

CHAPTER 4

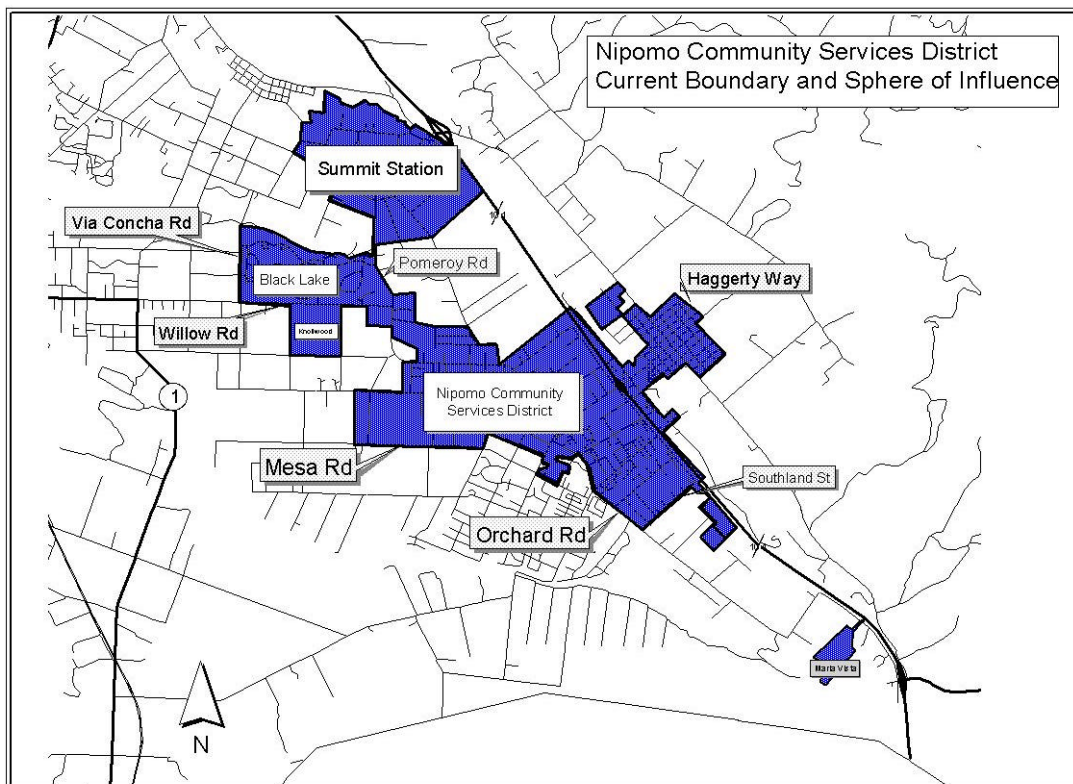
ENVIRONMENTAL SETTING – CUMULATIVE PROJECTS

This chapter provides an overview of the environmental setting within the District and eight Study Areas and identifies the General Plan Amendment and Annexation proposals that may lead to cumulative impacts within these areas.

A. Environmental Setting

The area being studied is often referred to as the Nipomo Mesa. The Nipomo Community Services District is located along Highway 101 in the southern portion of San Luis Obispo County, California. The figure below shows the existing service area boundary and Sphere of Influence for the Nipomo Community Services District. The total area of the District is an estimated six square miles. The District is responsible for providing public services such as water, sewer, lighting, and landscape maintenance to these areas.

Figure 4-1: NCS D Service Area and SOI



Background

The South County area is comprised of the San Luis Bay and South County Land Use Planning Areas (as defined by the County Planning Department). The cities of Arroyo Grande, Pismo Beach and Grover Beach and the unincorporated communities of Nipomo and Oceano are located in this area. Much of the area, especially that portion closest to the coast, is tourist oriented and a major destination for visitors from throughout California. Attractive destinations, such as the Pismo State Beach and the Nipomo Dunes area, are valued recreational resources for county residents and outside visitors alike. Land uses within this large area are diverse ranging from urban uses in the incorporated Five Cities area and surrounding the Tefft Street interchange on Highway 101 in Nipomo, to rural residential and agricultural uses in the foothill and Nipomo Mesa areas. The Nipomo Mesa area lies within the South County Planning Area of the County of San Luis Obispo and is an unincorporated community of the County.

