

## **4.0 Basis of Cumulative Analysis**

---





## 4.0 BASIS OF CUMULATIVE ANALYSIS

CEQA Guidelines Section 15355, as amended, states the following regarding 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.*

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.*
- (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.*

Pursuant to CEQA Guidelines Section 15130(a), a project’s cumulative impacts shall be discussed when they are “cumulatively considerable,” as defined in CEQA Guidelines Section 15065(a)(3). Section 5.0, *Environmental Analysis*, assesses the 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:

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 local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projects may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.*
2. *When utilizing a list, as suggested in paragraph (1) of subdivision (b), factors to consider when determining whether to include a related project should include the nature of each*



*environmental resource being examined, the location of the project and its type. Location may be important, for example, when water quality impacts are at issue since projects outside the watershed would probably not contribute to a cumulative effect. Project type may be important, for example, when the impact is specialized, such as a particular air pollutant or mode of traffic.*

3. *Lead agencies should define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used.*
4. *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.*
5. *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.*

As noted above, CEQA allows the discussion of cumulative impacts to be based upon a summary of projections contained in an adopted local, regional, or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. The Cambria Water Master Plan (WMP) involved a phased approach, which included three key documents: Potable Water Distribution System Analysis (July 2004); Recycled Water Distribution System Master Plan (July 2004); and Assessment of Long Term Water Supply Alternatives (March 2004). The Assessment of Long Term Water Supply Alternatives recommended that CCSD's long-term water supply strategy consist of the following elements: seawater desalination; recycled water; and water demand management. These elements, along with the proposed Potable Water Distribution System improvements, comprise the WMP components.

The CCSD prepared the Water Master Plan Program EIR (WMP PEIR) (RBF Consulting, July 2008) (SCH #2004071009), as lead agency under CEQA to evaluate the potential environmental impacts from WMP implementation, as described in WMP PEIR Section 3.0, *Project Description*, and summarized above. WMP PEIR Exhibits 3-2 through 3-5 illustrate the proposed WMP improvements evaluated in the WMP PEIR. The WMP PEIR included an analysis of the environmental impacts resulting from development of a seawater desalination facility, including a subterranean seawater intake, pumping and pipeline facilities to transport the seawater to a desalination plant, an RO concentrate desalination treatment process, a groundwater blending system, and pumping facilities to pump the treated water into the distribution system. WMP PEIR Exhibit 3-2, *Conceptual Seawater Desalination Facilities*, illustrates the conceptual seawater desalination system and indicates the facility was proposed southeast of the San Simeon Monterey Creek Road/Van Gordon Creek Road intersection, on CCSD-owned property used as their San Simeon well field and treated wastewater effluent land disposal system site. The SWF Project site subject of this SEIR is the same site the WMP proposed for development of a seawater desalination facility. Therefore, the WMP PEIR analyzed the environmental impacts resulting



from development of the Project site, in accordance with the WMP. Additionally, to mitigate the WMP's potential growth-inducing impacts, the WMP PEIR incorporated a Buildout Reduction Program (BRP), as the tool to cap the maximum number of water service connections within the CCSD service area to 4,650 existing and future (CCSD wait list) residential housing units; see also WMP PEIR Appendix 14.3, *Buildout Reduction Program Information*. The SWF Project subject of this SEIR similarly relies on the BRP as a mitigation for addressing growth inducing impacts. The WMP PEIR conclusions are summarized where relevant throughout this SEIR.

Utilizing the WMP's proposed water facilities, which were evaluated in the WMP PEIR, allows for a broad, comprehensive projection of anticipated water facilities in the CCSD service area. However, as also noted above, CEQA allows the discussion of cumulative impacts to be based upon a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside of the Agency's control. The San Luis Obispo County Department of Planning and Building (County) was consulted, in an effort to develop a cumulative projects list. The County provided a list of 270 relevant projects and a map illustrating their locations throughout the County.<sup>1</sup> Factors considered when determining whether to consider a proposal a related project included the nature of each environmental resource being examined, the location of the project, and its type. The vast majority (217) of the projects identified in the County-provided list involved interior building modifications, minor exterior building alterations/additions, and interior/exterior utility modifications, that were not considered capable of producing related or cumulative impacts. Table 4-1, Cumulative Projects List, includes a total of 49 related County projects that could potentially produce cumulative impacts; refer to Exhibit 4-1, Cumulative Projects. Overall, these projects primarily involve infill development proposals for various land uses including 52 dwelling units, approximately 50,000 square feet of non-residential uses, five barns/stables, and two utility projects (a telecommunications facility and a 350,000 gallon potable water storage tank). Many of these cumulative projects are located outside of the CCSD service area, however, are included in this analysis, since the Project site is similarly located outside of the URL/service area. It is noted, the CCSD voters approved Measure P-06 in 2006, which significantly controls and limits the CCSD from serving new areas outside of its service boundary.<sup>2</sup>

