



## SECTION 6.0 GROWTH INDUCEMENT

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 project's potential to induce growth is discussed in this section.

Growth does not necessarily create significant physical changes to the environment. However, depending on the type, magnitude, and location of growth, it can result in significant adverse environmental effects. Therefore, the proposed project's growth-inducing potential is considered significant if it could result in unavoidable significant effects in one or more environmental issue area.

### 6.1 REMOVAL OF IMPEDIMENTS TO GROWTH

Preparation of this DEIR was determined to be necessary based on preliminary calculations that the water main has potential to result in growth-inducing impacts on one or more issue area, as identified in the Initial Study Checklist, since that additional water would remove an existing impediment to growth. There are approximately 300 dwelling units (DU) in the Vasquez Water Main Project service area that are currently not served by Newhall County Water District (NCWD). Another 691 DU are at various stages of approval by the County of Los Angeles. Therefore, the Vasquez Water Main Project is intended to serve approximately 991 DU (of which permits for approximately 119 DU have expired).

The Vasquez Water Main Project, as proposed, has the capacity to serve a little over 2,000 DU. That portion of "unallocated" water that would be available through the Vasquez Water Main is the portion that is considered growth inducing since it removes an existing impediment for growth in the service area. The Vasquez Water Main has the capacity to provide water for an approximate additional 1,128 DU (1,009 includes expired tract applications) DU (an estimate).

This information was used to determine the threshold at which the Vasquez Water Main project will induce additional growth within the project service area. The water main is sized to accommodate approximately 2,000 DU, the number of existing and currently planned DU is 872 (991 less 119 expired DU); therefore, the project has the capacity to serve an additional 1,128 DU.

The quantity of water that should be reserved for fire protection is equivalent to the water demand for approximately 560 DU, and this quantity of water should be added to the existing water demand for the service area. This quantity of water and the number of existing, already approved, pending, and planned DU (872), when subtracted from the potential DU, indicate the Vasquez Water Main Project could provide water service for up to 1,169 DU beyond that already existing and planned for the project service area.

Note: Further analysis on the unconstrained number of potential users within the service area - that might be served by the water main, but precluded due to a lack of water availability in the area - would need to be based upon estimating potential future Los Angeles County planning decisions, and is therefore beyond the scope of this EIR. Based on the existing Santa Clarita Valley Area Plan of the Los Angeles County General Plan, land use and zoning designations, potential future land use planning decisions could add approximately 2,459 DU in the area (Table 6.1 Estimated Unconstrained General Plan Dwelling Unit Carrying Capacity).



**Table 6.1. Estimated Unconstrained General Plan Dwelling Unit Carrying Capacity**

Land Use Designation	Dwelling Units (DU)/acre	Potential DU
U1	660 acres @ 1.1 DU/acre	726
U2	240 acres @ 3.4 DU/acre	816
U3	50 acres @ 15 DU/acre	750
N2	300 acres @ 1 DU/20acre	15
NUHM	3000 acres @ 1 DU/20acre	150
OS	50 acres @ 1 DU/20acre	2
<b>Total</b>		<b>2,459</b>

**Note:** The NCWD Vasquez Water Main service area includes Land Use Designations from the Santa Clarita Valley Area of the Los Angeles County General Plan of Urban 1, 2, and 3 (U1 – 1.1 DU/ac., U2 – 3.4 DU/ac., U3 – 15 DU/ac.), Non-Urban 2 (N2 – 1 DU/20 ac.), Non-Urban Hillside Management (NUHM estimated at 1 DU/20 ac.), and Open Space (OS – estimated at 1 DU/20 ac.). Projections of possible acreage per land use designations, multiplied by the estimated dwelling unit possibility produces the following estimates of potential build-out in the area.