Climate

The Nipomo area has mild temperatures year round. On average, temperatures rise to a high of 80 degrees and dip to 42 degrees.

Population

The NCSD serves approximately 10,000 to 11,000 people within their service boundary. The 2000 census identified the total population for the Nipomo area as 12,626. The growth in population in the eight study areas being considered for inclusion in the NCSD's Sphere of Influence will depend on the type and density of development that occurs in those areas. If the Study Areas build out as currently zoned, an estimated 5,000 people would be added to those areas over the next 20 years.

Physiography

The Nipomo Mesa is the most prominent feature located in this area. The Mesa is bounded on the south by a steep bluff that rises to approximately 200 feet near the southern boundary of the Nipomo Urban Area. The bluff decreases in height

westerly and is only about 40 feet high at Highway 1. The Santa Maria River cuts into the bluff and travels west to the Pacific Ocean near Osos Flaco Lake.

The northern portion of the Mesa is more irregular in shape and height. It is approximately 350 feet high at Nipomo Hill, 250 feet high east of Los Berros, and about 300 feet high along the Dune Lakes to the northwest. Los Berros Creek cuts through the northeast portion of the Mesa and Arroyo Grande Creek shaped the northwest flank of the Mesa.

The surface of the Mesa is underlain by old (at least 40,000 years) sand dunes that predate the last Ice Age. The dune shapes are still evident in the surface topography of the Mesa. Linear ridges characterize the dunes and intervening closed depressions. This topography and the sandy soils of the Mesa are an important factor in groundwater recharge.

Black Lake Canyon is designated as a Sensitive Resource Area in the County General Plan and is located on the Mesa. This canyon was apparently cut by seeping from a large spring or springs during the last Ice Age. The ponds and marshes in the canyon support habitat and provide a source of water for wildlife.

Water Resources

The water supply situation in Nipomo has been the subject of much debate and study in recent years. Rapid growth over the last decade has placed the District, residents, and the community in an uncertain situation. A number of studies have been performed regarding the Santa Maria Groundwater Basin and Nipomo Mesa over the last several years, including:

- Water Resources of Arroyo Grande – Nipomo Mesa, 2002, Department of Water Resources
- Nipomo Community Services District-Draft Urban Water Management Plan, April 2003
- Water and Sewer System Master Plan 2001 Update, Boyle Engineering Corporation for the NCSD

- Water Resources Management Study for the Woodlands, Cleath and Associates, 1996
- San Luis Obispo County Master Water Plan, 2001
- Annual Resource Summary Report, County of San Luis Obispo 2000-2003

The following section is based on the information found in the studies listed above and is a summary of that data.

The only source of water currently used by the NCSD to serve the approximately 10,000 people in the Nipomo area is from the District's nine wells extracting water from the Nipomo hydrologic sub-area of the Santa Maria Groundwater Basin.

The Santa Maria Groundwater Basin underlies more than 280 square miles (181,790 acres) in the southwestern corner of San Luis Obispo County and the northwestern corner of Santa Barbara County. Only a portion of the groundwater basin is within San Luis Obispo County, about 61,220 acres. Within the San Luis Obispo County, the main Santa Maria Basin underlies about 49,910 acres; Arroyo Grande Valley Sub-basin, 3,860 acres; Pismo Creek Valley Sub-basin, 1,220 acres; and Nipomo Valley Sub-basin, 6,230 acres. Both the surface area and the underlying permeable sediments form the basin.

Within San Luis Obispo County, the main Santa Maria Basin is bounded on the north and east by the Wilmar Avenue Fault, separating it from Arroyo Grande Valley, Pismo Creek Valley, and Nipomo Valley Sub-basins. The western boundary of the basin is the Pacific Ocean, although the basin is hydrologically continuous offshore beneath the ocean. On the south, the county line with Santa Barbara County forms a political boundary within the basin, but it has no hydrologic physical significance to the groundwater system.

