

### 3.0 Cumulative Projects Description

Section 15130 of the California Environmental Quality Act (CEQA) Guidelines requires that an Environmental Impact Report (EIR) discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable, as defined in section 15065(c). Section 15355 of the State CEQA Guidelines defines "cumulative impacts" as two or more individual effects that, when considered together, are either considerable or compound other environmental impacts.

State CEQA Guidelines (14 CCR 15130) require a reasonable analysis of the significant cumulative impacts of a Proposed Project. Cumulative impacts are defined by CEQA as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts" (State CEQA Guidelines, Section 15355). Cumulative impacts are further described as follows:

The individual effects may be changes resulting from a single project or a number of separate projects.

The cumulative impacts from several projects are 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 future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (State CEQA Guidelines, Section 15355[b]).

Furthermore, according to State CEQA Guidelines Section 15130(a)(1):

As defined in Section 15355, a "cumulative impact" consists of an impact that is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. An EIR should not discuss impacts which do not result in part from the project evaluated in the EIR.

In addition, as stated in the State CEQA Guidelines, Section 15064(i)(5):

The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable.

A typical "project specific" cumulative analysis looks at the changes in the environment that result from the incremental impact of development of a Proposed Project and other reasonably foreseeable projects that have not been included in the environmental setting. For example, the air quality impacts of two projects in close proximity may prove to be insignificant when project emissions are analyzed separately, but could be significant when these emissions are combined and analyzed together. While these projects may be unrelated, their combined (i.e., cumulative) air quality impacts would be significant.

The goal of the cumulative project analysis is to identify those reasonably foreseeable projects that could have spatial and temporal overlaps with the Proposed Project. These projects could

have a potential for a significant cumulative environmental impact. Projects with temporal overlaps include those that are planned to occur during the same timeframe as the Proposed Project. Projects with spatial overlaps are those that would have impacts in the same area or on the same resources as those of the Proposed Project (e.g., emissions that could affect the same air basin).

### **3.1 Boundary of Cumulative Projects Study Area**

Cumulative projects include those projects that, in conjunction with the Proposed Project, can potentially cause cumulatively significant adverse environmental impacts. The area within which cumulative impacts could occur depends upon the Project activity and type of impact. For routine operations, the cumulative impact study area is the area surrounding the Project facilities. However, the three proposed traffic routes from the Project facility to the freeway are also included in the cumulative projects study area with regard to cumulative traffic impacts.

The Proposed Project Site is in unincorporated San Luis Obispo County, California, on the Arroyo Grande mesa just south of the City of Arroyo Grande. For this Proposed Project, the cumulative impact study area includes the vicinity surrounding the Project Site and those areas along the proposed traffic routes (i.e., portions of Arroyo Grande, Nipomo, Guadalupe, and Santa Maria). Furthermore, greenhouse gas emissions would have cumulative impacts well beyond the region and this analysis will evaluate emissions relative to both regional and statewide emissions.

### **3.2 Description of Cumulative Projects**

All approved or pending projects within the study area were identified using information from the Planning Departments of San Luis Obispo County, the City of Arroyo Grande, and the City of Santa Maria. The final cumulative projects list was assembled from the projects that could both temporally and spatially overlap with the Proposed Project. Although some uncertainty exists as far as the final scope, design, and start time of some cumulative projects, the best available information was used to determine the temporal and spatial overlaps.

Table 3-1 provides a list of the cumulative projects. The impacts associated with cumulative projects are discussed in Chapter 4, Environmental Impact Analysis.

