SECTION 4: CUMULATIVE EFFECTS

4.1 - Introduction

CEQA Guidelines Section 15130 requires the consideration of cumulative impacts within an EIR when a project’s incremental effects are cumulatively considerable. Cumulatively considerable means that “...the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.” In identifying projects that may contribute to cumulative impacts, the CEQA Guidelines allow the use of a list of past, present, and reasonably anticipated future projects, producing related or cumulative impacts, including those which are outside of the control of the lead agency.

In accordance with CEQA Guidelines Section 15130(b), “...the discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, the discussion need not provide as great [a level of] detail as is provided for the effects attributable to the project alone.” The discussion should be guided by standards of practicality and reasonableness, and it should focus on the cumulative impact to which the identified other projects contribute, rather than on the attributes of other projects that do not contribute to the cumulative impact. The proposed project’s cumulative impacts were considered in conjunction with other proposed and approved projects in northern San Luis Obispo County, including Atascadero, Santa Margarita, and Templeton. Selections of the listed projects were based on such factors as geographical proximity, size and scale, or timing. Table 4-1 provides a list of the other projects considered in the cumulative analysis.

Table 4-1: Cumulative Projects

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Project</th>
<th>Characteristics</th>
<th>Location</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Atascadero</td>
<td>Del Rio Road Commercial Area</td>
<td>240,000 square feet commercial uses; 50 dwelling</td>
<td>El Camino Real/ Del Rio Road</td>
<td>Approved; not constructed</td>
</tr>
<tr>
<td></td>
<td>Specific Plan</td>
<td>units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>West Front Village</td>
<td></td>
<td>10,000 square feet retail; 80-room hotel;  12,700</td>
<td>Portola Road/West Front Road</td>
<td>Partially completed (hotel and 2,500</td>
</tr>
<tr>
<td></td>
<td></td>
<td>square feet office; 37 single-family residences</td>
<td></td>
<td>square feet retail completed)</td>
</tr>
<tr>
<td>Principal/Westpac</td>
<td></td>
<td>16,600 square feet studios/office/retail; 49</td>
<td>Principal Avenue/Pino Solo</td>
<td>Approved; not constructed</td>
</tr>
<tr>
<td>Mixed Use</td>
<td></td>
<td>townhomes/apartments</td>
<td>Avenue</td>
<td></td>
</tr>
<tr>
<td>Colony Square</td>
<td></td>
<td>15,000 square feet commercial retail; 35,000</td>
<td>6901–6917 El Camino Real</td>
<td>Phase I completed</td>
</tr>
</tbody>
</table>
### Table 4-1 (cont.): Cumulative Projects

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Project</th>
<th>Characteristics</th>
<th>Location</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Villa at Montecito</td>
<td>8,900 square feet commercial/office; 28 townhomes</td>
<td>El Camino Real/Principal Avenue</td>
<td>Partially completed (12 residential units)</td>
<td></td>
</tr>
<tr>
<td>Spanish Ridge/Vista Bonita</td>
<td>13 single-family residences</td>
<td>Principal Avenue/Las Lomas Avenue</td>
<td>Approved; not constructed</td>
<td></td>
</tr>
<tr>
<td>South Side Villas/San Diego</td>
<td>84 townhomes/apartments</td>
<td>El Camino Real/San Diego Way</td>
<td>Partially completed (26 residential units)</td>
<td></td>
</tr>
<tr>
<td>Las Lomas/Woodbridge</td>
<td>143 single-family residences; 148 apartments/townhomes; 12,000 square feet mini-storage/light industrial</td>
<td>Calle Milano/Eliano Street</td>
<td>Partially completed (118 residential units)</td>
<td></td>
</tr>
<tr>
<td>Dove Creek</td>
<td>60,000 square feet commercial retail; 279 single-family residences</td>
<td>11600 El Camino Real</td>
<td>Partially completed (213 residential units)</td>
<td></td>
</tr>
<tr>
<td>County of San Luis Obispo</td>
<td>Santa Margarita Ranch Agricultural Residential Cluster Subdivision</td>
<td>111 single-family dwelling units</td>
<td>State Route 58/West Pozo Road (Santa Margarita)</td>
<td>Approved</td>
</tr>
<tr>
<td>California Department of Transportation</td>
<td>US 101/Del Rio Road Interchange Improvements</td>
<td>Replace signalized intersections with roundabouts</td>
<td>US 101/Del Rio Road (Atascadero)</td>
<td>Under review</td>
</tr>
</tbody>
</table>

Sources: City of Atascadero, 2015; City of Paso Robles, 2015; County of San Luis Obispo, 2015; California Department of Transportation, 2015.