The Arroyo Grande Valley Sub-basin is bounded by the alluvial contact with older geologic units between Lopez Dam and the Wilmar Avenue Fault. The Pismo

Creek Valley Sub-basin is bounded by the alluvial contact with older geologic units between the southern boundary of Edna Basin, where bedrock narrows the creek channel, and the Wilmar Avenue Fault. The Nipomo Valley Sub-basin is bounded on the north and east mainly by the contact of the older alluvium and Orcutt Formation with older geologic units and is separated from the main basin on the west by the Wilmar Avenue Fault. The southern boundary of the sub-basin, which is the watershed boundary for Nipomo Creek, is the study area boundary.

The main groundwater basin is considered a composite aquifer system of unconfined conditions with localized semi-confined to confined conditions and perched zones. Discontinuous clay layers separate the multiple aquifer zones. The most productive and developed aquifers are in the alluvium and Paso Robles Formation. Aquifers in the Squire Member of the Pismo Formation and the Careaga Formation have, over time, become more important.

In Arroyo Grande Valley and Pismo Creek Valley Sub-basins, groundwater occurs in the alluvium, ranging in thickness from negligible to a maximum of about 175 feet in Arroyo Grande Valley Sub-basin. Groundwater is mainly unconfined. In some parts of the sub-basins, the alluvium may be saturated only during rainfall.

In the Nipomo Valley Sub-basin, groundwater occurs in the older alluvium, which covers the floor of the valley up to about 90 feet thick, thinning to negligible thickness toward the eastern edges of the sub-basin. Groundwater in the older alluvium is unconfined with local semi-perched conditions. The older alluvium stores a notable amount of groundwater and continues to supply some wells, although the older alluvium may be saturated only during rainfall at the eastern edges of the sub-basin. The bedrock formations underlying the older alluvium have, over time, become a more important source of groundwater supply in the Nipomo Valley Sub-basin.

Both natural and incidental sources recharge groundwater in the main Santa Maria Basin. Stream infiltration, deep percolation of direct precipitation, and subsurface inflow are sources of natural recharge. Incidental recharge to the basin includes deep percolation of urban and agricultural return water, treated wastewater returns, and septic tank effluent.

Stream infiltration from Arroyo Grande Creek, regulated by Lopez Dam since 1969, and from unregulated Pismo Creek recharges the Tri-Cities Mesa - Arroyo Grande Plain portion of the main groundwater basin. Stream infiltration from the Santa Maria River, regulated in part by Twitchell Dam since 1958, recharges the Santa Maria Valley portion of the main basin. The amount of recharge is related to the availability of stream flow.

Recharge to the groundwater basin by deep percolation of direct precipitation is intermittent, occurring during and immediately following periods of sufficient precipitation and varying from year to year, depending upon amount and frequency of rainfall, air temperature, land use, and other factors. Because no surface water flows into Nipomo Mesa, deep percolation of direct precipitation is the major source of natural recharge.

The Nipomo Mesa has minimal areas of surface water due to the sandy soil that allows water to penetrate into the ground at a rapid rate. The ponds along Black Lake Canyon are the key surface water resources in the area. These ponds are recharged from two sources: 1) Precipitation and 2) irrigation runoff.

Land Use

The Nipomo Mesa has a variety of land uses located throughout the area. There are large areas of land being used for agricultural purposes to the south, west, and east of the town of Nipomo; these uses include strawberry farming, greenhouses, orchards, seed production, equine facilities, and cattle. Much of the property directly west of the Nipomo Urban Reserve Line (Area #7) is zoned Residential Rural and is envisioned by the General Plan as being an urban

separator. Figure 4-2 map shows land uses for the Nipomo Mesa and South County Area.

The County’s General Plan governs the development of land in the Community of Nipomo. The District may provide the County with comments regarding land use decisions, but does not have authority over land use entitlements. Development projects are sometimes approved contingent upon receiving water and sewer services from a community water system such as the NCSD. The General Plan identifies the type and intensity of development allowed in each of several land use categories for the Nipomo area. As previously stated, the land surrounding the District’s existing boundaries has been divided into eight study areas. Table 4-1 summarizes the existing zoning and acreage for those eight study areas:

