use) Multi-Family Residential 4422 Hollister Avenue	Approved
APN	061-083-005		
116	Devereux School Master	33 Acres and 20 residential units	Approved

Project		Description/Location ³	Status
Plan 91-DPF-025 AM01		Multi-Family Residential 701 Storke Road	
APN	073-090-029		
117	Frouzandeh 96-DP-007, TPM 14,473	3 Residential units Single Family Residential	Approved
APN	061-091-004	4314 Cuna Drive	
118	Forte Ranch Phase II TM 14,340 94-DPF-008	57 Residential units plus three 7-acre RR-5 lots (52 built, 5 remaining) 30 acres Single Family Residential	Approved
APN	059-480-CA1 and others	273 San Antonio Road	
119	Funke Lot Split TPM 14,493	4 Residential lots (3 net new) 5 acres Single Family Residential	Approved
APN	059-440-017	1240San Antonio Creek Road	
120	Las Brisas at More Mesa 98-DP-041	8 Residential lots, 4 acres Single Family Residential	Approved
APN	065-680-039	Calle las Brisas @ Mockingbird Lane	
122	Vintage Ranch TM 14,357 MC 97-LUS-440 GO	11 Residential lots, 10 occupied, 1 barn, 1 commercial horse boarding facility (1.36 acres) on 7 acres Single Family Residential	Approved
APN	061-271-023, 061-271-025	745 Puente Drive	
123	Warkentin Lot Split TPM 14,464	4 Residential lots (3 new lots) 4 acres Single Family Residential	Approved
APN	059-440-020	1100 San Antonio Creek Road	
124	Bezek/New SFD 02BDP 00000 01312	9089 SF new SFD, 1,334 SF garage, and 500 SF porch Single Family Residential	Under Construction/ Building Permit Issued
APN	063-110-010		
125	Bezek/New SFD 01BDP 00000 00323	New 1,604 SF mobile home Single Family Residential	Under Construction/ Building Permit Issued
APN	059-221-011		
126	Biegen/Mobile Home 01-BDP-00000-00323	New 1,604 SF mobile home	Under Construction/ Building Permit Issued
APN	059-221-011		
127	Brown New SFD/ Attached Car/Storage 01BDP 00000 00716	New SFD with attached garage and storage Single Family Residential	Under Construction/ Building Permit Issued
APN	077-030-013		
128	Castaneda/New Mobil	Install new mobile home	Under Construction/

Project		Description/Location ³	Status
Home 02BDP 00000 00332		Single Family Residential	Building Permit Issued
APN	559-243-099		
130	Douglas Keep/New Single Family Dwelling 01BDP 00000 00102	New SFD Single Family Residential	Under Construction/ Building Permit Issued
APN	065-310-010		
135	Forouzandeh 3 Condo Unit 01BDP 00000 00012	3 condo unit (detached) Multi-Family Residential	Under Construction/ Building Permit Issued
APN	061-092-018		
136	Gabler/SFD 01BDP 00000 01366	New SFD 12,492 SF Single Family Residential	Under Construction/ Building Permit Issued
APN	061-122-001		
137	Godkin/New SFR 01BDP 00000 01590	New SFD Single Family Residential	Under Construction/ Building Permit Issued
APN	061-271-025		
139	Hermitage /New Mobile Home 02BDP 00000 00514	Install new mobile home with 5' x 16' awning Single Family Residential	Under Construction/ Building Permit Issued
APN	559-243-001		
140	Hermitage /Mobile Home Install 03CNP 00000 00904	Install new mobile home (52' x 24') with 572 SF carport, 198 SF awning Single Family Residential	Under Construction/ Building Permit Issued
APN	559-183-023		
141	Johnson/(02IVP-011) New Duplex West 02BDP 00000 00182	Addition of appx. 2,008 SF 2 nd story duplex to existing 2,363 SFD Single Family Residential	Under Construction/ Building Permit Issued
APN	075-091-043		
142	Jones/New Mobile Home 02BDP 00000 00189	Install new mobile home Single Family Residential	Under Construction/ Building Permit Issued
APN	559-243-049		
143	Knaus/New SFD 02BDP 00000 01471	New 900 SF SFD Single Family Residential	Under Construction/ Building Permit Issued
APN	077-080-033		
144	Lopez/Mobile Home Install 02CNP 00000 00787	Mobile home install Single Family Residential	Under Construction/ Building Permit Issued
APN	559-243-009		
145	Magid/Detached	Detached second residential unit	Under Construction/

