

Chapter 18—Growth-Inducing Effects

The California Environmental Quality Act (CEQA) requires a discussion of the ways in which a proposed Project could be an inducement to growth. The CEQA Guidelines identify a project to be growth-inducing if it fosters economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. New employees from commercial and industrial development and new populations from residential development represent direct forms of growth. The expansion of urban services into a previously unserved or under-served area, the creation or extension of transportation links, or the removal of major obstacles to growth are examples of projects that are growth-inducing. It is important to note that these direct forms of growth have a secondary effect of expanding the size of local markets and attracting additional economic activity to the area.

Typically, the growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population above what is assumed in local and regional land use plans, or in projections made by regional planning authorities such as, the Association of Bay Area Governments (ABAG). Significant growth impacts could also occur if the project provides infrastructure or service capacity to accommodate growth levels beyond those permitted by local or regional plans and policies.

It cannot be assumed that the creation of growth-inducing potential automatically leads to growth. Growth occurs through capital investment in new economic opportunities by the private or public sectors. These investment patterns reflect, in turn, the desires of investors to mobilize and allocate their resources to development in particular localities and regions. These and other pressures serve to fashion the local politics of growth and the local jurisdiction's posture on growth management and land use policy. These factors, combined with the regulatory authority of local governments in California in relation to land use, serve to mediate the growth-inducing potential or pressure created by a project.

Potential growth-inducing impacts of the proposed Jefferson-Martin 230 kV Transmission Project could, in theory, be manifested in two ways:

- Growth resulting from the direct and indirect employment needed to construct and operate the proposed Project.
- Growth resulting from the additional electric power that would be transmitted by the proposed Project.

18.1 Growth Caused By Direct And Indirect Employment

As documented in Chapter 12, the construction and operation of the Project itself would not affect the employment patterns in the area. PG&E expects that the Project will be constructed by contractors and that construction personnel would come from the existing labor pool in the Bay Area. Operation of the Project would require no full-time personnel,

and maintenance would be done by PG&E employees responsible for the many existing PG&E facilities in the same Project Area.

18.1.1 Growth Related to Provision of Additional Electric Power

The Proposed Project is an approximately 27 mile-long, 230 kV double-circuit transmission line with overhead and underground segments, which includes modifications to certain substations and the construction of a new transition station. The Project would provide adequate capacity to serve the Project Area's existing and reasonably anticipated need; reasonably anticipated need is determined by several factors including local economic conditions, increased usage and steady, low-level population growth. The Project is not intended, however, to accommodate an anticipated large scale population growth in the Project Area. Even though the Project will increase capacity in the Project Area, it will not induce population growth therein. This is particularly true given the possibility that generation capacity in the Project Area may actually decline in the near future.

The main purpose of the Project is to provide sufficient and reliable capacity to the Project Area under all reasonably anticipated local generation scenarios. The Project would also ensure compliance with applicable reliability standards, as well as consistency with specific reliability criteria guidelines applicable to San Francisco. Further, the Project would diversify the transmission supply routes by adding a second independent major transmission line to the Project Area. In light of the fact that current local generation facilities are nearing the end of their useful lives and would require significant investment to remain in service and in compliance with applicable environmental regulations, improving the reliability of the transmission system without significantly increasing generation capacity, as this Project would do, will not induce population growth in the Project Area.