Table 4-1: Existing Zoning Summary

Area	Acres	Land Use Category/Zoning	Notes
#1	1,082	Agriculture-420, Residential Rural-662	Canada Ranch and Willow Road Extension
#2	132	Agriculture	Prime Agricultural land and Flood Plain
#3	266	Residential Single Family, Res. Suburban, Recreation, Agriculture	Areas to be annexed will be within the Urban Reserve Line
#4	1,522	Rural Lands-1,173 acres, Residential Suburban-245 acres, Commercial Service, 104 acres	Includes Maria Vista, Strawberry fields, and rural lands
#5	1,350	Residential Single Family-154 acres, Residential Suburban-1,196 acres	Mostly developed area
#6	950	Woodlands Specific Plan	Approved by the County
#7	1,375	Residential Suburban-28, Agriculture-83, Residential Rural-1,264	Urban Separator in County General Plan
#8	339	Residential Rural-339	Robertson General Plan Amendment approved by County
Totals	7,016		

Transportation and Circulation

The circulation system in the Nipomo area consists of regional highways, arterials, collector and local streets. U.S. Highway 101 is a multi-lane highway that serves as a principal north-south route between San Francisco and Los Angeles. Highway 101 provides access to many communities in San Luis Obispo County including Nipomo. In the Nipomo area, Highway 101 has four travel lanes with access provided into the town via Tefft Street. Los Berros Road to the north provides another access point, but it is utilized much less than Tefft Street. Willow Road is an arterial roadway that begins at Pomeroy Road on the east and extends west to Guadalupe Road. State Highway 1 merges with Willow at Guadalupe Road and is a two-lane road that travels south towards the town of Guadalupe. Orchard Road is an arterial that travels adjacent to Highway 101 and goes south from Tefft Street to the Maria Vista development. Division travels from Orchard to the east and Highway 1. Local roadways in the area include Albert Way, Via Concha, Amador Way, Sun Dale Way, Viva Way, Westwind Way, Calle Fresa, Dawn Road, Pomeroy Road, Camino Caballo, Mesa Road, and Banneker Place.

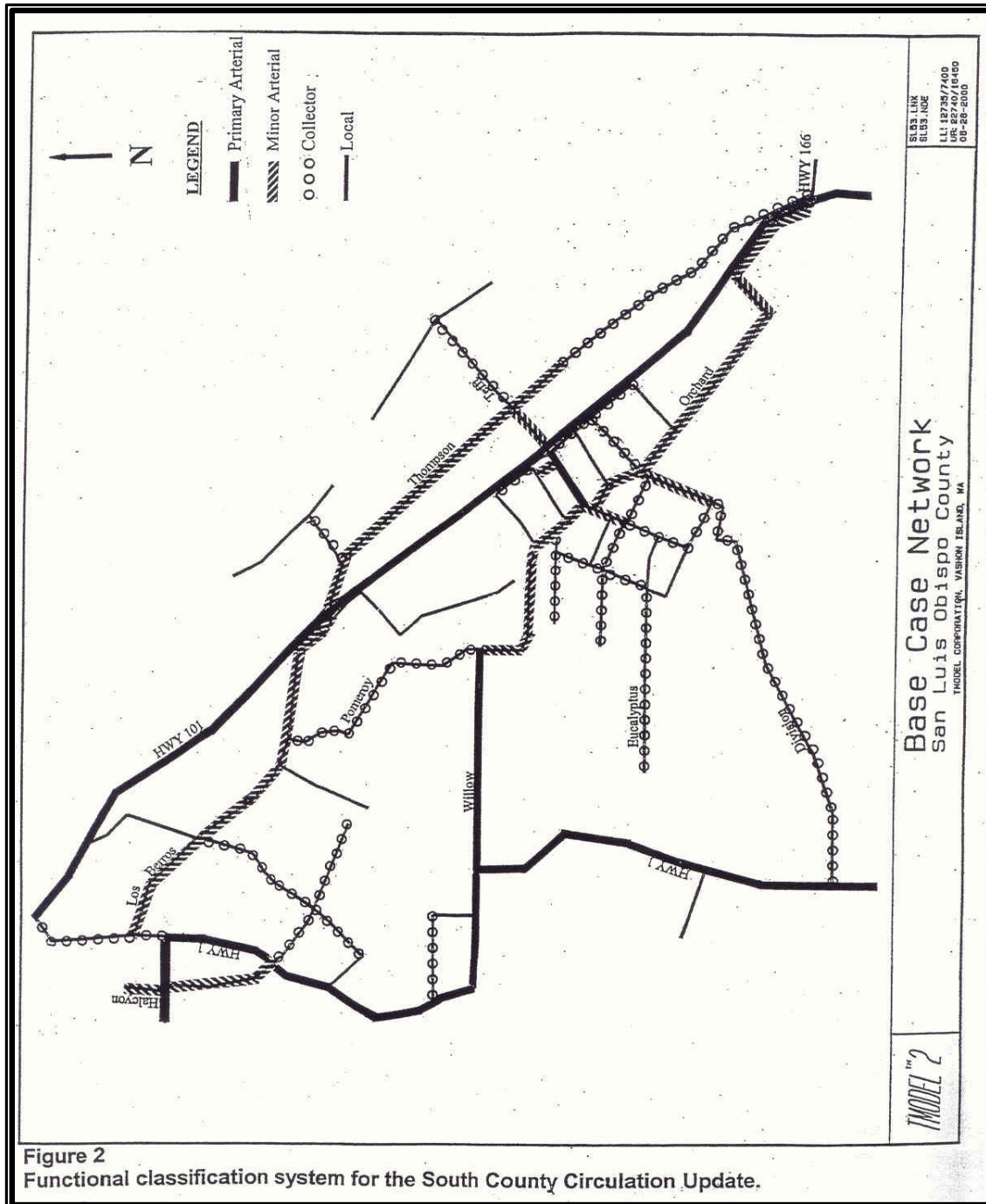
The South County area is served by an incomplete network of roads in the rural areas and many local and collector streets within the Nipomo urban area. The principal arterial route is State Highway 101 running north and south through the length of the study area. The north-south route of State Highway 1 serves the western side of the study area. State Highway 166 enters the study area in the southeast corner and terminates at Highway 101. Highway 166 extends to the east, crossing the Coastal Range, and connects to Interstate 5 in the Central Valley.