Project		Description/Location ³	Status
Residential Unit 600 SF 01BDP 00000 00571		Single Family Residential	Building Permit Issued
APN	065-202-003		
146	Mobile Home 01CNP 00000 00101	New mobile home installation Single Family Residential	Under Construction/ Building Permit Issued
APN	559-243-074		
147	Nelson/New SFD 01BDP 00000 00035	New single-family residence and 2 nd unit Single Family Residential	Under Construction/ Building Permit Issued
APN	067-171-021		
148	Nelson/New SFD 01BDP 00000 01620	New SFD one story lot #10 Single Family Residential	Under Construction/ Building Permit Issued
APN	061-271-023		
149	Nunez SFD 98BP5 01253 01804	New single family dwelling permit #266093 Single Family Residential	Under Construction/ Building Permit Issued
APN	059-010-084		
150	Pratt New SFD and Garage 02BDP 00000 02101	New SFD and garage Single Family Residential	Under Construction/ Building Permit Issued
APN	063-045-009		
151	Ralphs New Grocery Store 02BDP 00000 01417	Ralphs new grocery store Retail Commercial	Under Construction/ Building Permit Issued
APN	065-080-027		
153	Salster New Mobile Home 03CNP 00000 00356	Install New Mobile Home Single Family Residential	Under Construction/ Building Permit Issued
APN	059-160-007		
154	Sanchez/New SFD 01BDP 00000 00947	New 1,450 SF with attach 516 SF garage Single Family Residential	Under Construction/ Building Permit Issued
APN	059-222-016		
155	St. George/ 4 Unit Conversion 02BDP 00000 01081	Conversion of SFD to new 4 unit multi- family dwelling Single Family Residential	Under Construction/ Building Permit Issued
APN	075-201-014		
156	UYESAKA/New Mobile Home 03CNP 00000 00006	New mobile home (52' x 24') with carport awning and 2 entry porches Single Family Residential	Under Construction/ Building Permit Issued
APN	559-182-024		
157	Waters New SFD 01BDP 00000 01203	3,821 SF new SFD, 720 SF garage, and 423 SF porch Single Family Residential	Under Construction/ Building Permit Issued
APN	067-100-003		

Project		Description/Location ³	Status
158	County Parks/South Coast RR Museum/Visitor Center 01BDP 00000 01432	New 768 SF visitors center Non-retail commercial	Under Construction/ Building Permit Issued
APN	077-160-057		
159	Minke/New Mobile Home 02BDP 00000 00377	Install new manufactured home Single Family Residential	Under Construction/ Building Permit Issued
APN	579-120-035		
160	SB Humane Society/Spay and Neuter Clinic 01BDP 00000 02158	Spay and neuter clinic of 1,875 SF Non-Retail Commercial	Under Construction/ Building Permit Issued
APN	071-220-036		
161	Traphagen/New Mobile Home 02BDP 00000 01093	New Mobile Home Unit Single Family Residential	Under Construction/ Building Permit Issued
APN	579-210-015		

Note: Data from Santa Barbara County Planning & Development. September 2005.

** Under construction or approved and awaiting construction.

*** Projects with both Commercial/Industrial and Residential uses are listed once under each of these sections. Square footage is totaled in the Commercial/Industrial section and units are totaled in the Residential section.

