

4.0 CUMULATIVE SCENARIO

Cumulative impacts are the combined effects of project impacts with the impacts of other past, present, and reasonably foreseeable future projects. Both the California Environmental Quality Act (CEQA) and the *CEQA Guidelines* require that cumulative impacts be analyzed in an environmental impact report (EIR). As set forth in the *CEQA Guidelines*,¹ the discussion of cumulative impacts must reflect the severity of the impacts, as well as the likelihood of their occurrence. However, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. As stated in CEQA, “a project may have a significant effect on the environment if the possible effects of a project are individually limited but cumulatively considerable.”²

According to the *CEQA Guidelines*,

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable and 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 reasonable foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.³*

In addition, the *CEQA Guidelines* require

Either:

A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside control of the agency, or

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 areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.⁴

1 CEQA Guidelines § 15130(b).

2 § 21083(b).

3 CEQA Guidelines § 15355.

4 CEQA Guidelines § 15130(a)(1).

Cumulative impact discussions for each issue area are provided in the technical analyses contained in **Section 5.0, Consideration and Discussions of Environmental Impacts.**

As previously stated, and as set forth in the *CEQA Guidelines*, related projects consist of “closely related past, present, and reasonably foreseeable probable future projects that would likely result in similar impacts and are located in the same geographic area.”⁵ Specific projects proposed or currently under development identified by the City of Santa Paula⁶ are listed in **Table 4.0-1, Related Projects.** For purposes of cumulative analysis, the three expansion areas in the General Plan (Adams Canyon, Fagan Canyon and West Area 2)⁷ are developed at the intensity shown on the City’s current Land Use map⁸ in addition to other projects on file with the City. The locations of the related projects are shown on **Figure 4.0-1, Location of Related Projects.**

A review of the most current pending and approved projects lists for Ventura County⁹ did not identify any additional projects that should be considered for this EIR.

This EIR analyzes cumulative impacts in that it assumes that all related projects would be constructed as identified. It is possible that the EIR will overanalyze impacts due to the following reasons:

- Not all of the related projects will be approved and/or built. Further, it is also likely that related projects will not be constructed or opened until after the proposed project has been built and occupied.
- Impact projections for related projects would likely be, or have been, subject to unspecified mitigation measures, which would reduce potential impacts.

Many related projects are expressed in terms of gross square footage or are conceptual plans such as master plans that assume complete development. In reality, the net new development from such projects may be smaller than projected because of the demolition or removal of existing land uses resulting from development of the related project.