Highway 1 is specifically mentioned in the California Coastal Act of 1976. The State Legislature's intent is to maintain Highway 1 as a scenic two-lane road in rural areas; this provision applies to all areas outside the Urban Services Line in the current County General Plan and Local Coastal Plan. The California Coastal Commission has permitted only limited operational improvements in rural areas.

The Nipomo Urban Services Line does not come near Highway 1 and none of the Village areas are considered "urban" for purposes of this application.

The following Figure 4-3 is from the South County Circulation Study and shows the key streets and roads in the Nipomo Area.

Figure 4-3: Major Nipomo Roads and Streets



Cultural Resources

The Nipomo area contains more square meters of light-density cultural deposits than any other area in southern San Luis Obispo County. While this may be due to the large amount of surveys conducted for recent public and private projects, it is also felt to be related to the observed dispersal of archaeological resources over relatively flat, sandy terraces, which are all near water. Surveys conducted along the south, west and north sides of Nipomo Mesa have recorded many archaeological sites along the edge of the mesa but very few in the interior.

At least 19 archaeological sites have been identified in the general area around the community of Nipomo. These sites generally contain chipped stone artifacts (flint, flakes, tools, etc.), some of which contain a light density of shell fragments. Several of these sites have been identified as seasonal camps.

Prominent historical features of the Nipomo Mesa area include portions of the Pacific Coast Railway as well as the pre-1880 road which also crossed the project area. The project area is in the boundaries of the Nipomo Rancho, granted in 1837 to Captain William Goodwin Dana, and was likely used for wooded pasture. No structures of the Spanish-Mexican or Early American Periods are known to exist in the project area.

Geology and Soils

The project area, located within the Nipomo Mesa, has a surface elevation of approximately 300 feet above mean sea level. Elevation changes are due to smoothly eroded hills and shallow linear valleys. Surface elevations across the mesa gently decrease from east to west consistent with the coastal plain in the surrounding area.

Massive sand dune deposits whose thickness ranges from approximately 70 to 80 feet in the project area underlie the Nipomo Mesa and adjacent coastal areas. A narrow strip of stream (fluvial) deposits are present along Nipomo Creek and adjacent to its tributaries, generally areas east of Nipomo Creek. These deposits

consist of a combination of sand, gravel, silt and clay. Similar deposits may also occur within the dunes, along ancient channels of Nipomo Creek.