### 4.2 - Cumulative Impact Analysis

The cumulative impact analysis below is guided by the requirements of CEQA Guidelines Section 15130. Key principles established by this section include:

- A cumulative impact only occurs from impacts caused by the proposed project and other projects. An EIR should not discuss impacts that do not result from the proposed project.

- When the combined cumulative impact from the increment associated with the proposed project and other projects is not significant, an EIR need only briefly explain why the impact is not significant; detailed explanation is not required.

- An EIR may determine that a project’s contribution to a cumulative impact would be rendered less than cumulatively considerable if a project is required to implement or fund its fair share of mitigation intended to alleviate the cumulative impact.
The cumulative impact analysis that follows relies on these principles as the basis for determining the significance of the proposed project’s cumulative contribution to various impacts.

It should be noted that the analysis in many of the topical sections inherently involves cumulative analysis. For example, the analysis in Section 3.10, Noise accounts for existing noise levels, noise generated by the proposed project, and noise generated by future projects. Likewise, a similar approach is used in the traffic analysis in Section 3.13, Transportation. In the interests of avoiding redundancy, those conclusions are summarized and restated in this section; the full analysis is provided in the corresponding topical section.

4.2.1 - Aesthetics, Light, and Glare

The geographic scope of the cumulative aesthetics, light, and glare analysis is the area surrounding the project site. This is the area within view of the project and, therefore, the area most likely to experience changes in visual character or experience light and glare impacts.

The projects shown in Table 4-1 are not located within the vicinity of the project site (i.e., located within 500 feet of the project site); the nearest project is approximately 1 mile north of the project site. Nevertheless, these projects have the potential to alter the visual character of the area and would be subject to design and landscaping requirements to ensure that they do not degrade visual character, and to ensure that they comply with applicable General Plan and Municipal Code standards.

The proposed project consists of the adoption and implementation of the Eagle Ranch Specific Plan. The Eagle Ranch Specific Plan would guide the phased development of 494 single-family residential lots; 93 multi-family dwelling units; a 15.2-acre highway commercial area; a 3.9-acre Village Center; a 44.9-acre resort single-family dwelling units, and 2,285 acres of open space. The Specific Plan includes development standards and design guidelines to ensure that the development is compatible with existing surrounding development. Project buildings would be clustered to minimize impacts on views of the surrounding ridgelines and hillsides. Therefore, the proposed project, in conjunction with other planned or approved projects, would not have cumulatively considerable aesthetic impacts.

As stated previously, the projects shown in Table 4-1 are not within the vicinity of the project site. It is reasonable to assume that other projects would be required to reduce spillover light pursuant to city standards. The proposed project would introduce new sources of exterior lighting and, as such, the Specific Plan contains lighting standards to ensure that all light fixtures to be fully shielded or employ the use of a full cutoff fixture to minimize light trespass onto neighboring properties. Additionally, parking lot lighting is to be directed away from public streets and residences so that it does not produce glare, in order to ensure the safety of vehicular traffic.

Therefore, the proposed project, in conjunction with other planned and approved projects, would not have a cumulatively significant impact related to aesthetics, light, and glare.
4.2.2 - Agricultural Resources

The geographic scope of the cumulative agricultural resources analysis is San Luis Obispo County. Agriculture resources are typically assessed at the County level.

The California Department of Conservation Farmland Mapping and Monitoring Program indicates that agricultural lands (farmland and grazing land) account for 84 percent of the total land area in San Luis Obispo County. Eagle Ranch is designated “Grazing Land,” “Farmland of Local Potential,” and “Other Land” by the Farmland Mapping and Monitoring Program. None of these land use designations fall under the “Important Farmland” umbrella. Moreover, Eagle Ranch has poor soils, north-facing slopes in excess of 30 percent, and lacks a reliable supply of irrigation water, which makes it unsuitable for cultivated agricultural uses. As such, buildout of the Specific Plan area would not have cumulatively considerable impacts on Important Farmland.

Additionally, Eagle Ranch is not encumbered by any active Williamson Act contracts, which precludes the possibility of related cumulative impacts. Finally, although the project site has existing agricultural zoning, the pre-zoning associated with the Specific Plan would reconcile any inconsistencies with the existing agricultural zoning for the areas proposed for annexation. Other projects in the vicinity that propose to develop agricultural lands would be required to undergo applicable CEQA review and mitigate for impacts to farmland and agricultural resources, as necessary. Therefore, the proposed project, in conjunction with other planned and approved projects, would not have a cumulatively significant impact related to agricultural resources.