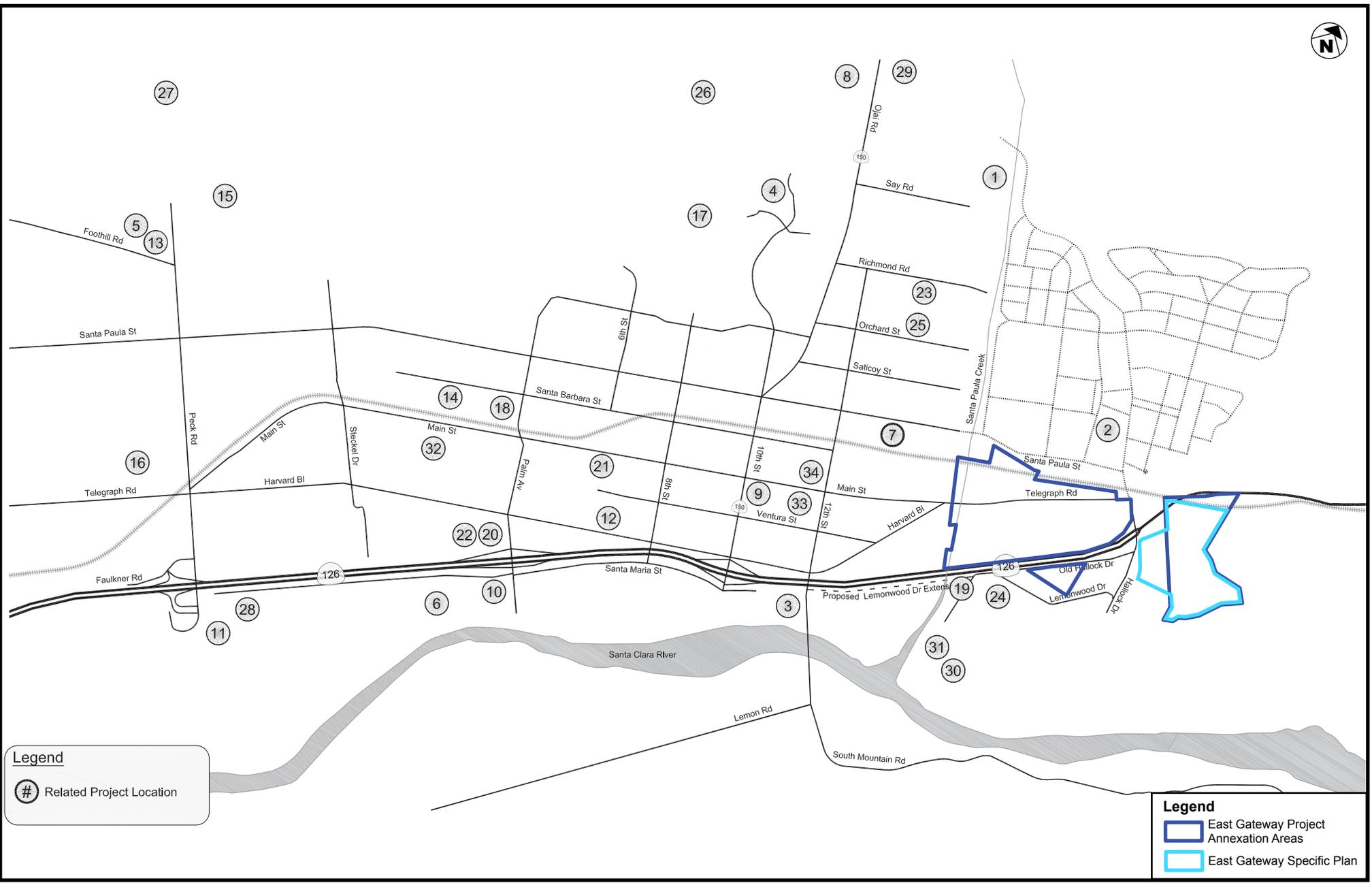
5 CEQA Guidelines § 15355.

6 City of Santa Paula, Planning Department, Development Activity Report, May 2012 and additional information provided by City May 24, 2012.

7 Santa Paula General Plan, Land Use Element, pp. LU-20 to LU-24.

8 Ibid, Land Use Map, Figure LU-5, adopted September 8, 2010.

9 County of Ventura, Resource Management Agency, Planning Division, Pending Projects List and Recently Approved Projects List as of May 3, 2012, <http://www.ventura.org/rma/planning/Permits/projects.html> accessed August 9, 2012.



SOURCE: Fehr & Peers - 2012

FIGURE 4.0-1



Location of Related Projects

**Table 4.0-1
Related Projects**

Project Location	Land Use	Size	Residential		Civic	Commercial	Industrial	Other
			Single Family	Multi-Family				
1	Cliff Drive & Forrest Drive	Single Family Units	19	du	19			
2	East Area I	Civic	375.8	ksf				
		Commercial	285	ksf	1,500	375,800	285,000	150,000
		Light. Industrial. Residential	150	ksf				
			1,500	du				
3	Montebello Street	Condominiums	37	du				37
4	840 N. 10th Street	Single Family Units	75	du	75			
5	NW Corner of Foothill & Peck Roads	Single Family Units	74	du	74			
6	Santa Maria Street	General Light industrial	17	acres				17 ac
7	12th Street	General Light industrial	2.6	acres				2.6 ac
8	1404 Ojai Road	Apartments	1	du				1
9	125 S. 10th Street	Restaurant	4.6	ksf		4,600		
10	120 & 124 Santa Maria Street	Mini-Warehouse	13.2	ksf				13,200
11	630 Acacia Road	Apartments	1	du				1
12	615 E. Harvard Boulevard	Apartments	6	du				6
13	North of Foothill Road & Steckel Drive	Single Family Units	88	du	88			
14	210 W. Santa Barbara Street	Apartments	90	du				90
15	670 Ridgecrest	Single Family Unit	1	du	1			
16	Calavo Street	Industrial Park	Initial Study ^b					
17	838 Montclair Drive	Single Family Unit	1	du	1			
18	118 W. Santa Barbara Street	Mini-Warehouse	9.8	ksf				9,800
19	250 S. Hallock Drive	Mini-Warehouse	7.8	ksf				7,800
20	Santa Ana Street	Apartments	15	du				15
21	622 E. Main Street	Apartments	41	du				41
22	Santa Ana Street	Apartments	24	du				24
23	1318 Richmond Road	Apartments	6	du				6
24	263 Dove Court	Industrial	28	ksf				28,000
25	524 13 Street	Apartments	1	du				1
26	Fagan Canyon ^l	Single Family Units	450	du	450			
		Retail	76.2	ksf		76,200		
		Active Parks ^c	32	ac				32 ac
		School ^d	10	ac				10 ac
		Passive Open Space ^e	208	ac				208 ac
27	Adams Canyon ^l	Single Family Units	495	du	495			
		Public Elementary School ^f	40	ac				40 ac
		Public Middle School ^f						
		Public Recreational Facilities ^g	100	ac				100 ac
		Destination Resort Hotel ^h	150	room		150		
		Golf Course ⁱ	18	hole				18 hole
		Public Passive Open Space ^e	200	ac				200 ac
28	West Area 2 ^c	Industrial Park	300	ksf				300,000
		Manufacturing	300	ksf				300,000
29	1483 Ojai Road	Apartments	1	du				1