Site Information

Site	Acres	Zoning	Current use	Known biological & physical constraints	Proximity to MTD bus routes	Proximity to shopping, jobs, schools	Comments	Priority (H/M/L)
1. Noel Christmas Tree Farm	25.9	AG-I-5	Agriculture	Creek, power lines, fault (each requires setback)	1/3 mile to Calle Real, 1 mile to Hollister	<ul style="list-style-type: none"> ▪ 1 ½ miles to Calle Real Center ▪ 1 mile to Hollister/Patterson intersection ▪ < 1 mile to Mountain View, Foothill and Kellogg Schools 		
2. Magnolia Center	9.1	SC	Shopping center	No	Adjacent to Hollister	<ul style="list-style-type: none"> ▪ Shopping and jobs on site ▪ ¼ mile to El Camino School ▪ ¾ mile to San Marcos HS 		
3. Hodges (San Marcos Growers)	33.1	AG-I-5	Nursery/Agriculture	No	Adjacent to Hollister, ¼ mile to Turnpike	<ul style="list-style-type: none"> ▪ < ½ mile to Turnpike and Magnolia Shopping Centers ▪ San Marcos HS and El Camino Elementary 		
4. Lane Family	11.4	AG-I-5	Residential/Agriculture	No	< 1/4 mile to Hollister	<ul style="list-style-type: none"> ▪ < ½ mile to Turnpike and Magnolia Shopping Centers ▪ San Marcos HS and El Camino Elementary 		
5. McCloskey	6.9	AG-I-5	Residential/Agriculture	No	Adjacent to Hollister	<ul style="list-style-type: none"> ▪ < ½ mile to Turnpike and Magnolia Shopping Centers ▪ San Marcos HS and El Camino Elementary 		
6. Tatum (SBHS)	23.0	DR 3.3	Vacant	Slopes, oaks	Adjacent to Hollister	<ul style="list-style-type: none"> ▪ < ½ mile to Turnpike and Magnolia Shopping Centers ▪ San Marcos HS and El Camino Elementary 	Approximately 15 developable acres	
7. Turnpike Center	9.9	SC	Shopping center	No	Adjacent to Hollister and Turnpike	<ul style="list-style-type: none"> ▪ Shopping and jobs on site, across from San Marcos HS ▪ < ½ mile to El Camino School 		
8. MTD	18.6	DR 20, AG-I-5	Vacant	No	Adjacent to Calle Real	<ul style="list-style-type: none"> ▪ ½ mile to Turnpike Center and San Marcos HS ▪ Adjacent to County Campus and Community Center ▪ < ¼ mile to In -N-Out Burger and IHOP 		
9. Caird	15.9	AG-I-10	Agriculture	Airport Approach Zone, creek	½ mile to Hollister	<ul style="list-style-type: none"> ▪ ½ mile to shopping and jobs on Hollister ▪ ¾ mile to Goleta Old Town 	Protected by new policies	
10. Giorgi/St.Athanasius	85.4	AG-I-10	Agriculture	Airport Approach Zone	Adjacent to Hollister	<ul style="list-style-type: none"> ▪ Adjacent to shopping and jobs on Hollister ▪ 1/4 mile to Goleta Old Town 	Protected by new policies	
11. Rowe	4.6	12-R-1	Residential/Orchard	Some oaks	¾ mile to Hollister	<ul style="list-style-type: none"> ▪ 1 mile to Calle Real Center ▪ < ¼ mile to Kellogg School 	Development proposed	
12. Palmer	4.8	DR 1.8	Residential	Oaks	¼ mile to Calle Real	<ul style="list-style-type: none"> ▪ 1 mile to Calle Real Center ▪ 1 mile to Hollister and Patterson intersection ▪ < ¾ mile to Foothill and Kellogg Elementary Schools 		
13. Cobb	4.3	1-E-1	Residential	No	1/3 mile to Calle Real, 1/2 mile to Hollister	<ul style="list-style-type: none"> ▪ 1 ½ miles to Calle Real Center ▪ 1 mile to Hollister/Patterson Intersection ▪ < 1 mile to Mountain View ▪ Foothill and Kellogg Elementary Schools 		
14. Tosta	5.9	1-E-1	Residential/Orchard	No	1/3 mile to Calle Real, 1/2 mile to Hollister	<ul style="list-style-type: none"> ▪ 1 ½ miles to Calle Real Center ▪ 1 mile to Hollister/Patterson Intersection ▪ < 1 mile to Mountain View ▪ Foothill and Kellogg Elementary Schools 		
15. Lane	3.4	10-R-1	Fruit Stand/Agriculture	No	Adjacent to Hollister	<ul style="list-style-type: none"> ▪ ½ mile to El Camino School and San Marcos HS ▪ Across Hollister from Magnolia Center and ½ mile from Turnpike Center 		
16. Bishop/Protestant Episcopal	3.0	DR 4.6	Church	No	Adjacent to Hollister	<ul style="list-style-type: none"> ▪ ½ mile to El Camino School and San Marcos HS ▪ Across Hollister from Magnolia Center and ½ mile from Turnpike Center 		
17. Salvation Army	3.1	DR 4.6	Church	No	Adjacent to Hollister	<ul style="list-style-type: none"> ▪ Across the street from Turnpike Center ▪ Across the street from San Marcos HS, ¼ mile to El Camino School. 		
18. Yee	0.8	15-R-1	Vacant	No	Adjacent to Hollister	<ul style="list-style-type: none"> ▪ ¼ mile to Turnpike Center ▪ across the street from San Marcos HS ▪ < ¼ mile to Page Center and sports fields 		