The project area, while located within the seismically-active central coast region, lies outside any fault rupture zones (formerly Special Studies Zones) established by the Alquist-Priolo Act of 1972. Should a major earthquake occur in the area on any of these faults, significant ground shaking is expected to occur. The San Andreas Fault is considered the most likely to generate a major earthquake in the region in the near future. Such an earthquake is expected to produce moderate to strong ground shaking at the Nipomo Mesa. The potentially active Wilmar Avenue Fault has been mapped as crossing the project area east of Highway 101 in the vicinity of Nipomo Creek.

Biological Resources

The Nipomo Mesa Area has a variety of distinct vegetation and wildlife communities and significant biological features. Significant biological features are defined as plant or animal species of rare and/or endangered status, depleted or declining species, and species or habitat types of limited distribution, such as wetlands. Major vegetative communities found in the Nipomo area are discussed below:

Nonnative Grassland. Nonnative grassland generally occurs in open areas interspersed among oaks on fine-textured loam or clay soils that are somewhat poorly drained. This vegetation is dominated by nonnative grasses and weedy annual and perennial forbs (non-grasses). Typical nonnative grassland species include wild oat, soft chess, red brome, long-beak filaree, red stem filaree and Italian rye grass.

Valley Oak Woodland. Valley oak woodland is an open-canopied woodland dominated by valley oak with a grassy understory. Individual trees may reach 115 feet in height and canopy cover is usually below 30-40 percent. Valley oak woodlands occur on well-drained, alluvial soils in valley bottoms and on non-alluvial soils in the South Coast and Transverse Ranges. The habitat type

occurs below 2,000 feet elevation in the Sacramento and San Joaquin Valleys along the foothills of the Sierra Nevada, and the valleys of the Coast Ranges from Lake to Los Angeles Counties. Valley oak woodland intergrades with valley oak riparian forest near rivers and with blue oak woodland in drier locations. The resulting mixed forest may include valley and blue oak, with an understory of creeping wild rye and poison oak.

Blue Oak Woodland. Blue oak woodland intergrades with valley oak woodland, but generally occurs on drier slopes. This habitat varies in structure from open savanna to dense woodland. Blue oak woodland is typically found in the valleys and foothills of the southern and interior North Coast Ranges, in the South Coast Ranges, and the western foothills of the Sierra Nevada. Characteristic species of this community include blue oak, valley oak, California buckeye (*Aesculus californicus*), digger pine (*Pinus sabiniana*), scrub oak (*Quercus dumosa*), California coffeeberry (*Rhamnus californica*), and buckbrush (*Ceanothus cuneatus*).

Disturbed Oak Woodland. Disturbed oak woodland generally includes remnants of woodland communities that were more widespread prior to the advent of agriculture or urbanization. A variety of native and nonnative grass and shrub species occur in the understory and between trees. Typically, this association occurs on roadsides, railroad rights-of-way, vacant lots, and the margins of agricultural lands.

Eucalyptus Woodland. Eucalyptus woodland is typically represented by dense stands of gum trees (*Eucalyptus spp.*). Plants in this genus, imported primarily from Australia, were originally planted in groves throughout many regions of coastal California as a potential source of lumber and building materials and for their use as windbreaks. They have increased their cover through natural regeneration, particularly in moist areas sheltered from strong coastal winds. Gum trees, commonly referred to as eucalyptus, readily naturalized in the state and, where they form dense stands, tend to completely supplant native

vegetation, greatly altering community structure and dynamics. Very few native plant species are compatible with eucalyptus.

Central Coast Live Oak Riparian Forest. Central Coast live oak riparian forest is an open, low riparian forest dominated by coast live oak (*Quercus agrifolia*). This association occurs on drier, slightly elevated floodplains along perennial streams, and typically occupies a transitional zone between moister cottonwood or willow-dominated communities and the more dry chaparral vegetation types. Central Coast live oak riparian forest occurs in canyon bottoms and on floodplains throughout the South Coast and Transverse ranges from Sonoma County to near Point Conception. Characteristic shrub or understory species include coyote bush (*Baccharis pilularis* ssp. *consanguinea*), buckbrush, desen elderberry, (*Sambucus mexicana*), southern honeysuckle (*Lonicera subspicata* var. *johnstonii*), California rose (*Rosa californica*), wild blackberry (*rub us ursinus*), mugwon (*Artemisia douglasiana*), and poison oak.