	Project Location	Land Use	Size	Residential		Civic	Commercial	Industrial	Other	
				Single Family	Multi-Family					
30	275 Quail Court	General Light industrial	4.0 ksf					4,000		
31	270 Quail Court	General Light industrial	4.9 ksf					4,900		
32	220 W. Main Street	Senior Apartments	20 du		20					
33	126-132 12th Street	Multifamily apartments	4 du		4					
34	1183 E. Main Street	Laundromat ^l	1.4 ksf				1,400			
35	234 W. Harvard Blvd	Apartments	36 du		36					
		Retail	2.7 ksf				2,700			
36	15891 W. Telegraph Rd	Multi-family apartments	2 du		2					
37	234 4th St	2nd Dwelling Unit	1 du		1					
38	160 View St	Single Family Units	1 du	1						
39	129 Sheppard Rd	Single Family Units	2 du	1						
40	816 East Santa Barbara St	2 residential duplexes	4 du		4					
		Motel	16 rooms		16					
41	1445 East Main St	Restaurant	0.5 ksf				500			
		Live/work studios	9 du		9					
42	111 N. Palm Ave	Auto repair	10.0 ksf				10,000			
43	568 W. Main St	Garden center	15.4 ksf				15,400			
44	1343 E. Main St	Self-storage/RV Parking	60.3 ksf					60,300		
45	740 E. Main St	Church remodel and addition	0.5 ksf						500	
46	820 E. Santa Maria St	Aviation Museum ^k	1.7 ksf						1,700	
47	535 W. Main St	Bank with drive through	4.3 ksf				4,300			
Totals					2,705	465	452,000	323,900	878,000	2,200^m

Source: City of Santa Paula, Planning Department, Development Activity List, May 2012 and additional information provided by City May 24, 2012.

Notes:

a - Traffic Impact Analysis for the East Area 1 Specific Plan, Fehr & Peers/Kaku Associates, November 2007.

b - Calavo Subdivision Initial Study, City of Santa Paula, 2009.

c - Traffic Study for A.J. Diani Asphalt Plant, Associated Transportation Engineers, December 18, 2006.

d - General Plan Land Use Plan and Expansion Areas map does not indicate the size or type of the 10 acre school site; table assumes an elementary school with 300 students.

e - Treated as a state park for daily trip rates but uses county park AM and PM peak period rates and splits.

f - General Plan Land Use Plan and Expansion Areas map does not indicate the size or type of schools; assumes an elementary school and a middle school, with 300 students.

g - General Plan Land Use Plan and Expansion Areas map does not indicate the size of the recreation center; treated as additional passive open space.

h - General Plan Land Use Plan and Expansion Areas map does not indicate the size of the resort hotel; assumes a 150-room resort hotel.

i - General Plan Land Use Plan and Expansion Areas map does not indicate the size of the golf course; assumes an 18-hole course.

j - Treated as a shopping center.

k - does not include areas delineated in acres

l - per the General Plan Land Use Map, adopted September 9, 2010. Figure LU-5.

ksf - thousand square foot

du - dwelling unit