## 6.2 IMPACT ANALYSIS

Quantification is difficult for cumulative and growth-inducing impacts, as it would require speculative estimates of impacts including, but not limited to, the following:

- The geographic nature of impacts, as impacts of future development may affect different area;
- Variations in time of impacts, as many of the project’s and future development impacts, particularly those that are short-term, would occur at different times, and would be reduced or removed before other short term impacts occurred (Note: complete data are not available for all future development, and data for future development may change following subsequent approvals.); and
- Removal of impediments to growth.

The following cumulative impact discussion is based primarily on build-out of the Santa Clarita Valley area, based upon existing and currently planned development in accordance with the General Plan. Potential growth-inducement and cumulative impacts (including removal of impediments to growth) of the proposed project, in combination with cumulative development projects, are discussed below. Precise impacts of future development have been, or will be, discussed in appropriate environmental documentation for those projects, depending on the respective stage of approval of those projects.

## 6.3 ECONOMIC GROWTH

Development consistent with the General Plan designations for the area is continuing, as can be seen from the already recorded, approved, and pending projects located in the vicinity of the proposed NCWD pipeline project (see Table 3-2, Cumulative Projects Summary in Section 3). The General Plan provides for continued economic growth to support existing and proposed residential and commercial development, consistent with the General Plan growth projections.



### 6.3.1 Mitigation Measures

NCWD is a special district, a legitimate subdivision of the State government, established under the authority of Section 3000, Division 12 of the California Water Code. Providing water service to municipal and industrial users is the essence of the mission of the District. As a special district, NCWD only has authority to control those issues currently enacted by ordinance by the Board of Directors. The District has no other authority over planning or development in their service area that could be considered when an impediment to growth is removed. Therefore, the district has no authority to control adverse impacts created by the potential growth from the water service. However, the normal discretionary permit process within the County of Los Angeles would identify and avoid, minimize, or reduce impacts according to CEQA.

The pipeline size is designed to provide both water service and fire safety services to existing, recorded, approved/pending, residential, and commercial projects, as well as to provide an additional capacity for future growth. These projects are consistent with the General Plan projections for economic growth within the Area Plan boundaries. The NCWD is prudently installing appropriately sized infrastructure for water service now, instead of having to reconstruct the infrastructure later.

#### 6.3.1.a Significance after Mitigation

The pipeline will provide water service to existing, recorded, and approved/pending residential and commercial projects, as well as an additional capacity for future growth. The proposed project will ensure the water main will not have to be reinstalled in the future, in order to support the projected growth according to the Santa Clarita Valley Area General Plan. The water main extension, by providing the capacity for potential future growth, could increase economic growth projections for the General Plan area. Therefore, the project's impact on economic growth may not be reduced to less than significant after mitigation measures developed during the normal discretionary project permit process have been applied to individual development projects in the area. Therefore, *the project is considered to be growth inducing.*

### 6.4 POPULATION GROWTH

The Southern California Association of Governments (SCAG) is the regional agency responsible for determining project consistency with regional growth policies. As part of its analysis, SCAG develops regional and sub-regional demographics, which include projected housing, jobs, and population migration patterns, and then produces regional growth management plans, such as the 1998 Regional Transportation Plan (RTP). Some agencies and utilities use this information provided by SCAG to determine long-term trends. Currently, SCAG has determined the existing and projected demographics for the Castaic Lake Water Agency (CLWA), and the four respective public water purveyor service areas through 2020.

Population growth projections have been made several times by SCAG (Series II projections, and RTP). The first projection accomplished by SCAG was part of the Series II projection published in 1994. As part of this projection, SCAG projected the total population of the area served by all of the water districts in the area would be in excess of 575,000 people by 2020. The second most recent projection accomplished by SCAG was part of the 1998 RTP. As part of this projection, SCAG projected the total population of the same service area would be approximately 506,000 people by 2020.

