

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 potential for the Agricultural Residential Cluster Subdivision and Future Development Program 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 Residential Cluster Subdivision and envisioned Future Development Program's growth inducing potential is therefore considered significant if it could result in significant effects in one or more environmental issue areas.

5.1 ECONOMIC GROWTH

5.1.1 Agricultural Residential Cluster Subdivision Economic Growth

The proposed Agricultural Residential Cluster Subdivision involves private residential development and does not include any commercial or industrial development. Therefore, it would not directly generate jobs or economic activity. Based on a **the Sheriff Department's population generation** factor of 2.7 persons per dwelling unit, the 112-unit Agricultural Residential Cluster Subdivision would be expected to generate approximately 302 residents. The estimated 302 residents that would be added on the Agricultural Residential Cluster Subdivision site would increase activity in nearby retail establishments and may generate demand for such services as landscaping, gardening, home cleaning and maintenance. In addition, the 112 residential units and associated 302 people in the Santa Margarita area would constitute an approximate 22.8% increase in the existing population of the Santa Margarita community, which was estimated as 1,325 people as of the year 2005. This would represent a substantial growth in community population. As a result, Agricultural Residential Cluster Subdivision residents may induce new service providers to relocate to the area. Physical effects may result from economic growth generated by the proposed Agricultural Residential Cluster Subdivision.

Improvements to existing commercial businesses, including building, parking and other improvements, would be required to comply with County regulations. The impacts of other development in the area would depend upon the location and magnitude of such development, although the types of impacts would likely be similar to those of the proposed Agricultural Residential Cluster Subdivision. Environmental areas that could experience significant effects if similar development were to occur elsewhere in the vicinity include agriculture, biological resources, visual resources and noise. Such impacts would be addressed on a case-by-case basis as individual development projects are proposed.

5.1.2 Future Development Program Economic Growth

The commercial components of the Future Development Program would directly generate jobs and economic activity. Using a factor of 500 building square feet per worker for commercial uses, the estimated 157,250 square feet of commercial/retail development would generate an



estimated 315 jobs (refer to Table 2-5 in Section 2.0, *Project Description*). In addition, the livestock sales yard is assumed to generate ten jobs, while each of the three places of worship is assumed to generate five jobs. Therefore, the Future Development Program is estimated to generate a total of 340 new jobs. A portion of the jobs would be expected to be filled by occupants of the residential components of the Future Development Program. Although some jobs would likely be filled by current residents of the community of Santa Margarita, many of the new job opportunities would likely be filled by commuters from nearby urban areas such as San Luis Obispo and Atascadero.

Under the Future Development Program, circulation, water, sewer, and drainage infrastructure would be constructed to accommodate urban development in the area. This additional demand for services and multiplier-effect related economic growth is not expected to significantly impact the region, and the costs of such demand will be at least partially offset by the additional tax base, both in property and sales.

Based on a **the Sheriff Department's population generation** factor of 2.7 persons per dwelling unit, the 514-unit Future Development Program (including the proposed Agricultural Residential Cluster Subdivision) would be expected to generate approximately 1,388 residents. The estimated 1,388 residents that would be added on the Ranch property would increase activity in nearby retail establishments and may generate demand for such services as landscaping, gardening, and home cleaning and maintenance. In addition, the 514 residential units and associated 1,388 people would constitute an approximate 104.8% increase in the existing population of the Santa Margarita community of approximately 1,325. This would represent major growth in community population. As a result, Future Development Program residents may induce new service providers to relocate to the area. Physical effects may result from economic growth generated by the Future Development Program.

Improvements to existing commercial businesses, including building, parking and other improvements, would be required to comply with County regulations. As with the Agricultural Residential Cluster Subdivision individually, the impacts of other development in the area would depend upon the location and magnitude of such development. Such impacts would be addressed on a case-by-case basis as individual development projects are proposed.