4.2.3 - Air Quality and Greenhouse Gas Emissions

The geographic scope of the cumulative air quality and greenhouse gas emissions analysis is the South Central Coast Air Basin, which covers the counties of San Luis Obispo, Santa Barbara, and Ventura. Air quality is impacted by topography, dominant air flows, atmospheric inversions, location, and season; therefore, using the Air Basin represents the area most likely to be impacted by the project’s air emissions.

The proposed project would be inconsistent with the San Luis Obispo County Air Pollution Control District’s Clean Air Plan because of to its characteristics. No mitigation is available to reduce related impacts. Inconsistency with the regional Clean Air Plan is inherently a cumulative impact; therefore, the proposed project would have a related cumulatively considerable contribution.

The proposed project’s construction and operational ROG and NOx emissions exceed San Luis Obispo County Air Pollution Control District thresholds, and mitigation is incorporated to reduce emissions. However, because of the uncertainty of the effectiveness of various emissions reduction measures, the impact would be cumulatively significant and unavoidable. As such, the proposed project would make a cumulatively considerable contribution to air quality impacts.

All other project-related air quality impacts were found to be less than significant and did not require mitigation (e.g., sensitive receptors and objectionable odors). Other projects that result in similar impacts would be required to mitigate for their impacts. Because the proposed project can mitigate
all of these remaining air quality impacts to a level of less than significant, it would not have a related cumulatively significant impact with respect to these impact areas.

The proposed project, in conjunction with other planned and approved projects, would emit new greenhouse gas emissions. Greenhouse gas emissions are inherently a cumulative impact, as no single project could produce a quantity of greenhouse gas emissions significant enough to influence global climate change. As discussed in Impact AIR-8, the project incorporates a number of features that would minimize greenhouse gas emissions. Taking into account the proposed project’s emissions, project design features, and the progress being made by the State towards reducing emissions in key sectors such as transportation, industry, and electricity, the proposed project furthers the State’s goals of reducing greenhouse gas emissions to 1990 levels by 2020 and an 80-percent reduction below 1990 levels by 2050, and does not obstruct their attainment. Other projects would be required to demonstrate whether they can achieve greenhouse gas emissions reduction targets and, if need be, mitigate their impacts. Because the proposed project is consistent with state reductions goals, its greenhouse gas emissions would be less than significant.

Refer to Section 3.3, Air Quality and Greenhouse Gas Emissions for detailed analysis of these subjects.

4.2.4 - Biological Resources

The geographic scope of the cumulative biological resources analysis is the Specific Plan area. Biological impacts tend to be localized; therefore, the area near the project area would be the area most affected by project activities (generally within a 0.5-mile radius).

The proposed project would result in impacts on biological resources, including special-status species and wetlands. In certain cases, resources would be removed; however, the implementation of mitigation measures would offset the loss of these resources at no less than a 1:1 ratio. Other cumulative projects would also be required to mitigate their potential impacts on a case-by-case basis. Thus, the proposed project would not have a cumulatively considerable impact on biological resources.

Several of the projects listed in Table 4-1 may have the potential to impact biological resources. All other project biological impacts were found to be less than significant and did not require mitigation. Other projects that result in similar impacts would be required to mitigate for their impacts.

Therefore, the proposed project, in conjunction with other planned and approved projects, would not have a cumulatively significant impact related to biological resources.

4.2.5 - Cultural Resources

The geographic scope of the cumulative cultural resources analysis is the project area. Cultural resource impacts tend to be localized because the integrity of any given resource depends on what occurs only in the immediate vicinity around that resource, such as disruption of soils; therefore, in addition to the project site itself, the area near the project site would be the area most affected by project activities (generally within a 500-foot radius).
Construction activities associated with development of the projects listed in Table 4-1 may have the potential to encounter undiscovered cultural resources. Similar to the proposed project, these projects would be required to mitigate for impacts through compliance with applicable federal and state laws governing cultural resources. Even if a significant cumulative impact could be found, the proposed project would not make a cumulatively considerable impact. Although there is the possibility that previously undiscovered resources could be encountered by subsurface earthwork activities, the implementation of standard construction mitigation measures would ensure that undiscovered cultural resources are not adversely affected by project-related construction activities, which would prevent the destruction or degradation of potentially significant cultural resources in the project vicinity. Given the low potential for disruption, and the comprehensiveness of mitigation measures that would apply to this project and those in the vicinity, the residual, insignificant impacts of the projects would not combine to make a significant cumulative impact. Therefore, the proposed project, in conjunction with other planned and approved projects, would not have a cumulatively significant impact related to cultural resources.