Central Coast Cottonwood-Sycamore Riparian Forest. Central Coast cottonwood-sycamore riparian forest is a riparian habitat dominated by western sycamore (*Platanus racemosa*) and Fremont's cottonwood (*Populus /remondi*). This association typically occupies coarse soils of the floodplains of sub-perennial streams. Cover is nearly complete and a dense thicket of shrubs may form in the understory. Central Coast cottonwood- sycamore riparian forest occurs in canyons and creeks throughout the South Coast. Characteristic species include western sycamore, Fremont's cottonwood, California buckeye, coast live oak, and arroyo willow (*Sallx lasiolepis*).

Central Coast Riparian Scrub. Central Coast riparian scrub is a willow-dominated riparian community that forms a dense low thicket on sandy soils close to river channels with a high water table. This association represents an early seral community that may be succeeded by any of several riparian woodland or riparian forest vegetation types. Central Coast riparian scrub is distributed along perennial and intermittent streams of the South coast ranges from the San Francisco Bay to near Point Conception.

Central Maritime Chaparral. Central maritime chaparral is composed of a variety of shrubs to about nine feet in height that form a moderate to high cover. This plant association occupies sandy soils along the immediate coast within the fog incursion zone and occurs in scattered populations from Monterey County to northern Santa Barbara County. Characteristic species include chamise (*Adenostoma fasciculatum*), Morro manzanita (*Arctostaphylos morroensis*), coyote bush (*Baccharis*), mock heather (*Ericameria ericoides*), sticky monkeyflower (*Diplacus aurantiacus*), black sage (*Salvia mellifera*), poison oak, California coffeeberry, coast live oak, and California sagebrush (*Artemisia californica*).

Freshwater Seep. Freshwater seep occurs throughout most of the state and is particularly common in permanently moist soils in grasslands and meadows. It is usually dominated by perennial herbs such as sedges and grass that form a complete cover. Typical freshwater seep vegetation includes Mexican rush (*Juncus mexicanus*) with lesser amounts of nodding stipa (*Stipa cernua*), long-beak flaree (*Erodium botT*'s), and soft chess (*Bromus mollis*).

B. Cumulative Projects

The CEQA Deskbook defines Cumulative Impacts as “two or more individual impacts that, when considered together are considerable or that compound or increase other environmental impacts.” The District’s SOI is a contributing factor to continued growth and development in the Nipomo area; however, it should be noted that Nipomo has grown significantly over the past two decades without the prior expansion of the District’s Sphere of Influence. Typically, development projects were approved by the County for development and then approved by LAFCO and the District for inclusion into the District’s SOI and Service Area. The growth in the area has also been driven by approvals at the County level; projects are approved by the County and are serviced through the setup of private service systems. The approvals usually anticipate the project itself providing public services such as water and sewer. Major development approvals include:

- Black Lake Development – Now within the District’s SOI/Service Area
- The Woodlands – Outside the District’s SOI/Service Area
- Maria Vista–Now within the District’s SOI/Service Area
- Knollwood–Now within the District’s SOI/Service Area

Pending General Plan Amendments

The County has several General Plan Amendments pending in the area with one being the Woodlands development.

Table 4-2: Cumulative Projects

Project	Description	NCSD Service Status
1. <u>Cypress Ridge</u> -PC approved-February 28, 2002	Change 123 acres from Residential Suburban to Recreation. Enable development of lodging (103 suites) and restaurant, and employee housing.	Not proposed for inclusion in SOI or the NCSD Service Area.
2. <u>Summit Station</u> -EIR is being prepared.	Remove area standard that limits further subdivisions of land near Summit Station Road.	Currently served by NCSD. Could allow up to 99 new residences to be served by NCSD. Expansion of Summit Station area to include Robertson property.
4. <u>Nipomo Oaks Partnership/Mehlscau</u> : Accepted for processing - In the environmental review Process.	Change a 40-acre site from Agriculture to Commercial Retail, dis-establish agriculture preserve contract, also extends Urban Services Line to include other 425 acres of rural properties to the south.	Currently outside of Service Area. Being considered for inclusion into NCSD Sphere of Influence as part of this update.
5. <u>Brand</u> -EIR being prepared	Change 72 acres from rural lands to 32 acres Residential Suburban and 40 acres of Commercial Service.	Currently outside of Service Area. Being considered for inclusion into NCSD Sphere of Influence as part of this