Therefore, the related projects and other possible development in the area determined as having the potential to interact with the proposed Project, to the extent that a significant cumulative effect may occur, are based on the WMP's proposed water facility improvements/projections, as well as the County-provided list.

---

<sup>1</sup> Written Communication: Singewald, Airlin, Senior Planner San Luis Obispo County Department of Planning and Building, May 14, 2015.

<sup>2</sup> Approved Measure P-06 is as follows: The Board of Directors shall not authorize the extension of water service except nonpotable water for agricultural and irrigation purposes for outside of the District boundaries, as the boundaries exist at the enactment of this ordinance, for residential, industrial, or commercial purposes without first completing environmental review under the California Environmental Quality Act or its successor statute, amending the Water Master Plan, and then submitting the question for approval to the voters of the District. The property owner seeking water service will pay the costs of the application and election in advance.



---

**SUSTAINABLE WATER FACILITY PROJECT**



Although preliminarily all of the North Coast Area was considered, the geography, and hence the cumulative projects, considered for the cumulative impact analyses vary according to environmental issue area, and are determined based upon the Project's scope and anticipated area in which the Project could contribute to an incremental increase in cumulatively considerable impacts (as discussed throughout [Section 5.0](#)).



**Table 4-1  
Cumulative Projects List**

CSM Case No.	CSM Address	APN	Distance From Project Site (miles)	Description	Type Description	Commercial (Square Feet)	Residential (Dwelling Units)	Barn/ Stable (Each)	Other (Each)
D020342P	00000 Exotic Garden Dr. No. Coast	013-081-081	0.25	Mobile Home & Barn	Minor Use Permit		1	1	
PMT2012-00601 PMT2012-01336 PMT2014-00322 PMT2014-02908 51674	07432 Exotic Garden Dr. No. Coast	013-381-002	0.68	Temporary Office Trailers (2) (12' X 36' & 10' X 30') Includes electrical & portable restrooms/handwash Area for Pmt2012-00555 (Preconstruction Demo) for Renovation of Building. Formerly Known as "The Hamlet" (Pmt2012-00056); Demo Caretaker's Unit (Previously part of Pmt2012-00567); Demo 1,523 Square Feet (SF) (Building 2), 1,513 SF Retail Building (Building 6), and a 1,400 SF Post & Beam Aviary Structure (Building 5); Four Pole Mounted Site Lighting in Parking Lot (to go With Pmt2012-00056)	Stores And Mercantile; Temporary Trailer - Commercial; Demolition Single-Family Dwelling Unit (DU); Demolition Commercial/Industrial; Electrical Permit	732			
DRC2012-00005 PMT2012-01467	00000 Exotic Garden Dr. No. Coast; 06905 Jordan Rd No. Coast	013-081-082	1.05	Single-Family Residence; SFD (4,343 SF), Attached Garages (1,352 SF), Covered Porches (1,573 SF) & Minor Grading, including Indoor Swimming Pool (DRC 2012-00005) (CCM 2014-00003 for Deferred Green Point Rating Certification and Landscaping***Certified***)	Minor Use Permit; Single-Family Dwelling		1		
DRC2009-00085	00000 Moonstone Beach Dr. Cambria	022-052-052 022-052-053	1.10	MUP to construct Two SFR on Two Lots and Demo Existing Motel	Minor Use Permit		2		
DRC2007-00177	06770 Kathryn Dr. No. Coast	013-085-017	1.14	48 X 80 Horse Barn in Caz	Minor Use Permit			1	
DRC2007-00177	06770 Kathryn Dr. No. Coast	013-085-021	1.26	48 X 80 Horse Barn in Caz	Minor Use Permit			1	
DRC2011-00094 PMT2012-01920	06755 Cambria Pines Rd No. Coast	013-085-004	1.28	Workshop / Garage; 1,536 SF Shop with 896 SF Garage. DRC2011-00094. No Plumbing. Only Electrical 7/17/2014 Changed Conventional Roof Framing to Truss. Sa	Minor Use Permit; Garage/Workshop	2,432			
DRC2008-00100	06855 Kathryn Dr. No. Coast	013-085-019	1.37	SFR with Guest House, Garage, Stables, Tack Room and Feed Shed	Minor Use Permit		1	1	
DRC2008-00100	06855 Kathryn Dr. No. Coast	013-085-015	1.47	SFR with Guest House, Garage, Stables, Tack Room and Feed Shed	Minor Use Permit		1	1	
DRC2012-00006 PMT2012-02416 PMT2012-02417	06775 Kathryn Dr. No. Coast	013-085-013	1.51	New Single-Family Residence; Single-Family Dwelling - 3,997 SF Residence with 1,676 SF Decking. Detached Garage Pmt2012-02417. Detached Guesthouse Pmt2012-02418. DRC2012-00006; Guesthouse - Detached 600 SF Guesthouse with 191 SF Deck. SFD Pmt2012-02416. Detached Garage Pmt2012-02418. DRC2012-00006.	Minor Use Permit; Guesthouse; Single-Family Dwelling		1		