5.2 POPULATION GROWTH

5.2.1 Agricultural Residential Cluster Subdivision Population Growth

Implementation of the proposed Agricultural Residential Cluster Subdivision would result in a total of 112 dwelling units and an associated population increase of 302 persons (based on a **the Sheriff Department's population generation** factor of 2.7 persons per unit). This represents an approximate 22.8% increase in the existing population of the Santa Margarita community of approximately 1,325.

Recent residential development has been limited in the community of Santa Margarita. However, to the extent that urban development in the County has generally progressed to the south from Atascadero, along Highway 101 and El Camino Real, as housing demand in northern San Luis Obispo County has increased substantially in recent years, the proposed Agricultural Residential Cluster Subdivision can be viewed as an extension of this growth trend. Although the Agricultural



Residential Cluster Subdivision would not substantially affect the overall County population, it involves the development of a currently undeveloped rural area. The Agricultural Residential Cluster Subdivision directly induces growth in a rural location. The impacts associated with this direct population growth are addressed throughout this EIR. The Agricultural Residential Cluster Subdivision could also set a precedent for similar development in the general area. In this way, the Agricultural Residential Cluster Subdivision could indirectly induce growth in nearby rural locations, in accordance with County General Plan land use designations for these areas. On the other hand, the proposed Agricultural Residential Cluster Subdivision includes a substantial open space component that would discourage a continuation of this growth trend to the south of the site. The proposed open space component of the Agricultural Residential Cluster Subdivision would preclude this land from more intensive urban development, slowing an observable growth pattern trend in the area.

The impacts of other development in the area would depend upon the location and magnitude of such development. Such impacts would be addressed on a case-by-case basis as individual development projects are proposed.

5.2.2 Future Development Program Population Growth

Buildout in accordance with the Future Development Program would result in a total of 514 dwelling units (402 units in addition to the Agricultural Residential Cluster Subdivision) and an associated population increase of 1,388 persons. This represents an approximate 104.8% increase in the existing population of the Santa Margarita community of approximately 1,325.

As with the Agricultural Residential Cluster Subdivision individually, the Future Development Program could be viewed as an extension of a growth trend to the south from Atascadero, along Highway 101 and El Camino Real. Buildout of the Future Development Program would substantially affect the overall population of the community of Santa Margarita, as well as introduce commercial growth in a rural area. Therefore, the Future Development Program directly induces growth in a rural location. The impacts associated with this direct population growth are addressed throughout this EIR. The Future Development Program includes allowable development as outlined by the Salinas River Area Plan (refer to Section 2.4.2 in Section 2.0, *Project Description*), and represents complete buildout of the property. As such, it would reduce the potential for additional development on the property.

As with the Agricultural Residential Cluster Subdivision individually, the impacts of other development in the area would depend upon the location and magnitude of such development. Such impacts would be addressed on a case-by-case basis as individual development projects are proposed.

5.3 REMOVAL OF OBSTACLES TO GROWTH

5.3.1 Agricultural Residential Cluster Subdivision Removal of Obstacles to Growth

The Agricultural Residential Cluster Subdivision site, as currently zoned and designated under the San Luis Obispo County General Plan for agricultural use, could accommodate limited residential development. Currently, land use and zoning controls would limit growth potential in the area. However, these are political barriers to growth that can be changed, as land use and zoning



controls can be amended to be less restrictive. If these actions occurred, the growth potential of the area would increase. Because the site is currently not developed with urban uses, it would require the extension of urban infrastructure to serve planned development. New infrastructure that would be required includes new roads serving the site, the addition of drainage facilities and the extension of water lines. The potential for each of these types of infrastructure to induce growth is discussed below.

Road Extensions. Access to the site would be from West Pozo Road, which is a two-lane roadway adjacent to the Agricultural Residential Cluster Subdivision site. The proposed internal road system consists of a series of local roads designed specifically to serve site development (see Figures 2-8A through 2-8E of Section 2.0, *Project Description*). None of the internal roads are designed to serve additional development. Therefore, although extensions of planned roads to other portions of the site or off-site areas could occur, the current circulation system would not easily accommodate such extensions. The potential for the proposed internal road system to induce additional growth either on-site or off-site is limited.

