



4.0 Basis of Cumulative Analysis



4.0 BASIS OF CUMULATIVE ANALYSIS

Section 15355 of the *CEQA Guidelines*, as amended, provides the following definition of cumulative impacts:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.”

Pursuant to Section 15130(a) of the *CEQA Guidelines*, cumulative impacts of a project shall be discussed when they are “cumulatively considerable”, as defined in Section 15065(c) of the *CEQA Guidelines*. The Initial Study Checklist (Appendix G of the *CEQA Guidelines*) provided as part of Appendix 15.1, indicates that the proposed project may yield potentially significant cumulative effects. As a result, Section 5.0 of this EIR assesses cumulative impacts for each applicable environmental issue, and does so to a degree that reflects each impact’s severity and likelihood of occurrence.

As indicated above, a cumulative impact involves two or more individual effects. Per *CEQA Guidelines* Section 15130(b), the discussion of cumulative impacts shall be guided by the standards of practicality and reasonableness, and should include the following elements in its discussion of significant cumulative impacts:

1. Either:
 - a. A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or
 - b. A summary of projections contained in an adopted General Plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact.
2. A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and
3. A reasonable analysis of the cumulative impacts of the relevant projects, including examination of reasonable, feasible options for mitigating or avoiding the project’s contribution to any significant cumulative effects.

Pursuant to *CEQA Guidelines* Section 15130(b), this EIR includes cumulative impact assessments for each applicable environmental issue area, based in part upon a summary of projections in the *North Coast Area Plan Cambria and San Simeon Acres Portions Updated* (November 6, 2007). This EIR then provides an analysis of any feasible options for mitigating or avoiding the project’s contribution to any significant cumulative effects. Based upon this analysis, this EIR provides a conclusion of the significance of cumulative impacts.

SAN LUIS OBISPO COUNTY GENERAL PLAN

The *San Luis Obispo County General Plan* is comprised of a set of documents that meet the requirements of State General Plan law and the California Coastal Act (Division 20 of the Public



Resources Code, Section 30000, et. Seq.). The *General Plan* provides a comprehensive framework for the regulations, protection, and management of coastal resources. Due to the requirements of the Coastal Act, the *General Plan* includes a set of documents that implement the Local Coastal Program (LCP). Consistent with State law, the County's LCP also functions as the mandatory Circulation Element and Land Use Element of the *General Plan*. The Land Use Element (LUE) and Local Coastal Program (LCP) of the *General Plan* is not a single document, but a set of documents. The documents that make up the Land Use Plan include the Local Coastal Program Policy Document, the Framework for Planning, the Coastal Zone Land Use Ordinance (CZLUO), and the Area Plans. Cambria is located entirely within the boundaries of the North Coast Planning Area and is addressed in the North Coast Area Plan (NCAP); refer to Section 5.1 (Land Use and Relevant Planning) for a detailed discussion.

The NCAP describes County land use policies for the North Coast Planning Area, including regulations that are also adopted as part of the Land Use Ordinances and LCP. The County Board of Supervisors approved the NCAP in 1988. As part of the County's efforts to update the 1988 NCAP, the County developed the Public Hearing Draft Revised Description Cambria and San Simeon Acres Community Plan of the North Coast Area Plan (2005 NCAP Update) and Environmental Impact Report (May 2005), which underwent review by the public and San Luis Obispo County Planning Commission. Table 4-1 (2005 NCAP Update Development Summary) outlines the 20-year development projection of the 2005 NCAP.

**Table 4-1
2005 NCAP Update Development Summary**

Development	Existing	Potential	Total (Proposed Plan)
Dwelling Units			
Cambria	4,000	975	4,975
San Simeon Acres	323	207	530
Total	4,323	1,182	5,505
Motel Rooms			
Cambria	887	568	1,455
San Simeon Acres	691	444	1,135
Total	1,578	1,012	2,590
Commercial Retail Square Footage			
Cambria	520,509	332,086	852,595
San Simeon Acres	89,090	55,280	144,370
Total	609,599	387,366	996,965
Other Square Footage			
Cambria	290,123	20,197	310,320
San Simeon Acres	3,250	2,075	5,325
Total	293,373	22,272	315,645
Source: Design, Community & Environment, <i>Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Draft EIR</i> , Table 3-1 (Proposed Plan Development Summary), May 18, 2005.			