**Table 4-1 [continued]  
Cumulative Projects List**

CSM Case No.	CSM Address	APN	Distance From Project Site (miles)	Description	Type Description	Commercial (Square Feet)	Residential (Dwelling Units)	Barn/Stable (Each)	Other (Each)
PMT2013-01549 PMT2013-01575	00660 Evelyn Ct Cambria	013-084-051	1.58	SFD (7,358 SF), Attached Garage (1,000 SF) & Workshop (627 SF), Porch (165 SF), Breezeway (727 SF), & Minor Grading. (Pmt2013-01575 - Detached Garage) (DRC2011-00083); Detached Garage (352 SF), includes Electrical (SFD - Pmt2013-01549) (DRC2011-00083)	Single-Family Dwelling; Garage-Private		1		
PMT2002-10832	00576 Weymouth St Cambria	022-042-046	1.93	SFD with attached Garage	Single-Family Dwelling		1		
51345	00545 Croyden Ln Cambria	022-084-009	1.98	Grading	Grading				1
PMT2002-12761 PMT2002-12764 PMT2002-12767	00000 Main St Cambria	013-151-045	2.10	SFD with attached Garage/House B	Single-Family Dwelling		1		
DRC2011-00081	00786 Arlington St 0101 Cambria	022-123-033	2.25	New 1,367 SF Church	Conditional Use Permit/Dev Plan	1,367			
DRC2013-00040 PMT2013-02790 PMT2013-02791	05398 Nottingham Dr. Cambria	022-163-010	2.39	MUP to Demo Existing SFD & Garage and Replace with 2 Story SFD and Garage; Demo 744 SF Dwelling per Assessor's Records (Replacement SFD - Pmt2013-02791) DRC2013-00040; Replacement SFD - 1,514 SF with 246 SF attached Garage and 67 SF Covered Porch. Demo Pmt2013-02790. DRC2013-00040.	Minor Use Permit; Single-Family Dwelling; Demolition Single-Family Dwelling		1		
DRC2013-00099 PMT2014-02115 PMT2014-02116	00454 Cambria Ridge St Cambria	022-231-007	2.43	Minor Use Permit/Coastal Development Permit to Allow the Demolition of an Existing 918 SF Single-Family Residence, and Construction of a 1,808 SF Single-Family Residence with a 484 SF attached Garage; Replacement SFD (1808 SF) with Attached Garage (484 SF) With Covered Porch (52 SF) and Deck (156 SF) With Retaining Wall (Pmt2014-02116 - Demo 767 SF Dwelling Per Assessor's Records) DRC2013-00099; Demo 767 SF Dwelling per Assessor's Records (Pmt2014-02115 - Replacement SFD)	Minor Use Permit; Single-Family Dwelling; Demolition Single-Family Dwelling		1		
63648	00501 Worcester Dr. Cambria	022-331-042	2.54	Single-Family Dwelling	Single-Family Dwelling		1		
DRC2008-00006	04630 Windsor Blvd. Cambria	013-324-014	2.94	Demolition of SFD and Construct New SFD	Minor Use Permit		1		
49620	06577 Buckley Dr. Cambria	013-331-017	2.94	Single-Family Dwelling	Single-Family Dwelling		1		