Drainage Infrastructure. The Agricultural Residential Cluster Subdivision includes new drainage infrastructure to handle the increase in stormwater flow that would be created by on-site development. New facilities are anticipated to be sized to meet the needs of future on-site development. However, if these are overbuilt, they could accommodate additional or more intensive development on-site or at off-site upstream locations at some point in the future, thereby removing an obstacle to future growth.

Water Infrastructure. The Agricultural Residential Cluster Subdivision would require ~~the extension of water lines, and would require new wells and~~ the acquisition of additional water supply (State Water and/or the Nacimiento Water Project) to serve the Agricultural Residential Cluster Subdivision. If these water lines are overbuilt, or excess State Water/Nacimiento Water is acquired, this could accommodate additional or more intensive development at off-site locations at some point in the future, thereby removing an obstacle to future growth.

Wastewater Infrastructure. Each proposed Agricultural Residential Cluster Subdivision residential lot will have an individual septic system. Therefore, wastewater infrastructure for the Agricultural Residential Cluster Subdivision would not accommodate additional development or remove an obstacle to further growth.

Mitigation Measures. The following mitigation measure would limit the potential for the Agricultural Residential Cluster Subdivision to induce growth in the area, thereby reducing potentially significant physical effects associated with growth:

Agricultural Residential Cluster Subdivision GI-1(a)

Infrastructure Capacity Limitations. Infrastructure and service capacity for the proposed Agricultural Residential Cluster Subdivision shall be sized to meet only the demands of the Agricultural Residential Cluster Subdivision itself.

Plan Requirements and Timing. Public Works shall review plans for required infrastructure extensions and improvements prior to approval of initial building permits. **Monitoring.** Public Works shall review plans prior to issuance of building permits and inspect prior to occupancy clearance.



Residual Impacts. With the above measure, the potential to induce further growth would be reduced to a less than significant level.

5.3.2 Future Development Program Removal of Obstacles to Growth

Currently, land use and zoning controls would limit growth potential in the Future Development Program area. However, these are political barriers to growth that can be changed, as land use and zoning controls can be amended to be less restrictive. If these actions occurred, the growth potential of the area would increase.

Because the Future Development Program area is now generally undeveloped, it would require the extension of urban infrastructure to serve potential development. New infrastructure that would be required includes development of new roads, extension of water lines, and the construction of a wastewater treatment facility. The potential for each of these types of infrastructure to induce growth is discussed below.

Road Extensions. Current access to Future Development Program land use locations is from U.S. 101, SR 58/El Camino Real and West Pozo Road. Preliminary access locations have been identified but internal roadway systems have not been determined for Future Development Program uses. If Future Development Program roadway systems are overbuilt, additional or more intensive development could be accommodated on-site or off-site at some point in the future, thereby removing an obstacle to future growth.

Water Infrastructure. The Future Development Program would require the extension of water lines and would require new wells and the acquisition of additional water supply (State Water and/or the Nacimiento Water Project) to serve Future Development Program land uses. If these water lines are overbuilt, or excess State Water/Nacimiento Water is acquired, this could accommodate additional or more intensive development on or adjacent to the Ranch property at some point in the future, thereby removing an obstacle to future growth.

Wastewater Infrastructure. The Future Development Program includes the dedication of 10 acres of land for a future wastewater treatment facility for the existing community, at a location to be determined. If such infrastructure is overbuilt, it could accommodate additional or more intensive development on-site or at off-site at some point in the future, thereby removing an obstacle to future growth.

Mitigation Measures. Agricultural Residential Cluster Subdivision measure GI-1(a) (Infrastructure Capacity Limitations) would apply to all Future Development Program land uses. Infrastructure planning and coordination for Future Development Program land uses would be accomplished with a Specific Plan and through the individual development project review process.

Residual Impacts. With the required measure, the potential to induce further growth would be reduced to a less than significant level.