4.2.6 - Geology, Soils, and Seismicity

The geographic scope of the cumulative geology, soils, and seismicity analysis is the project area. Geologic, soil, and seismic impacts tend to be localized; therefore, the area near the project area would be the area most affected by project activities.

The proposed project would have potentially significant impacts on seismic hazards, erosion, and unstable geologic units and soils, which would be less than significant with mitigation. All other project geologic impacts were found to be less than significant and did not require mitigation. Some or all of the other projects listed in Table 4-1 would be exposed to similar geologic hazards and, therefore, would be expected to implement similar mitigation measures. As such, the proposed project, in conjunction with other projects, would not have a cumulatively significant impact associated with geologic hazards. Therefore, the proposed project, in conjunction with other planned and approved projects, would not have a cumulatively significant impact related to geology, soils, and seismicity.

4.2.7 - Hazards and Hazardous Materials

The geographic scope of the cumulative hazards and hazardous materials analysis is the project area. Adverse effects of hazards and hazardous materials tend to be localized; therefore, the area near the project area would be most affected by project activities.

Several of the projects listed in Table 4-1 may have the potential to result in impacts related to hazards and hazardous materials. Any of these other project sites which may have become contaminated from past uses, or which may include project characteristics that involve the routine handling of large quantities of hazardous materials would be required to mitigate for their impacts. The proposed project would have potentially significant impacts associated with the routine use of hazardous materials, risk of upset, emergency response and evacuation, and wildland fire risks that would be less than significant with mitigation. There is no evidence of contamination of the project site from past uses, or project characteristics that would involve the routine handling of large quantities of hazardous materials. Because hazards and hazardous materials exposure is generally
localized, and development activities associated with the other projects listed in Table 4-1 would not coincide with the proposed project, this effectively precludes the possibility of cumulative exposure.

Therefore, the proposed project, in conjunction with other planned and approved projects, would not have a cumulatively significant impact related to hazards and hazardous materials.

**4.2.8 - Hydrology and Water Quality**

The geographic scope of the cumulative hydrology and water quality analysis is the project vicinity, generally areas within 0.5 mile of the project site. Hydrologic and water quality impacts tend to be localized; therefore, the area near the project site would be most affected by project activities.

Development projects in the project vicinity may have the potential to create sources of short-term and long-term water pollution. These projects would be required to mitigate for impacts by providing stormwater pollution prevention measures in accordance with state and local regulations. The proposed project would involve short-term construction and long-term operational activities that would have the potential to degrade water quality in downstream water bodies. Mitigation is proposed that would require implementation of various construction and operational water quality control measures that would prevent the release of pollutants into downstream waterways.

Development projects in the project vicinity may involve activities that have the potential to increase the use of groundwater resources. Wallace Group prepared a Water Supply Assessment that evaluated the proposed project’s demand for groundwater, in conjunction with other existing and future groundwater users. The assessment found that adequate groundwater supplies will be available over the long term. Atascadero Mutual Water Company’s water projections account for water conservation during dry-year scenarios, and, therefore, mitigation measures will be incorporated that require implementation of water conservation measures to reduce demand. As such, the proposed project, in conjunction with other projects, would not deplete groundwater supplies.

Development projects in the project vicinity may have the potential to increase impervious surface coverage and, therefore, may result in increased runoff volumes in downstream waterways. These projects would be required to provide drainage facilities that collect and detain runoff such that off-site releases are controlled and do not create flooding in accordance with local regulations. Mitigation is proposed requiring the project to develop an on-site drainage plan that would ensure that runoff is detained during peak events and is released in a controlled manner such that it does not inundate downstream water bodies. This would ensure that the proposed project would not contribute to downstream flooding conditions during peak storm events.

Therefore, the proposed project, in conjunction with other planned and approved projects, would not have a cumulatively significant impact related to hydrology and water quality.

