



Land Use & Natural Resources Committee

May 29, 2014

Research of Factors Influencing Development Pattern (Water)

Issue: How is staff researching the influence of water on future development patterns in the context of the 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) update?

Recommendation: None. This item is for information only.

Discussion: Water supply is among the many regulatory, policy, and market factors that can influence the timing and shape of future development. In the last year, the Board directed staff to look at how water supply in future years may affect the development pattern projected in the MTP/SCS. This staff report provides the status of that research.

Staff has reached out to the Regional Water Authority, Placer County Water Agency, and local government planning staffs to assess the types of water supply factors that should be considered in different parts of the region. Based on these discussions, research efforts are focused on understanding the amount of development that can occur in new growth areas before new large infrastructure investments are needed and on the timing of financing and constructing new treatment, storage and conveyance facilities for new development areas. Much of staff's research on water supply comes from specific plans or environmental impact reports for new growth areas, general plans, and urban water management plans (UWMPs). The UWMPs are prepared by urban water suppliers to project demand in their service area and identify strategies for water source reliability. Combined, these planning documents suggest that the long-term (20-year) water supply is not likely to be a limiter of growth in the region, though they do not provide a clear answer about the timing or phasing of development. Staff will continue to meet with water experts, local government staff and water agencies to best determine how the timing of investments in water infrastructure fit within the context of the MTP/SCS update.

Approved by:

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