Project	Description	NCS D Service Status
		update.
6. <u>Craig/Lucia Mar USD</u> :	Change 14.5 acres of 40-acre site from Rural residential to Recreation. Will include 16 residences and 500-student elementary school.	Currently outside of Service Area. Being considered for inclusion into NCS D Sphere of Influence as part of this update.
7. <u>Green Canyon/Helenius</u> : Approved in April by Board of Supervisors	Change 21 acres of 84 acres from Agriculture to Residential Rural. Includes agriculture buffers and trails plan and terminate Agriculture preserve status.	Currently outside of Service Area. Is not being considered for inclusion into NCS D Sphere of Influence as a part of this update.
8. <u>Robertson</u> : Negative Declaration and Board Approved application to the NCS D	Adds 9 lots to Summit Station area currently served by the NCS D	Currently outside of Service Area. Is being considered for inclusion into NCS D Sphere of Influence as part of this update.
9. <u>Troesh</u> : Authorized for processing	Change allowable uses to allow for woodchipping.	
10. <u>Anderson</u> : Authorized for processing	Change land use category on approx. 38-acre site from Ag to Residential Rural to allow the site to be subdivided into seven approx. five-acre parcels.	
11. <u>A.J. Diani Construction</u> : Initial review stage. Not authorized for processing yet.	Change land use category from Commercial Service to Industrial to allow for the development of a portable stand-alone asphaltic concrete plant and occasional operation of a portable lime treatment system, and a portable rubberized asphalt blending system.	

Pending Annexations

Several annexation applications have been submitted to LAFCO for consideration and are summarized below.

Table 4-3: Pending Annexation Applications

Project	Description	NCSD Service Status
1. <u>Robertson Annexation</u>	Would add 9 lots to Summit Station area currently served by the NCSD. GPA Approved by the Board of Supervisors-Annexation application submitted to LAFCO	Currently outside of District's Service Area. Is being considered for inclusion into NCSD Sphere of Influence as part of this update.
2. <u>Lem Annexation</u>	Includes 19 acres currently within the Urban Reserve Line. Would add 18 lots to the District. County consideration is pending, Annexation application submitted to LAFCO.	Currently outside of District's Service Area. Is being considered for inclusion into NCSD Sphere of Influence as part of this update.
3. <u>Nipomo Hills</u>	Would add 91 acres to the District for the purpose of residential development. County consideration is pending, Annexation application submitted to LAFCO. Part of the area is inside the Urban Reserve Line.	Currently outside of Service Area. Being considered for inclusion into NCSD Sphere of Influence as part of this update.

While the District's proposed Sphere of Influence does provide for public services to some undeveloped areas, these areas are subject to the County's Land Use approval process. Additions to the District's Service Area and Sphere of Influence are often reacting to a land use proposal approved or being considered by the County. The cumulative impacts of adding areas to the District's Sphere of Influence on land use are difficult to quantify because while public services may result in intensification of land use, there are examples of this intensification not occurring in areas once services are provided; i.e., Area #1 where waterlines have existed for years and Areas #3 and #5 where public service infrastructure is also close by and within the Urban Reserve Line.

It is more often that a project is approved by the County and then requests services from the District; i.e., Knollwood, Black Lake, and Maria Vista. This

same process will likely be followed when the Canada Ranch and Southland Specific Plan Areas are developed as foreseen in the County's General Plan. The process of land development is dependent upon a variety of factors, including a property owners desires, the land use zoning and other regulations, available public services, and the economic feasibility of a particular project.

The analysis of cumulative impacts within each issue area in Chapter 5, Environmental Analysis, is based upon the list of development and annexation projects including the proposed projects that are in various stages of planning or development and are expected to contribute to cumulative impacts in the Nipomo Mesa area. These projects are located within the unincorporated areas of San Luis Obispo County. Table 4-2, Cumulative Projects, lists the projects used as a basis for these cumulative impact analyses.