**4.2.9 - Land Use**

The geographic scope of the cumulative land use analysis is the Atascadero area. Land use decisions are made at the city level; therefore, the Atascadero area is an appropriate geographic scope.
Development projects in the Atascadero area would be required to demonstrate consistency with all applicable General Plan and Municipal Code requirements. This would ensure that these projects comply with applicable planning regulations. Because the projects listed in Table 4-1 have been previously approved, they have previously been found to be consistent with all applicable General Plan (as amended) and Municipal Code requirements.

The project site is proposed for annexation into the City of Atascadero. The proposed project is consistent with all applicable San Luis Obispo Local Agency Formation Commission policies that pertain to annexation. Other projects that propose annexation would also be required to demonstrate the necessary findings of consistency. Therefore, the proposed project, in conjunction with other planned and approved projects, would not have a cumulatively significant impact related to land use.

### 4.2.10 - Noise

The geographic scope of the cumulative noise analysis is the project vicinity, including surrounding sensitive receptors. Noise impacts tend to be localized; therefore, the area near the project site (approximately 0.25 mile) would be the area most affected by project activities. Furthermore, as a result of the properties of noise and the distance between other projects (more than 0.5 mile away), project-related noise would not combine with other sources further away. Moreover, noise impacts are inherently cumulative, since they account for noise levels generated by past, present, and future development projects.

Construction activities associated with the proposed project and future transportation infrastructure improvements would result in substantial sources of noise. As discussed in Section 3.9, Noise, the construction activities for the proposed project would exceed the noise thresholds for certain receivers. Mitigation is proposed that would require the contractor to implement various sound control measures, including limitation of construction hours, using noise attenuation devices on heavy equipment, and the use of a construction noise barrier along the perimeter of the project site. Implementation of these mitigation measures would reduce project impacts to a less than significant level.

Other planned and approved projects would be required to evaluate construction noise impacts and implement mitigation, if necessary, to minimize noise impacts pursuant to local regulations. In addition, the timing of construction activities associated with other development projects would overlap minimally, if at all, with the proposed project. Furthermore, because noise is a highly localized phenomenon, even if construction activities did overlap in time with the proposed project, distance would diminish any additive effects. It should be noted that none of the projects listed in Table 4-1 are within 0.5 mile of the project site. Finally, construction noise would generally be limited to daytime hours and would be short-term in duration. Therefore, it is reasonable to conclude that construction noise from the proposed project would not combine with noise from other development projects to cause cumulatively significant noise impacts.

The proposed project’s construction and operational vibration levels would not exceed annoyance thresholds. Because vibration is a highly localized phenomenon, there would be no possibility for
vibration associated with the project to combine with vibration from other projects because of their distances from the project site. Therefore, the proposed project would not result in a cumulatively significant vibration impact.

As discussed in Impact NOI-3 in Section 3.10, Noise, the proposed project’s vehicular trips would not make a substantial incremental contribution to ambient noise levels under baseline-with-project and future-with-project conditions. These noise levels account for existing vehicle trips as well as vehicle trips from future projects. In addition, other projects would be required to evaluate off-site roadway noise and, if necessary, mitigate for such impacts pursuant to local regulations. Furthermore, the proposed project’s contribution to vehicular noise levels would not exceed the applicable thresholds of significance, which take into account existing noise levels as well as noise from trips associated with other planned or approved projects. Finally, because the other projects listed in Table 4-1 are more than a mile from the project site, vehicular trips from those projects would be unlikely to add to roadway noise levels in the project vicinity. Thus, the proposed project would not combine with other projects to cause a cumulatively significant increase in ambient roadway noise.

As discussed in Impact NOI-5 in Section 3.10, Noise, after mitigation, the combined stationary and transportation noise levels would not exceed city standards at any nearby sensitive receptor. Other planned and approved projects would be required to mitigate for stationary- and transportation-related noise impacts at nearby sensitive receptors. Moreover, stationary noise and transportation noise are localized phenomena, and there is very limited potential for other projects to contribute to cumulative noise impacts beyond transportation-related noise, which would not be cumulatively significant. As such, the proposed project, in conjunction with other projects, would not make a cumulatively considerable contribution to any permanent increase in ambient noise levels in the project vicinity.

Refer to Section 3.10, Noise for detailed analysis of these subjects.

4.2.11 - Population and Housing

The geographic scope of the cumulative population and housing analysis is the City of Atascadero.