Site	Acres	Zoning	Current use	Known biological & physical constraints	Proximity to MTD bus routes	Proximity to shopping, jobs, schools	Comments	Priority (H/M/L)
19. Carmela Investments	1.1	10-R-1	Apartment	No	Adjacent to Hollister	<ul style="list-style-type: none"> ▪ 1/2 mile to Turnpike Center ▪ <1/2 mile to San Marcos HS ▪ across the street from Page Center and sports fields 		
20. Bantilan	3.1	3-E-1	Vacant	Slopes, access	Low frequency service to Cathedral Oaks, ½ mile to Calle Real	<ul style="list-style-type: none"> ▪ 1 mile to Turnpike Center and San Marcos HS ▪ ¾ mile to jobs at County Calle Real Campus ▪ 1.2 mile to community center 		
21. Sandford	4.3	3-E-1	Residential	Slopes, access	Low frequency service to Cathedral Oaks, ½ mile to Calle Real	<ul style="list-style-type: none"> ▪ 1 mile to Turnpike Center and San Marcos HS ▪ ¾ mile to County Calle Real Campus ▪ ½ mile to community center 		
22. St Vincent's East	15.7	DR 1, DR 4.6	Vacant	Some oaks, coastal sage scrub, noise	1 1/2 miles to State Street	<ul style="list-style-type: none"> ▪ 1 1/2 miles to Monte Vista School ▪ ¾ mile to La Colina Middle School ▪ 2 miles to La Cumbre and 5 Points Centers 	Church has plans for this site	
23. St Vincent's West	33.4	DR 1	Vacant	Slopes, extensive coastal sage scrub, access	1 ½ miles to State St., low frequency service to Cathedral Oaks	<ul style="list-style-type: none"> ▪ 1 1/2 miles to Monte Vista School ▪ ½ mile to La Colina Middle School ▪ 1 ½ miles to La Cumbre and 5 Points Centers 	Approximately 10 developable acres, church has plans	
24. Webster (Foothill Triangle)	3.6	SC	Vacant	Deed restricted to prohibit housing	1 1/2 miles to State Street, low frequency service to Cathedral Oaks	<ul style="list-style-type: none"> ▪ 1 ¼ miles to Monte Vista School ▪ < ¼ mile to La Colina Middle School ▪ 1 ½ miles to La Cumbre and 5 Points Centers. 	Deed restricted to prohibit housing	
25. Trinity Baptist	32.9	RR 5	Vacant	Fire danger, slopes	1 1/2 miles to State Street, low frequency service to Cathedral Oaks	<ul style="list-style-type: none"> ▪ 1 ½ miles to Monte Vista School, ¾ mile to La Colina Middle School ▪ 2 miles to La Cumbre and 5 Points Centers. 		
26. Cathedral Oaks County Campus	37.5	Rec	Fire and School District Offices	Some oaks and coastal sage scrub, slopes, on-site fire danger, setbacks	1 ¾ miles to State St, low frequency service to Cathedral Oaks	<ul style="list-style-type: none"> ▪ 1 ¾ miles to Monte Vista School ▪ ¾ mile to La Colina Middle School ▪ 1 ¾ miles to La Cumbre and 5 Points Centers. 	Approximately 15 acres developable	
27. Calle Real County Campus	143.5	Rec	Office, Sheriff facilities and jail, maintenance yards, old landfill, transfer station	Slopes, coastal sage scrub, designated ESH, existing uses may not be compatible with housing	1 ¾ miles to State St, low frequency service to Cathedral Oaks	<ul style="list-style-type: none"> ▪ 1 ¾ miles to Monte Vista School ▪ ¾ mile to La Colina Middle School ▪ 1 ¾ miles to La Cumbre and 5 Points Centers. 	Limited area for housing and incompatible uses	
28. Hollister Ave County Campus	37.3	Rec	Juvenile Hall, Sports Complex, Little League Fields, Fire Station, retention basin, storage	Highly developed, uses may not be compatible with housing	Adjacent to Hollister	<ul style="list-style-type: none"> ▪ ½ mile to Vieja Valley School & San Marcos HS ▪ ¾ mile to Turnpike Center ▪ 1 ¼ mile to La Cumbre and 5 Points Centers. 	Site already highly developed	
29. Catholic Cemetery	4.7	PI	Vacant	Archdiocese owned, coastal sage scrub near creek, noise, access, former graveyard	Adjacent to Hollister	<ul style="list-style-type: none"> ▪ ½ mile to Vieja Valley School and San Marcos HS ▪ ¾ mile to Turnpike Center ▪ 1 ¼ mile to La Cumbre and 5 Points Centers. 	Human remains on-site	
30. Anderson (next to Thrifty Gas)	1.7	C-3	Vacant	Site clean-up	Adjacent to Hollister	<ul style="list-style-type: none"> ▪ 1 mile to Vieja Valley School ▪ 1/3 mile to La Cumbre and 5 Points Centers. 		
31. Giorgi/Calle Real-Patterson	1.5	C-1	Orchards	No	Adjacent to Calle Real	<ul style="list-style-type: none"> ▪ 1 mile to Foothill and Kellogg Schools ▪ 1 1/3 miles to Mountain View and San Marcos HS 		
32. Peterson	0.7	CH	Gas Station	Possible contamination. Demo in progress.	Adjacent to Calle Real	<ul style="list-style-type: none"> ▪ ½ mile to Turnpike Center and San Marcos HS ▪ < ¼ mile to County Campus and Community Center 	May be deed restricted	
33. Tosco	0.6	CH	Gas Station	Possible contamination	Adjacent to Calle Real	<ul style="list-style-type: none"> ▪ ½ mile to Turnpike Center and San Marcos HS ▪ < ¼ mile to County Campus and Community Center 	May be deed restricted	

