

CHAPTER 8

GROWTH INDUCING IMPACTS

The State CEQA Guidelines (Section 15126 (g)) require an EIR to discuss how a proposed project could directly or indirectly lead to economic, population, or housing growth. A project may be growth-inducing if it removes obstacles or impediments to growth, sets a precedent or encourages other activities which cause significant environmental effects, or taxes community services. The potential growth-inducing impacts of the proposed Sphere of Influence for the Nipomo Community Services District are discussed in terms of the following criteria: a) removal of an impediment to growth; b) precedent setting effects; c) economic, population and housing growth; and d) impacts upon community service facilities.

A. Removal of an Impediment to Growth

The proposed Sphere of Influence for the NCSO will result in growth-inducing impacts upon areas adjacent to or within the Sphere of Influence. A Sphere of Influence is a plan for the physical boundaries of a service district and may cause the extension of utilities (water and sewer) into areas that do not currently have these facilities. Provision of such facilities eliminates a potential constraint (i. e. lack of access) to development in areas served by or adjacent to this infrastructure. Establishing the District SOI anticipates the provision of public services that can increase land values and create economic pressures to develop. The Sphere of Influence areas become a logical area for extension of public utilities (water, sewer, storm drain, energy) to serve these areas. These growth-inducing impacts are typical to the provision of any such services particularly in vacant or sparsely populated areas, as is the case with the current project proposal. Establishing the SOI for the District will, through the removal of an impediment to growth, potentially hasten the conversion of vacant or existing agricultural land to more developed uses.

B. Precedent Setting Effects

Precedent setting concerns are defined as the ability of a project to set an example of what can be achieved on parcels with similar land use designations and parcels of land situated in similar locations within the County and with similar constraints. Parcels of land potentially susceptible to precedent-setting effects of the proposed project facilities include land in the vicinity of the District's SOI or currently served by the District.

The proposed project, which involves determining the SOI for the District throughout the eight Study Areas provides for areas to receive services that are rural in character, generally vacant and sparsely-populated area. The SOI represents the initial step or stage in a series of precedent-setting events. As noted above, provision of public services can increase land values and create economic pressures to develop. Initial development in areas adjacent to or served by the District will, in turn, represent the next precedent-setting step for subsequent development of remaining undeveloped areas. Those precedent-setting effects gain significance when considering that this resulting land use conversion involves agricultural lands or areas within Williamson Act agricultural preserves.

C. Economic, Population and Housing Growth

In order to determine the extent of these potential growth-inducing impacts, a detailed analysis of several possible future development scenarios for the project area was performed in Chapter 7, Alternatives of this document. These future development scenarios involve different assumptions of future land uses which could be implemented in response to establishing different Spheres of Influence. The development scenarios are described in Chapter 7 and provide projections regarding acreage, the number of dwelling units, increases in population and water demand.

Also, the Growth Inducing Impacts that the SOI may contribute to will be offset through the project development and review process implemented by the County. The following table shows the likely process of development for each Study Area.

Table 8-1: Land Use Approvals Needed by Area

STUDY AREA	EXISTING LAND USE	Land Use Approvals Needed
1	420 acres of Agriculture 462 acres of Residential Rural 200 acre Canada Ranch Specific Plan	<ul style="list-style-type: none"> • To increase density, or move the URL, a General Plan Amendment to change zoning would be required. • Possible approval of Tract or Parcel Map by County • Conditional Use Permit approval may be needed for land use projects • Specific Plan approval for Canada • Annexation to the District • All approvals are subject to CEQA
2	132 Acres Agriculture	<ul style="list-style-type: none"> • To increase density and move the URL, a General Plan Amendment would be required. • Possible approval of Tract or Parcel Map by County • Conditional Use Permit approval may be required for some land use projects • Annexation to the District • All approvals are subject to CEQA
3	91 acres of Residential Single Family 84 acres of Residential Suburban	<ul style="list-style-type: none"> • Conditional Use Permit approval may be required for land use projects. This area is within the URL and is envisioned by the County to receive urban services. • Annexation to the District • To increase density in this area, a General Plan Amendment to change zoning would be required. • All approvals are subject to CEQA
4	Southland Specific Plan 1,173 acres of Rural Lands 104 acres Commercial Service Maria Vista-Residential Suburban	<ul style="list-style-type: none"> • To Increase Density, a General Plan Amendment to change zoning would be required • Conditional Use Permit approval may be required for some land use projects. • Possible approval of Tract or Parcel Map by County • Specific Plan approval for Southland • Annexation to the District • All approvals are subject to CEQA

STUDY AREA	EXISTING LAND USE	Land Use Approvals Needed
5	Residential Single Family (RSF) Residential Suburban (RS)	<ul style="list-style-type: none"> • The RSF area is already developed. To Increase Density a General Plan Amendment to change zoning from RSF to RMF would be needed. • The RSF area already receives sewer service from the County. The County contracts with the NCSO to process the effluent from this area. • The RS area is largely built out and Cal Cities Water Co provides community water. The provision of sewer services to the area might allow for a limited number of secondary units on some lots. • A Conditional Use Permit (Minor Use Permit-Development Plan) approval may be required by the County for these units. • Annexation to the District • These approvals are subject to CEQA
6	Woodlands Specific Plan Area	<ul style="list-style-type: none"> • The Woodlands has already been approved with an EIR and mitigations.
7	1,325 acres of Residential Rural x 1 unit/5 acres= 265	<ul style="list-style-type: none"> • To increase density, a General Plan Amendment to change zoning from RR to RS or RSF is required. • Conditional Use Permit approval for land use development/projects is usually required. • Annexation to the District would be required. • Approvals are subject to CEQA
8	334 acres of Residential Rural x 1 unit/5 acres = 67	<ul style="list-style-type: none"> • To increase density, a General Plan Amendment to change zoning from RR to RS or RSF is needed. • Conditional Use Permit approval for land use development/projects is usually required. • Annexation to the District would be required. • Approvals are subject to CEQA

This process will provide mitigation for each process as prescribed through the CEQA process. The SOI is a contributing factor to growth, but it is not the only

factor involved. Clearly, development and changes in zoning has occurred without services being provided by the District.

D. Impacts on Community Service Facilities

These potential future development scenarios will generate additional demand for various public services and utilities. These include police protection, fire protection/emergency services, solid waste services, schools, recreation, libraries as well as wastewater generation, water and energy consumption. Project phasing is, however, expected to significantly influence the rate of this potential future growth. Annexation will occur over a 20 year period and will largely follow the development and review process implemented by the County.