The proposed project would add as many as 1,584 residents to the City’s population over a period of 10 years. This averages to an average of 159 new residents per year, which represents 0.5 percent population growth. The City’s General Plan’s growth estimates are predicated on an annual population increase of 1.3 percent, and therefore, the population growth attributable to Eagle Ranch would be within forecasted totals and represents planned growth. Other projects would be required to demonstrate consistency with the City of Atascadero General Plan and thus can be presumed to be consistent with the growth projections. Therefore, the proposed project, in conjunction with other planned and approved projects, would not have a cumulatively significant impact on population and housing.

Refer to Section 3.11, Population and Housing for detailed analysis of these subjects.
4.2.12 - Public Services and Recreation

The geographic scope of the cumulative public services analysis is the service area of each of the providers serving the proposed project. Because of differences in the nature of the public service topical areas, they are discussed separately. Public service impacts are inherently cumulative, as they account for demand associated with past, present, and future development projects.

Fire Protection and Emergency Medical Services

The geographic scope of the cumulative fire protection and emergency medical services analysis is the Atascadero Fire Department service area, which encompasses the City of Atascadero.

Citygate Associates, a fire safety consulting firm, provided an evaluation of the proposed project’s impacts on fire protection. Citygate concluded that the proposed project could be developed within the requirements of the adopted City of Atascadero development codes and policies after implementation of mitigation for emergency response, fire water supply/suppression, and wildland-urban interface abatement. Fire Station 2 would need to expand to accommodate additional staffing needed to serve Eagle Ranch. The applicant is required provide the full cost of the expansion. Additionally, the proposed project would install a radio repeater within Eagle Ranch to ensure adequate radio coverage.

Other development projects in Atascadero would be reviewed for impacts on fire protection and emergency medical services and would be required to address any potential impacts with mitigation. Because demand for fire protection and emergency medical services is highly dependent on a number of factors that vary substantially by project (hours of operation, fire prevention measures, occupancy by sensitive populations, etc.), it is unlikely that there would be substantial overlap in demand between these projects and the proposed project that would result in a cumulatively considerable impact such that new facilities are necessary. Therefore, the proposed project, in conjunction with other future projects, would not have a cumulatively significant impact on fire protection and emergency medical services.

Police Protection

The geographic scope of the cumulative police protection analysis is the City of Atascadero, which is the service area of the Atascadero Police Department.

The Atascadero Police Department provided a written response recommending that a number of crime prevention design measures be implemented to reduce demand for police protection. These recommendations have been incorporated as a mitigation measure. With the implementation of this mitigation measure, impacts to police services would be reduced to a level of less than significant. Additionally, the proposed project would provide fees for police protection in accordance with the City's development fee schedule. Therefore, the proposed project would not create a need for new or expanded police protection facilities, and would not result in a physical impact on the environment. Other development projects in Atascadero would be similarly reviewed for impacts on police protection and would be required to address any potential impacts with mitigation. Because demand for police protection is highly dependent on a number of factors that vary substantially by project (clientele, hours of operation, crime prevention measures, etc.), it is unlikely that there
would be substantial overlap in demand that would result in a cumulatively significant impact such that new facilities are necessary. Therefore, the proposed project, in conjunction with other future projects, would not have a cumulatively significant impact on law enforcement.

Schools

The geographic scope of the cumulative school analysis is the City of Atascadero and the surrounding unincorporated areas of Carrisa Plains, Creston, Pozo/Parkhill, and Santa Margarita, which is the service area of the Atascadero Unified School District.

The proposed project is estimated to increase K-12 enrollment in the Atascadero Unified School District by 294 students over a period of 10 years. The School District indicated that Eagle Ranch students would attend Santa Margarita Elementary School, Atascadero Junior High School, and Atascadero High School, and addition facilities may be required at these school sites. The applicant would provide the School District with development fees to fund capital improvements to school facilities, which is the only method of mitigating impacts on school facilities permitted by state law. Other development projects within the Atascadero Unified School District would be required to pay development fees for school facilities. Because the proposed project would provide the School District with development fees that are proportionate to its impact, it would not contribute to a cumulative deficit of school facilities. Therefore, the proposed project, in conjunction with other future projects, would not have a cumulatively significant impact on schools.

Parks and Recreation

The geographic scope of the cumulative school analysis is the City of Atascadero, which is the service area of the City’s Community Services Department.