**Table 4-1 [continued]  
Cumulative Projects List**

CSM Case No.	CSM Address	APN	Distance From Project Site (miles)	Description	Type Description	Commercial (Square Feet)	Residential (Dwelling Units)	Barn/Stable (Each)	Other (Each)
PMT2007-02677	04049 Burton Dr. Cambria	013-262-017	3.09	Bed And Breakfast - 3,046 SF 5 Bedroom combined with Next Door (Therefore Accessible-Considered Motel. Never to be Sold as a House Without Change Of Use Permits)	Single-Family Dwelling	3,046			
SUB2005-00102	01460 Main St Cambria	013-251-008	3.10	Tract Map with CUP PUD Commercial and Residential (and Road Abandonment Sub2005-00103): Vesting Tentative Tract Map, Development Plan and Coastal Development Permit to 1) Adjust the Lot Lines Between Three Existing Parcels of 5.07, 2.48 and 0.88 Acres and Subdivide Those Parcels into 19 Parcels Ranging in Size from 1,000 SF To 4.52 Acres for the Purpose of Sale and/or Development, 2) Create a Planned Development on a Portion of the Site Consisting of: A) 13 Residential Lots of 1,000 and 1,080 SF in Size to be Developed with Two-To-Three Story, Detached, Single-Family Dwellings of Approximately 1,700 SF in Area, plus Garages on the Lower Level, and Decks, and B) Two Lots Of Approximately 22,100 And 21,600 SF each, to be Developed with a Two-Story, Mixed-Use Building, including Five Apartments Ranging in Size from Approximately 840 to 970 SF in Area, plus Patios, on the Upper Floor, and on the Lower Floor, Six Commercial Lease Spaces Ranging from Approximately 1,100 to 1,330 SF in Area, and an Approximately 2,200 SF Community Room, C) a Common Lot of Approximately 23,000 SF in Area, D) An Open Space Lot of Approximately 56,500 SF (About 1.3 Acres) in Area; and 3) Close an Existing Mobile Home Park on a Portion of the Site. The Project also includes a Request to Abandon a Portion of Main Street fronting the Site. The Project will Result in About 1.9 Acres of Site Disturbance. The Proposed Project is within the Public Facilities, Residential Multi-Family and Office and Professional Land Use Categories	Conc. Tract Map With CUP	10,180	18		