**Table 3-1 Cumulative Projects**

#	Project	Location	Description
1	Coastal Christian School	705 N. Oak Park Blvd., Arroyo Grande	Phased development of a private K-12 school.
2	Lighthouse Christian Center/Verizon Wireless	726 W. Tefft St., Nipomo	Construct and operate unmanned wireless communications facility of 9 panel antennas.
3	Los Berros Road at Dale Avenue Left Turn Lane	Between Arroyo Grande and Nipomo	Widen the existing, county-maintained Los Berros Road to construct a left turn lane at the intersection of Dale Avenue.
4	PG&E/Verizon Wireless	550 Joshua St., near Nipomo	Construct and operate unmanned wireless communications facility of 9 antennas.
5	Edwards Temporary Events	1095 Pomeroy Rd., near Nipomo	16 events annually, 200 attendees maximum each, in existing barn.
6	Arroyo Grande Creek Waterway Management Program	Lower 3 miles of Arroyo Grande Creek and Los Berros Creek Channels	Vegetation management, sediment management, and levee raises.
7	Laursen Parcel Map	Pomeroy Rd. and Willow Rd. intersection between Arroyo Grande and Nipomo	Subdivide existing 24-acre parcel into 4 parcels for sale and/or development.
8	Nipomo Community Park Master Plan	Pomeroy Rd. and Tefft St., Nipomo	Phased construction of recreation facilities and related infrastructure over 20 years.
9	Shapiro Mixed Use Development	170 South Frontage Rd., Nipomo	A Vesting Tentative Tract Map (Tract 2611) / Conditional Use Permit to allow subdivision of an existing 5.2-acre parcel into 9 parcels ranging in size from 8,307 square feet to 1.32 acres each and development of 12,000 square feet of office space, 44,000 square feet of retail space, 4,500 square feet of restaurant space, and 51 multi-family residential units. The project will result in the disturbance of approximately 4+ acres of a 5.2-acre parcel. The proposed project is within the Commercial Retail land use category.
10	LanDev LLC Mixed Use Development	Near Juniper St. and North Frontage Rd., Nipomo	A Tentative Tract Map to subdivide five parcels totaling 19.1 acres into 24 lots ranging from 0.2 to 5.0 acres for the purpose of development and a Conditional Use Permit for a mixed-use development including: a three-story, 112-unit, 97,600-square foot assisted living/memory support facility; a 16,000-square foot themed restaurant and conference facility; and 130,000 square feet of retail, office, and professional buildings. The proposed project includes improvements to Mary Avenue, Magenta Avenue, and Juniper Street; the construction of 733 parking spaces; and the construction of two stormwater-retention basins. The will result in the disturbance of the entire 19.1-acre area and approximately 1.9 acres due to road improvements, for a total

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			disturbance area of approximately 21 acres. The proposed project is located on the southeastern side of Juniper Street, approximately 90 feet west of the North Frontage Road.
11	Nipomo Center	Between Hill St. and Grande Ave., Nipomo	A Vesting Tentative Tract Map (2312) and Conditional Use Permit to subdivide an existing 10.98-acre parcel into 59 residential parcels ranging in size from 0.03 to 0.12 acres, and 10 commercial parcels ranging in size from 0.21 to 0.84 acres, each for the purpose of sale and/or development. The proposed two-phase development includes 59 duplex, triplex, and fourplex residential units and 75,868 square feet of commercial space. The project includes one 0.67-acre parcel for a drainage basin, and one 0.43-acre parcel for open space. The project includes offsite road improvements to Hill Street and Grande Avenue. The proposed project will result in the disturbance of the entire 10.98-acre parcel. The purpose of the reconsideration is to modify the approved commercial uses and the lot layout. The division will create an onsite road (Frontage Road). The proposed project is within the Commercial Retail land use category and is located between Hill Street and Grande Avenue, west of U.S. Highway 101.
12	Holloway Development	561 South Oakglen Ave., Nipomo	A Vesting Tentative Tract Map and Conditional Use Permit for a cluster subdivision of an existing 20.3-acre parcel into 18 residential parcels, approximately 0.5 acres each, for the purpose of sale and/or development, and one 10.4-acre open space parcel with a 6,000-square-foot building site. The project will result in the disturbance of approximately 10 acres of the 20.3-acre parcel. The division will create one onsite road. The proposed project is within the Residential Suburban land use category and is located on the east side of South Oakglen (at 561 South Oakglen Avenue), southeast of the intersection with Amado Road.
13	Laetitia Agricultural Cluster Subdivision	Near Nipomo	The project proposes a Vesting Tentative Tract Map and Conditional Use Permit to subdivide portions of the 1,910-acre Laetitia property into 102 single-family 1-acre home sites, a Ranch Headquarters/Community/Homeowners Association Facility and four open space lots. The applicant intends to file a Conditional Use Permit application in the future to also permit the operation of a Dude Ranch on the project site. The 1,910-acre Laetitia project site is approximately 2 miles north of Nipomo adjacent to U.S. Highway 101 within