The proposed project includes the development of a 7.4-acre public park, a 1.6-acre equestrian staging area, and 16.9 miles of trails. City of Atascadero General Plan Policy 11.1.4 establishes an objective of 5.0 acres of parkland per 1,000 persons. The proposed project is expected to increase population by up to 1,584 persons and, thus, would need to provide 7.95 acres of parkland to meet the established standard. The public park, equestrian staging area, and trails would exceed the 5.0-acre/1,000-person standard. Other development projects within the City of Atascadero would be required to pay development fees for park and recreational facilities. Because the proposed project would exceed its minimum parkland contribution requirement, it would not contribute to a cumulative deficit of park facilities. Therefore, the proposed project, in conjunction with other future projects, would not have a cumulatively significant impact on parks and recreation.

4.2.13 - Transportation

The geographic scope of the cumulative transportation analysis is the roadway network in the central and southern portion of the City of Atascadero, generally the area located south of State Route 41. All of the new development projects listed in Table 4-1 would generate new vehicle trips that may trigger or contribute to unacceptable intersection operations, roadway segment operations, and queuing. All projects would be required to mitigate for their fair share of impacts. The proposed project would result in a net increase of 9,950 (weekday) daily trips, including 709 trips during the weekday morning peak hour and 899 trips during the weekday afternoon peak hour. The
proposed project would contribute trips to intersections, roadway segments, freeway segments, and queues that would operate at unacceptable levels. All feasible mitigation measures are proposed that would improve operations to acceptable levels, with the exception of impacts to freeway segments. Because the freeway impact cannot be fully mitigated, and because there is uncertainty whether all necessary improvements would be fully funded and implemented as contemplated, the residual significance is significant and unavoidable. Therefore, the proposed project, in conjunction with other projects, would have a cumulatively significant and unavoidable transportation impact.

For other transportation-related areas, the proposed project would have potentially significant impacts on roadway hazards, emergency access, and alternative transportation, which would be less than significant with mitigation. Other projects that result in similar impacts would be required to mitigate for their impacts. Because the proposed project can mitigate all other transportation impacts to a level of less than significant, it would not have a related cumulatively significant impact with respect to these other topics.

Refer to Section 3.13, Transportation for detailed analysis of these subjects.

4.2.14 - Utility Systems

The geographic scope of the cumulative utility systems analysis is the service area of each of the providers serving the proposed project. Because of differences in the nature of the utilities topical areas, they are discussed separately. Utility systems impacts are inherently cumulative, as they account for demand/generation associated with past, present, and future development projects. Refer to Section 3.14, Utility Systems for detailed analysis of these subjects.

Potable Water

The geographic scope of the cumulative potable water analysis is the Atascadero Mutual Water Company service area, which encompasses the city limits, the Sphere of Influence, and some nearby unincorporated communities. Approximately 95 percent of the Water Company’s customers are within the Atascadero city limits.

The proposed project is estimated to demand 423 acre-feet of potable water annually. The Water Supply Assessment prepared for the proposed project estimates that sufficient water is available to meet the needs of the service area through the year 2030, which is the planning horizon for Atascadero Mutual Water Company’s Urban Water Management Plan. Atascadero Mutual Water Company projects surpluses ranging from 1,129 to 1,912 acre-feet annually under all water reliability scenarios between 2020 and 2030. Thus, the proposed project’s demand of 423 acre-feet annually would be well within projected surpluses.

Future development projects within the Atascadero Mutual Water Company’s service area would be served by adequate long-term water supplies based on the Urban Water Management Plan’s projections. Furthermore, these projects also would be required to demonstrate that potable water supply sources are available, and these projects may be required to implement water conservation measures. Therefore, the proposed project, in conjunction with other planned and approved projects, would not have a cumulatively significant impact on potable water supply.
Wastewater

The geographic scope of the cumulative wastewater analysis is the City of Atascadero. The Wastewater Division of the Atascadero Public Works Department provides wastewater transmission, treatment, and disposal for the City of Atascadero.

The proposed project’s single-family (20,000 square feet to 1 acre), multi-family, resort hotel, village center, and highway commercial uses would be served with sanitary sewer service provided by the City of Atascadero; the other uses would be served with on-site septic systems. The proposed project would construct an off-site sewer line to connect to the City’s sewer system. The estimated wastewater generation of the proposed project is 57,842 gallons of wastewater on a daily basis. Other planned projects in the Atascadero area are estimated to generate 370,687 gallons of wastewater on a daily basis. Combined, Eagle Ranch and other planned projects would generate 428,529 gallons of wastewater per day. The City of Atascadero Water Reclamation Facility has a design capacity of 1.40 million gallons per day and treats an average of 1.38 million gallons per day. As such, there are 0.02 million gallons of available treatment capacity. Interim Water Reclamation Facility improvements—including additional aeration, partial dredging from the polishing pond, or modification of the existing recirculation pumping station—would allow for project effluent to be treated at the plant in the short term. The City plans to undertake a major treatment plant upgrade in the future that would provide sufficient capacity in the long term. Mitigation is proposed requiring the applicant pay the full cost of all on-site and off-site sewer infrastructure necessary to serve the project, which includes a pro-rata share contribution toward an upgrade of the Water Reclamation Facility. Other projects within the City of Atascadero would be required to demonstrate that wastewater collection and treatment capacity would be available. Therefore, the proposed project, in conjunction with other planned and approved projects, would not have a cumulatively significant impact on wastewater.