Notes:

Sites 1 through 8 are the sites proposed in the Draft Housing Element.

Sites 9 through 21 are the alternative sites presented to 2nd District Neighborhood Council in Nov. 2003.

Sites 22 through 33 are sites suggested by the public.

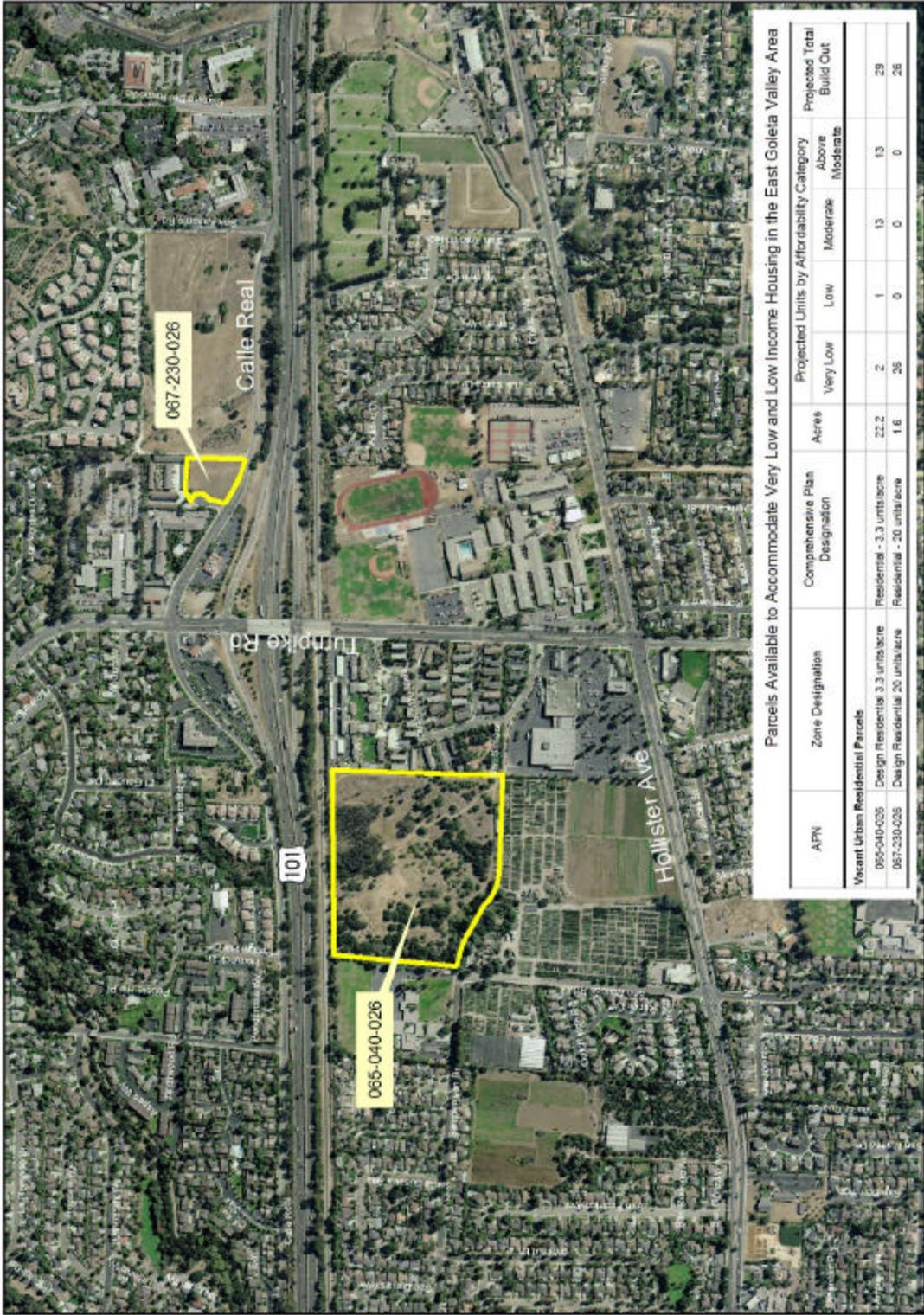
All sites are within the designated urban area boundary.