As indicated in Table 4-1, the cumulative development potential is 5,505 dwelling units, 2,590 motel rooms, 996,965 square feet (SF) of commercial retail uses, and 315,645 SF of other uses. On November 6, 2007, the County Board of Supervisors adopted the most recent update to the NCAP, the *North Coast Area Plan Cambria and San Simeon Acres Portions Updated (2007 NCAP)*. The 2007 NCAP combines provisions from the 1988 NCAP, previous updates, and changes adopted by the CCC during their July 11, 2007 hearing and associated recommendations from the CCC June 21, 2007 and July 10, 2007 Staff Reports and Addendum. Table 4-2 (North Coast Area Land Use Acreage – 2007 NCAP) summarizes the acreage for each land use category, in accordance with the 2007 NCAP. As indicated in Table 4-2, the theoretical buildout of the North Coast Planning Area based on the 2007 NCAP includes approximately 1,061 acres of residential uses and approximately 295 acres of other uses (i.e., office/professional, commercial, and public facilities). These estimates involve approximately 6,980 dwellings (including approximately 6,130 dwellings in Cambria and 850 dwellings in San Simeon).¹

**Table 4-2
North Coast Area Land Use Acreage – 2007 NCAP**

Land Use Category	Cambria	San Simeon Acres	Rural North Coast	Total Study Area
Agriculture	39.78	-	99,037.35	99,077.35
Rural Lands	-	-	3,338.51	3,338.51
Recreation	41.88	-	1,750.21	1,792.09
Open Space	515.02	-	-	515.02
Residential Rural	-	-	-	0.00
Residential Suburban	57.54	-	-	57.54
Residential Single-Family	893.99	-	-	893.99
Residential Multi-Family	70.73	39.21	-	109.94
Office and Professional	13.05	-	-	13.05
Commercial Retail	64.61	41.81	36.70	143.12
Commercial Service	21.81	-	-	21.81
Industrial	-	-	-	0.00
Public Facilities	72.06	0.73	44.19	116.98
Total (Net) Acres¹	1,790.47	81.75	104,207.18	106,079.40
Total Acres²	2,350.94	114.00	105,679.42	108,144.36
<p>1 Net acres reflect areas within individual property ownerships. This estimate is used to compute absorption capacity and buildout.</p> <p>2 Total acres are net areas plus areas within road rights of way plus beach areas along the bay or ocean. The difference between gross and net is approximately 2,065 acres.</p> <p>Source: County of San Luis Obispo, <i>North Coast Area Plan Cambria and San Simeon Acres Portions Updated</i>, Table 4-1 (Land Use Acreage – North Coast Planning Area), November 6, 2007.</p>				

¹ County of San Luis Obispo, *North Coast Area Plan Cambria and San Simeon Portions Updated*, November 6, 2007, Page 2-7.



While buildout is theoretically possible, it is not likely because of resource constraints, such as water supply, traffic capacity, and public facility limitations. Through the standard development review process, development levels would be required to continue to match available resources such as water and public services. Also, community input has indicated that sustaining past growth rates is neither wise nor acceptable. It is noted the CCSD has confirmed a maximum of 4,650 connections, as the ultimate buildout of Cambria. This EIR includes a Buildout Reduction Program, which is the tool to cap the maximum number of potential water service connections within the CCSD service area to 4,650; refer to Section 3.0 (Project Description).

For purposes of this analysis, the buildout estimates for the San Simeon Acres and Rural North Coast portions of the North Coast Area, according to the 2007 NCAP, have been determined as having the potential to interact with development in Cambria spurred by the proposed Water Master Plan, to the extent that a significant cumulative effect may occur.

Note that quantification of cumulative impacts is difficult and often requires speculative estimates of impacts including, but not limited to, the following:

- ◆ The geographic diversity of impacts in the planning area – impacts of future development may affect different areas;
- ◆ Variations in time of impacts – many of the Project's future impacts, especially the short-term construction-related impacts, would occur at different times, and would be reduced or removed before other short-term impacts occurred;
- ◆ Lack of complete data for all future development; and
- ◆ Potential changes in data for future development during subsequent approvals.

However, every attempt has been made to provide a qualitative judgment regarding the combined effects of, and relationship between, the different land uses.