Storm Drainage

The geographic scope of the cumulative storm drainage analysis is the City of Atascadero’s storm drainage system, which generally encompasses lands within the city limits.

The project site currently contains very few impervious surfaces and is generally limited to ranch structures and small paved areas. Development of the proposed project would increase impervious surface coverage on the project site through construction of buildings, roadways, parking areas, and pedestrian facilities. The increase in impervious surface coverage would create the potential for discharge of increased runoff into downstream waterways, including Atascadero Creek, Eagle Creek, and Paloma Creek. All lots will be required to mitigate RWQCB Post-Construction Stormwater Management flows on-site. For this type of project, the RWQCB requires the 95th percentile storm runoff from developed area be stored and allowed to percolate into the soil. When developed, each lot will require on-site detention in order to mitigate the RWQCB Post-Construction Stormwater management requirements.

Recognizing that downstream waterways have existing deficiencies, the City of Atascadero will require that runoff generated by the proposed project would not increase the existing flood hazard to downstream properties during a 100-year storm event. As such, the proposed project would ensure
that no net increase in stormwater would leave the project site during a peak storm event and would avoid cumulatively considerable contribution of stormwater to downstream waterways at times when capacity is most constrained. Other projects within the City of Atascadero would be required to install storm drainage infrastructure that is designed to detain runoff during peak storm events and prevent downstream flooding. Therefore, the proposed project, in conjunction with other planned and approved projects, would not have a cumulatively considerable impact on storm drainage.

**Solid Waste**

The geographic scope of the cumulative solid waste analysis is the City of Atascadero. Atascadero Waste Alternatives, Inc., a subsidiary of Waste Management, Inc., provides solid waste and recycling collection services to commercial and residential customers in the City of Atascadero.

The proposed project is anticipated to generate 3,148 cubic yards of solid waste during construction and 2,457 cubic yards annually during operations. For comparison purposes, the Chicago Grade Landfill, which serves Atascadero, has 6.12 million cubic yards of remaining capacity. The proposed project’s construction and operational solid waste would represent less than 0.01 percent of the remaining capacity at the Chicago Grade Landfill. As such, sufficient capacity is available to serve the proposed project as well as existing and planned land uses in Atascadero for the foreseeable future. Additionally, mitigation is included that would require the project applicant to retain a qualified contractor to perform construction and demolition debris recycling and to provide the installation of on-site facilities necessary to collect and store recyclable materials. These practices would divert substantial quantities of materials from the solid waste stream and contribute to conserving landfill capacity, thereby extending the operational life of such facilities. Accordingly, the proposed project, in conjunction with other future projects, would not have a cumulatively significant impact on solid waste.

**Energy**

The geographic scope of the cumulative energy analysis is the PG&E electricity service area, which encompasses all or part of the 47 counties in California, including the City of Atascadero and the Southern California Gas Company (Gas Company) service area, which provide natural gas service to a territory encompassing approximately 20,000 square miles throughout Central and Southern California, from Visalia to the Mexican border, including the City of Atascadero.

Future development projects in the PG&E and the Gas Company service area would be required to comply with Title 24 energy efficiency standards. The proposed project would demand an estimated 6.4 million kilowatt-hours of electricity and 29.6 million cubic feet of natural gas on an annual basis. The proposed project’s structures would be designed in accordance with the latest adopted edition of Title 24, California’s Energy Efficiency Standards for Residential and Nonresidential Buildings. These standards include minimum energy efficiency requirements related to building envelope, mechanical systems (e.g., HVAC and water heating systems), indoor and outdoor lighting, and illuminated signs. The incorporation of the Title 24 standards into the project would ensure that the project would not result in the inefficient, unnecessary, or wasteful consumption of energy. Therefore, the proposed project, in conjunction with other future projects, would not have a cumulatively significant impact on energy consumption.