All sites are within the boundaries or sphere of influence of municipal water and sewer services.



Site	Acres	Zoning	Current Use
1. Noel Christmas Tree Farm	25.9	AG-I-5	Agriculture
2. Magnolia Center	9.11	SC	Shopping center
3. Hodges (San Marcos Growers)	33.07	AG-I-5	Nursery/Agriculture
4. Lane Family	11.4	AG-I-5	Residential/Agriculture
5. McCloskey	6.95	AG-I-5	Residential/Agriculture
6. Tatum (SBHS)	23	DR 3-3	Vacant
7. Turnpike Center	9.98	SC	Shopping center
8. MTD	18.56	DR 20, AG-I-5	Vacant
9. Caird	15.85	AG-I-10	Agriculture
10. Giorgi/St. Athanasius	85.36	AG-I-10	Agriculture
11. Rowe	4.57	12-R-1	Residential/Orchard
12. Palmer	4.75	DR 1.8	Residential
13. Cobb	4.26	1-E-1	Residential
14. Tosta	5.93	1-E-1	Residential/Orchard
15. Lane	3.37	10-R-1	Fruit Stand/Agriculture
16. Bishop/Protestant Episcopal	2.97	DR 4.6	Church
17. Salvation Army	3.12	DR 4.6	Church
18. Yee	0.78	15-R-1	Vacant
19. Carmela Investments	1.1	10-R-1	Apartment
20. Bantilan	3.12	3-E-1	Vacant
21. Sandford	4.32	3-E-1	Residential
22. St. Vincent's East	15.69	DR 1	Vacant
23. St. Vincent's West	33.37	DR 1	Vacant
24. Webster (Foothill Triangle)	3.58	SC	Vacant
25. Trinity Baptist	32.92	RR 5	Vacant
26. Cathedral Oaks County Campus	37.49	Rec	Fire and School District Offices
27. Calle Real County Campus	143.48	Rec	Office, Sheriff Facilities, road yard, old landfill
28. Hollister Ave County Campus	37.28	Rec	Juvenile Hall, Sports Complex, Little League Fields, Fire Station, retention basin, storage
29. Catholic Cemetery	4.72	PI	Vacant
30. Anderson (next to Thrifty Gas)	1.71	C-3	Vacant

Parcels Available to Accommodate Very Low and Low Income Housing in the East Goleta Valley



Parcels Available to Accommodate Very Low and Low Income Housing in the East Goleta Valley Area

APN	Zone Designation	Comprehensive Plan Designation	Acres	Projected Units by Affordability Category			Projected Total Build Out
				Very Low	Low	Above Moderate	
Vacant Urban Residential Parcels							
065-040-026	Design Residential	3.3 units/acre	22.2	2	1	13	29
067-230-026	Design Residential	20 units/acre	1.6	25	0	0	26