**Table 4-1 [continued]  
Cumulative Projects List**

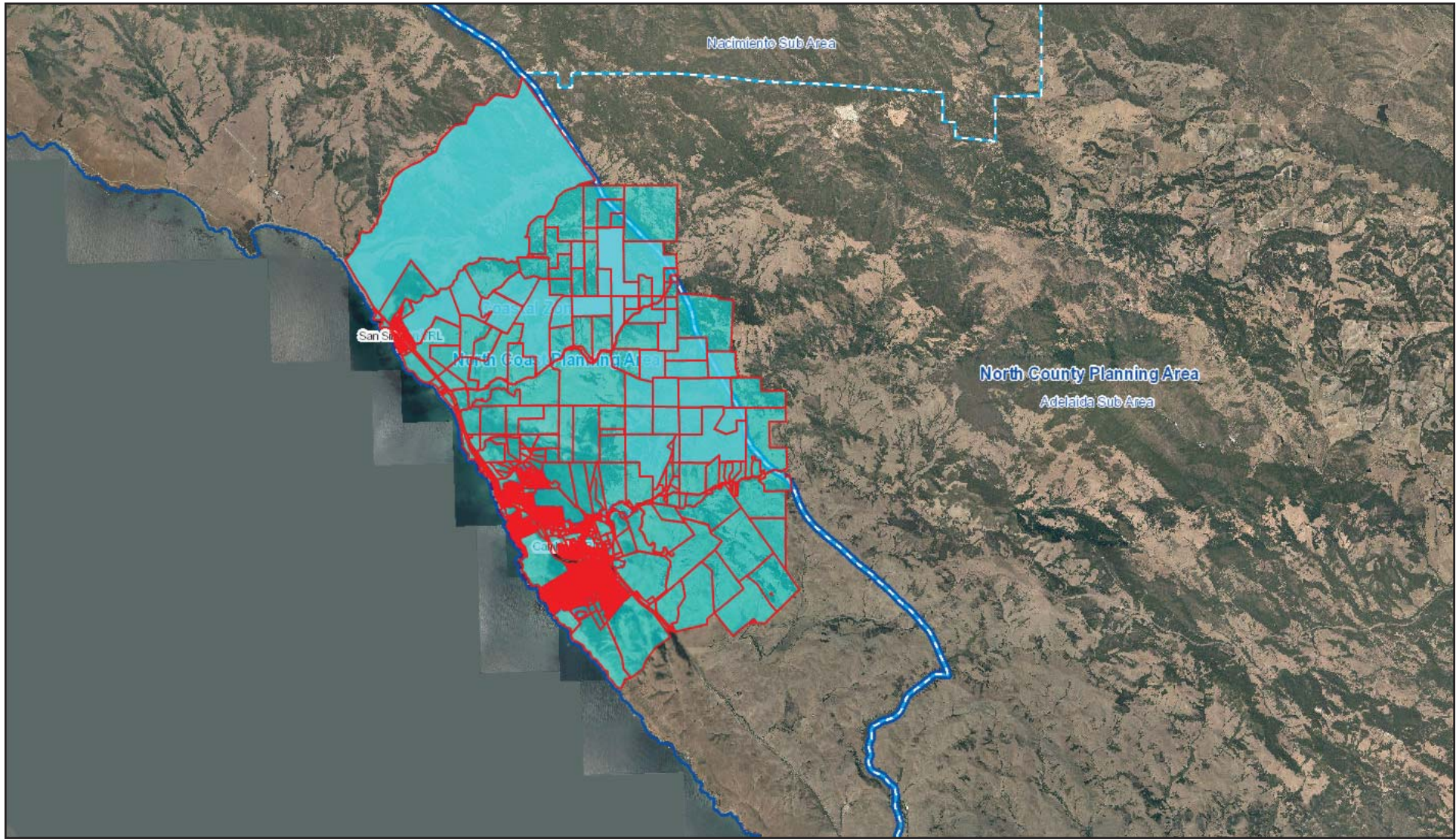
CSM Case No.	CSM Address	APN	Distance From Project Site (miles)	Description	Type Description	Commercial (Square Feet)	Residential (Dwelling Units)	Barn/Stable (Each)	Other (Each)
PMT2002-11200	00000 Haddon Dr. Cambria	023-401-023	3.20	Grading (As Built) E000530	Grading				1
PMT2002-11200	00000 Haddon Dr. Cambria	023-401-020	3.20	Grading (As Built) E000530	Grading				1
PMT2002-11200	00000 Haddon Dr. Cambria	023-401-024	3.20	Grading (As Built) E000530	Grading				1
51666	02104 Blythe Pl Cambria	023-206-003	3.22	Single-Family Dwelling	Single-Family Dwelling		1		
PMT2002-26241	03133 Rogers Dr. Cambria	023-422-013	3.24	Single-Family Dwelling	Single-Family Dwelling		1		
DRC2012-00013	00000 Harvey St Cambria	023-049-022	3.28	Single-Family Residence	Minor Use Permit		1		
51654	02710 Emerson Rd Cambria	023-222-030	3.45	Single-Family Dwelling	Single-Family Dwelling		1		
51647	02515 Leona Cambria	023-292-042	3.45	Single-Family Dwelling	Single-Family Dwelling		1		
50308	02360 Kerry Av Cambria	023-361-043	3.45	Single-Family Dwelling	Single-Family Dwelling		1		
PMT2002-11118	02801 Eton Rd Cambria	013-151-035	3.50	Grading	Grading				1
PMT2014-02289	02591 Madison St Cambria	023-019-039	3.58	SFD - 1,113 SF with 253 SF Attached Garage, 170 SF Permeable Deck, 80 SF Porch, and Retaining Wall. DRC2005-00076.	Single-Family Dwelling		1		
PMT2011-01839 PMT2011-01840	00317 Orlando Dr. Cambria	023-017-045	3.69	Demo SFD (972) and Carport 309 SF; Replacement SFD - 1,562 SF With CVP 400 SF, (Demo 972 SF DU- Pmt2011-01839) Revised - 4/15/15 - No Change to SF	Demolition Single-Family Dwelling; Single-Family Dwelling		1		
PMT2009-00993	02273 Benson Av Cambria	023-068-004	3.72	SFD (2,757 SF) With Attached Garage (468 SF), Covered Porch (72 SF), Deck (770 SF) (DRC2007-00057)	Single-Family Dwelling		1		
PMT2003-01766	02279 Madison St Cambria	023-052-025	3.83	SFD With Attached Garage	Single-Family Dwelling		1		
DRC2013-00039	00000 So Windsor Blvd. Cambria	023-083-015	3.90	MUP for a new 3,335 SF SFD and Garage.	Minor Use Permit		1		
51076	02125 Pierce Av Cambria	024-123-026	3.95	Single-Family Dwelling	Single-Family Dwelling		1		
DRC2012-00118 PMT2013-02583	01785 Chester Ln Cambria	023-151-055	3.98	MUP for a 2,763 SF 2-Story Residence with attached Garage of 948 SF. And 730 SF of Unfinished Storage; SFD (2810 SF), Attached Garage (948 SF), Unfinished Storage (695 SF), Decks (749 SF), Porch (40 SF), includes Retaining Wall & Minor Grading DRC2012-00118	Minor Use Permit; Single-Family Dwelling		1		
51014	01910 Marlborough Ln Cambria	023-121-005	3.99	Single-Family Dwelling	Single-Family Dwelling		1		
PMT2002-25574	00000 Astor Av Cambria	023-142-031	4.00	Construct SFD With Attached Garage	Single-Family Dwelling		1		
DRC2013-00037	01975 Stuart St Cambria	024-142-043	4.02	Installation of a new 350,000 Gallon Potable Water Storage Tank with a Diameter of 52 Feet, Height of 26.5 Feet, and Footprint of 2,142 SF.	Conditional Use Permit/Dev Plan				1
48446	01735 Ogden Cambria	023-122-028	4.09	Single-Family Dwelling	Single-Family Dwelling		1		



