

## **5.0 GROWTH INDUCING IMPACTS**

Section 15126(g) of the State CEQA Guidelines requires a discussion of a proposed project's potential to foster economic or population growth, including ways in which a project could remove an obstacle to growth. The Agricultural Cluster Subdivision Program's potential to induce growth is discussed in this section.

Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. The proposed Agricultural Cluster Subdivision Program's growth inducing potential could therefore be considered significant if it could result in the extension of infrastructure that could accommodate capacities greater than the growth currently planned.

### **5.1 ECONOMIC GROWTH**

The Agricultural Cluster Subdivision Program will have the effect of changing the manner in which residential development can occur on agricultural lands. The overall residential density will not be increased beyond what is already anticipated in the County General Plan.

Since the Agricultural Cluster Subdivision Program would not directly result in new commercial or industrial development, it would not be expected to generate jobs or economic activity. However, the amendments could facilitate the development of up to 418 new residential units. Based on a factor of 2.318 persons dwelling unit, these additional units would generate approximately 969 additional residents countywide. This represents an increase of approximately .358 percent over the current County population (270,966; California Department of Finance, January 2011). This additional development and associated increase in population would be consistent with the build-out potential anticipated under the County's General Plan. Since this increased population is consistent with County General Plan build-out projections, it is also consistent with the San Luis Obispo Council of Governments (SLOCOG) population projections, which are based on General Plan build-out assumptions.

In the Coastal Zone, the Agricultural Cluster Subdivision Program would not enable the creation of new parcels. Instead, the program would allow for the reconfiguration of existing parcels. Such reconfiguration could nonetheless precipitate residential development by enabling the creation of new parcels which are more attractive for residential development than larger agricultural parcels. However, since the base density for a cluster subdivision in the Coastal Zone would be equivalent to the number of existing underlying lots, development potential and population growth would remain consistent with County build-out and SLOCOG population projections.

The new residents that could be added throughout the county would incrementally increase activity in retail establishments and may generate demand for such services as landscaping, gardening, home cleaning, and maintenance. However, new residents are expected to draw on existing retail and commercial services already available in the county, rather than inducing new service providers to relocate to the area. As a result, no significant physical effects are



expected to result from economic growth generated by the proposed Agricultural Cluster Subdivision Program.

Mitigation Measures. None required.

Residual Impacts. No significant environmental impacts relating to economic growth are anticipated.

## **5.2 POPULATION GROWTH**

The population of San Luis Obispo County has been steadily increasing over the past several decades. Between 1990 and 2000, the population of San Luis Obispo County increased approximately 13.6%. The County's population increased another 3.9% between 2000 and 2010. According to SLOCOG, San Luis Obispo County's population is projected to continue to increase, reaching 287,473 to 296,713 by the year 2030<sup>1</sup>. This represents an increase of approximately 6 to 9% over the current population of 270,966. It should be noted that SLOCOG's projections are based on the build-out potential of the General Plans of the County and each city within the County.

The proposed amendments could facilitate the development of up to 418 new residential units. Based on a factor of 2.318 persons dwelling unit, these additional units would generate approximately 969 additional residents countywide. This represents an increase of approximately .358 percent over the current County population (270,966; California Department of Finance, January 2011). This additional development and associated increase in population would be consistent with the build-out potential anticipated under the County's General Plan. Since this increased population is consistent with County General Plan build-out projections, it is also consistent with SLOCOG population projections, which are based on General Plan build-out assumptions.

Mitigation Measures. No mitigation measures are required.

Residual Impacts. No significant environmental impacts relating to economic growth are anticipated.

## **5.3 REMOVAL OF OBSTACLES TO GROWTH**

The proposed Agricultural Cluster Subdivision Program would modify existing development standards regarding the location, intensity, and design of agricultural cluster subdivisions in the County. Although the amendments would reduce the amount of future growth that could occur within rural areas of the County, they would not modify countywide development potential compared to what could currently occur under the General Plan. Such growth would be less than significant, since it is consistent with County and regional long-term growth projections. Thus, development under the proposed amendments is not expected to be growth-inducing from this perspective.

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<sup>1</sup> Source: SLOCOG (August 2011). *San Luis Obispo County 2040 Population, Housing and Employment Forecast*.



The proposed program would require new residential cluster parcels to contain individual on-site wells and septic systems. In addition, cluster projects would only be allowed on properties with access to an existing paved, county, or state maintained road. Under these provisions, individual cluster parcels would essentially be self-sustained and would not require the construction of new or expanded infrastructure, beyond private on-site improvements. Therefore, the program is not anticipated to result in growth inducing effects due to the extension of infrastructure.



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