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			<p>unincorporated San Luis Obispo County. Approximately 76 acres of the project site are located on the west side of the highway, and the remaining 1,834 acres are on the east side. An existing driveway entrance at U.S. Highway 101, where visitors access the existing tasting room and winery, would provide primary access to the project site east of the highway. The Los Berros Road interchange and Thompson Road would provide primary access to the project site west of the highway. The site is within the South County Area Plan of the San Luis Obispo County General Plan. All proposed development would be on the portion of the site that lies east of U.S. Highway 101. The current vineyard agricultural use will continue on the 76-acre parcel west of the highway.</p>
14	Nipomo Community Health Center	150 Tejas Pl., Nipomo	<p>The project proposes the construction of a 15,000-square-foot building to add to the existing 15,000-square-foot building (to become administrative offices). The project site is a 4.5-acre parcel (APN 092-122-013) Approximately 2 acres of the parcel is developed with the existing structure and a 75-space parking lot. The expansion will include 15,000 square feet for the health center, parking facilities, a subsurface retention system, and landscaping. The project will include 12,000 cubic yards of cut and 6,000 cubic yards of fill. The site is located within the South County Area Plan of the San Luis Obispo County General Plan.</p>
15	Sheridan Properties	804 Sheridan Rd., Callender-Garrett	<p>Request by Sheridan Properties for a Development Plan / Coastal Development Permit to allow construction of a 5-phase Industrial Park of 21 units on 7 underlying legal parcels. Phase I will include the construction of 2 units with a combined square footage of 9,168. Phase II will include the construction of 6 units with a combined square footage of 24,803. Phase III will include the construction of 4 units with a combined square footage of 19,384. Phase IV will include the construction of 5 units with a combined square footage of 32,498. Phase V will include the construction of 4 units with a combined square footage of 19,865. The total first floor square footage for the proposed development is 105,718 square feet. Approximately 43,000 square feet of second story floor is possible within the overall development (dependent on tenant needs), for a total maximum of 149,000 square feet of floor area. Additionally, each phase will include the construction of all associated infrastructure (e.g.</p>

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			<p>streets, parking, landscaping, and drainage facilities) necessary to serve that phase of development. The applicant is requesting up to 1 caretakers unit to be constructed on each legal lot of record for a total of 7 caretaker units (500 square feet each) with a maximum square footage of 3,500 square feet for the entire development. The project will result in the phased disturbance of approximately 13.5 acres (including approximately 38,000 cubic yards of cut and 50,000 cubic yards of fill) on a 13.75 acre parcel. The proposed project is within the Industrial land use category and is located at 804 Sheridan Road in the village of Callender-Garrett. The site is in the South County (coastal) planning area.</p> <p>The project site currently contains a mix of uses including two legal non-conforming residences, an industrial building, and RV storage. Development of the project site will include the following characteristics:</p> <p>Buildings: ~ 105,000 square feet                      Landscaping: ~ 200,000 square feet                      Paving: ~ 230,000 square feet                      Retention Basin:~ 40,000 square feet                      Lupine Exclusion Area and Other Open Areas: ~24,000 square feet</p>
16	Excelaron	Western edge of Huasna Valley near Huasna Townsite Rd. and Mankins Ranch Rd.	<p>The Huasna Valley Oil Exploration and Production Project would involve the development of three sites with a total area of approximately 2.2 acres in the foothills along the southwestern edge of the Huasna Valley, east of the City of Arroyo Grande. The project site is within an existing oilfield designated by the California Department of Oil, Gas and Geothermal Resources. Two of the sites (Well Pad 1 and Well Pad 2) would be used for oil wells and support equipment. The third site (Shipping Site) would be used for oil wells, a produced water disposal well, oil and gas processing equipment, and produced water and oil storage.</p> <p>Since the long-term production capabilities of the Huasna Oil Field are unknown, the project would be undertaken in four phases as follows:</p> <p>Phase I – Exploration and Testing: The first phase would be an initial exploratory and testing phase whereby up to four wells would be drilled and tested on a temporary basis. During this</p>

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			<p>phase existing access roads would be improved and the three proposed development sites would be re-graded (the proposed development sites were used previously for oil operations). The exploratory phase of the Project is expected to last about eight months.</p> <p>Phase II – Construction of Permanent Production Facilities: Phase II would involve the construction of permanent oil, gas and produced water production facilities on site. These facilities would be designed to handle the peak production that is anticipated from the project (i.e., the peak volumes anticipated from Phase IV).</p> <p>Phase III – Site Clean-up and Existing Well Abandonment: Phase III of the project would involve cleaning up the abandoned equipment, contaminated soil, and idled wells at the site that remain from previous oil exploration and development activities. If Phase I of the project does not find commercially viable quantities of oil, this phase would be undertaken as part of the equipment removal and cleanup activities for Phase I.</p> <p>Phase IV – Future Field Development: Phase IV of the project would involve the full development of the oil resources from the Huasna Oil Field, including drilling up to an additional eight production wells.</p>
17	AT&T Fiber Optic Cable	Railroad right-of-way	Installation of 242 miles of fiber optic cable between San Luis Obispo and Los Angeles
18	Good Samaritan Shelter	401 W. Morrison Ave., Santa Maria	16 apartments
19	Sharer Bros.	NW Corner of Boone St. and Russell Ave., Santa Maria	40 apartment units
20	Marian Medical Center	1400 E. Church St., Santa Maria	216,800-square-foot hospital expansion (188 beds)
21	Crop Production Services	1335 W. Main St., Santa Maria	9,600-square-foot warehouse building and 480-square-foot temporary office
22	Stadium Theatre/Retail Anchor	100 & 201 Town Center East, Santa Maria	Rebuild 131,700-square-foot 13-plex (2,850-seat) theater and retail shops
23	Central Coast Distributing	815 S. Blosser Rd., Santa Maria	61,900-square-foot packing and distribution plant
24	Santa Maria Transit Center	400 E. Boone St., Santa Maria	4,748-square-foot transit center building/shelter
25	New Metal Warehouse Building	520 W. Boone St., Santa Maria	11,000-square-foot warehouse
26	Apostolic Church of Christ Expansion	400 N. Mary Dr., Santa Maria	6,200-square-foot addition to existing church facilities
27	Sharer Bros.	422 & 512 S. Blosser Rd., Santa Maria	66,500-square-foot shopping center