**Table 4-1 [continued]  
Cumulative Projects List**

CSM Case No.	CSM Address	APN	Distance From Project Site (miles)	Description	Type Description	Commercial (Square Feet)	Residential (Dwelling Units)	Barn/ Stable (Each)	Other (Each)
DRC2005-00039	03770 Santa Rosa Creek Rd No. Coast	013-081-057	4.10	Phased Development of a Winery and Tasting Facility Consisting of: Phase 1 - A new 2,100 SF Winery with a 950 SF Crush Pad, an 800 SF Tasting Facility and the Repair and Restoration of the front Façade of an Existing Barn; Phase 2 - The Demolition and Reconstruction of the Existing Barn, Relocation of the Tasting Activities and Barrel Storage to the New 6,650 SF Barn, and Remodeling the Tasting Facility Constructed in Phase I into Winery Offices; Phase 3 - A 920 SF Expansion to the 2,100 SF Winery Constructed under Phase I. The Project will Result in the Disturbance of Approximately 2 Acres of a 53.3 Acre Parcel.	Conditional Use Permit/Dev Plan	4,770			
DRC2009-00053	01851 Oxford Av Cambria	023-121-011	4.10	New SFD	Minor Use Permit		1		
PMT2002-27254 PMT2002-27258 PMT2002-27262 PMT2002-27266 PMT2002-27270 PMT2002-27277 PMT2002-27284	00000 Londonderry Dr. Cambria; 00000 Green St Cambria	024-191-062	4.20	Single-Family DU With Attached Garage			1		
50906	01596 Spencer St Cambria	024-281-016	4.39	Single-Family Dwelling	Single-Family Dwelling		1		
PMT2014-02973	04880 Santa Rosa Creek Rd No. Coast	014-131-021	5.10	Installation of a New Manufactured Home	Mobile Home				
<b>TOTAL</b>						<b>49,004</b>	<b>52</b>	<b>5</b>	<b>7</b>





NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



08/16 • JN 144828

SUBSEQUENT ENVIRONMENTAL IMPACT REPORT  
CAMBRIA SUSTAINABLE WATER FACILITY PROJECT

## Cumulative Projects

Exhibit 4-1