As evident between these two SCAG projections (four years apart) the projected population for the service area has been lowered by 15 percent. As discussed in SCAG's 1998 RTP, services to provide for population growth, employment, and new households will need to increase within the service area. According to SCAG's plan, the total number of occupied households in the service area will increase from 58,526 to 96,262 by 2010,





representing an annual increase of approximately 3,775. In addition, to meet SCAG's projection, by 2020 the number of occupied households in the CLWA service area will increase from 96,262 in 2010 to 149,215 in 2020, reflecting an average annual increase of approximately 5,300 new households per year.

NCWD staff has prepared population projections and have determined that by the year 2020, the NCWD service areas will contain approximately 65,000 people.

The proposed NCWD pipeline is consistent with the Land Use provisions of the Area Plan Land Use Policies in that it will provide: (1) a needed water supply to existing homes and commercial uses; (2) water service to the already recorded and approved projects in the service area; and (3) water service to the pending residential projects currently under review by the County Regional Planning Department. However, the project is sized to provide service for potential future growth, and will remove an impediment to growth beyond that which is already existing, recorded, approved, and pending. Therefore, the project is considered to be growth inducing.

### 6.4.1 Mitigation Measures

NCWD is a special district, a legitimate subdivision of the State government, established under the authority of Section 3000, Division 12 of the California Water Code. Providing water service to municipal and industrial users is the essence of the mission of the District. As a special district NCWD only has authority to control those issues currently enacted by ordinance by the Board of Directors. The District has no other authority over planning or development in their service area. Therefore, the district has no authority to control adverse impacts created by the potential growth from the water service. NCWD cannot, therefore, mitigate for the removal of an impediment to growth. However, the normal discretionary permit process within the County of Los Angeles could, in the future, identify and avoid, minimize, or reduce impacts according to CEQA.

### 6.4.2 Significance After Mitigation

The pipeline is to provide water service to existing, recorded, approved, and pending residential and commercial projects and will provide additional capacity for future growth within the planning area. The project will, therefore, remove an impediment to future growth within the Santa Clarita Valley Area Plan. Removal of an impediment to additional growth means that the project could have a significant growth-inducing impact. However, the project's impact to population growth is dependent upon the future discretionary project permit process and is beyond the control of the NCWD.

## 6.5 PUBLIC SERVICES CAPACITY GROWTH

The pipeline project is designed to provide water service to existing, recorded, approved, and pending residential/commercial. The project will also provide service capacity for future projects. Provision of capacity to serve future growth is considered to result in the removal of an obstacle to growth.

**Road Extensions.** The discussion of traffic related impacts are found in Section 5.16. The proposed project will not itself create road extensions, nor would the project provide access to currently undevelopable acreage. However, the proposed project design capacity is anticipated to remove an obstacle to future growth or to open additional areas to development since future development could also rely on groundwater.

**Water Infrastructure.** Water availability and demand is discussed in Section 5.9. NCWD is the official water purveyor in the area. Currently, NCWD can demonstrate sufficient water supply for the anticipated growth according to the General Plan.





**Sewer Infrastructure.** NCWD is a special district, a legitimate subdivision of the State government, established under the authority of Section 3000, Division 12 of the California Water Code. Providing water service to municipal and industrial users is the essence of the mission of the District. As a special district, NCWD only has authority to control those issues currently enacted by ordinance by the Board of Directors. NCWD has no other authority over planning or development in their service area. Therefore, the district has no authority to control adverse impacts created by the potential growth from the additional water service provided by the project service capacity. However, the local discretionary permit process within the County of Los Angeles, and regional agencies, such as SCAQMD and the Los Angeles RWQCB, would identify and avoid, minimize, or reduce impacts according to CEQA.

Growth inducement and cumulative impacts from the proposed project, potential annexation areas, and additional development may result in increased demand for services and utilities. All of these potential future projects will be required to pay connection, service, and assessment fees, which mitigate the increased demand by providing for additional services and facilities. Therefore, the project is considered to have a less-than-significant impact to sewer infrastructure.