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28	Mission Hope Cancer Center	1325 S. Stratford Ave. and 1406 E. Main St., Santa Maria	41,500-square-foot medical office
29	MJA Cooling Expansion	1370 White Ct., Santa Maria	5,200-square-foot industrial expansion
30	Fire Station #5 at Suey Park	1670 E. Donovan Rd., Santa Maria	6,700-square-foot fire station
31	Gold Coast Packing	1211 W. Craig Dr., Santa Maria	101,000-square-foot packing and distribution plant
32	La Bodeguita and Commissary	700 W. Orange St., Santa Maria	12,700-square-foot commissary
33	Good Samaritan Shelter	401 W. Morrison Ave., Santa Maria	7,400-square-foot shelter support building.
34	Wienerschnitzel Tastee-Freeeze (rebuild)	500 E. Main St., Santa Maria	1,000-square-foot addition to existing restaurant
35	St. John Neumann Church	966 W. Orchard St., Santa Maria	20,100-square-foot multi-use building
36	Americas Tire	1226 S. Broadway, Santa Maria	1,300-square-foot addition to existing tire store
37	Blosser Commercial	SW corner of Cypress St. (extended) and Blosser Rd., Santa Maria	18,500-square-foot multi-tenant commercial in 2 buildings
38	Centro Christiano Pan de Vida	331 S. Oakley Ave., Santa Maria	5,500-square-foot building rehabilitation for use as a church
39	Marquez Office	109 & 111 W. Pershing St., Santa Maria	1,200-square-foot office (conversion from duplex)
40	Santa Maria Valley Humane Society	1687 W. Stowell Rd., Santa Maria	8,564-square-foot adoption center, 2061-square-foot spay/neuter clinic, 71 kennels, caretaker unit
41	Rice Depot Mercado	725-901 S. Depot St., Santa Maria	15 apartments above 49,000-square-foot retail/office and 17,300-square-foot industrial office
42	Chevron Tank Farm	276 Tank Farm Road, San Luis Obispo County	332-acre former tank farm property formally decommissioned in the late 1990s. The Applicant intends to remediate the project site to address site contamination issues, restore the project site, and develop portions of the project site consistent with a proposed land use plan. It is anticipated that most hydrocarbon-affected soils on site would be disposed of at the Non-hazardous Hydrocarbon-Impacted Soil (NHIS) facility at the City of Santa Maria Landfill. Trucks transporting NHIS would take U.S. Highway 101 south to Betteravia Road in Santa Maria, travel east on Betteravia Road to Philbric Road, then north on Philbric Road to the City of Santa Maria Landfill entrance. Portions of this route (U.S. Highway 101 to Betteravia Road eastbound) would also be used by the Proposed Project trucks traveling from northern oil fields (Arroyo Grande, San Ardo, McCool Ranch) to the Santa Maria Pump Station.

Sources: Caltrans 2009, SLOC 2010, CSM 2010.

### **3.2.1 Caltrans**

Currently, one project by the California Department of Transportation (Caltrans) could cumulatively add to Project impacts due to its scale and location. Caltrans has proposed to construct an interchange and extension at U.S. Highway 101 and Willow Road in Nipomo in San Luis Obispo County to:

- Provide circulation improvements to accommodate existing and planned future growth;
- Enhance emergency access to the Nipomo area via U.S. Highway 101; and
- Reduce the need for and extent of improvements required to improve the level of service at the U.S. Highway 101 and Tefft Street interchange in Nipomo (Caltrans 2009).

In March 2009, Caltrans issued a Finding of No Significant Impact for the Environmental Assessment. Subsequently, construction on the project began and is scheduled to be completed in November 2012.