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## **4.0 CUMULATIVE IMPACTS SUMMARY**

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This section summarizes the cumulative impacts associated with the proposed project that are identified in each of the environmental issue areas in Section 3.0. Cumulative impacts are the result of combining the potential effects of the proposed project with other recently approved developments, planned developments, and reasonably foreseeable development projects in the project region. The following discussion considers the cumulative impacts of the relevant environmental issue areas.

### 4.1 INTRODUCTION

CEQA requires that an EIR contain an assessment of the cumulative impacts that could be associated with the proposed project. According to CEQA Guidelines Section 15130(a), "an EIR shall discuss cumulative impacts of a project when the project's incremental effect is 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 (as defined by CEQA Guidelines Section 15065(a)(3)).

As defined in CEQA Guidelines Section 15355, a cumulative impact consists of an impact that is created as a result of the combination of the proposed project evaluated in the EIR together with other projects causing related impacts. A cumulative impact occurs from:

*...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.*

In addition, Section 15130(b) identifies that the following three elements are necessary for an adequate cumulative analysis:

- 1) *Either:*
  - (A) *A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or,*
  - (B) *A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide 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.*
- 2) *A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and*
- 3) *A reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects.*

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Where a lead agency is examining a project with an incremental effect that is not cumulatively considerable, a lead agency is not required to consider that effect significant, but must briefly describe its basis for concluding that the incremental effect is not cumulatively considerable.

### 4.2 CUMULATIVE SETTING

A general description of the cumulative setting is provided in Section 3.0, Introduction to the Environmental Analysis and Assumptions Used, as well as in **Table 3.0-2**. In addition, the cumulative setting for environmental issue area evaluated in the Draft EIR (DEIR) is described in the section specific to the environmental issue area.

### 4.3 CUMULATIVE IMPACT SUMMARY

Identified below is a compilation of the cumulative impacts that would result from implementation of the proposed project and other approved and proposed development in the vicinity. As described above, cumulative impacts are two or more effects that, when combined, are considerable or compound other environmental effects. Each cumulative impact is determined to have one of the following levels of significance: less than cumulatively considerable, potentially cumulatively considerable, or cumulatively considerable. The specific cumulative impacts for each environmental issue area are identified in the corresponding technical sections of Section 3.0.

#### Cumulative Aesthetic Impacts

**Impact 3.1.4** Implementation of the proposed project would contribute to the cumulative conversion of the area from moderately disturbed rural residential, open space, and grazing land to other urban uses. In addition, the proposed amendments to the County's General Plan and Zoning Ordinance would permit CCRCs in a CCRC designation, combined with either PD or SDA land use designations and with approval of a corollary zone change. **(Less than Cumulatively Considerable)**

#### Cumulative Impacts to Agricultural and Forestry Resources

**Impact 3.2.4** The proposed project, including the amendments to the County's General Plan and Zoning Ordinance, would not contribute to cumulative impacts on agricultural or forestry lands. **(Less than Cumulatively Considerable)**

#### Contribution to Cumulative CO and TAC Concentrations

**Impact 3.3.7** Implementation of the proposed project, in combination with existing, approved, proposed, and reasonably foreseeable development in the Mountain Counties Air Basin, would not contribute to localized concentrations of mobile-source CO or TACs that would exceed applicable ambient air quality standards. **(Less than Cumulatively Considerable)**

#### Contribution to Cumulative Regional Air Quality Conditions

**Impact 3.3.8** Long-term operation of the proposed project, in combination with existing, approved, proposed, and reasonably foreseeable development in the Mountain Counties Air Basin, would contribute to cumulative increases in emissions of ozone-precursor pollutants (ROG and NO<sub>x</sub>) and PM<sub>10</sub> that could contribute to future concentrations of ozone and PM<sub>10</sub>, for which the region is

currently designated nonattainment. (**Cumulatively Considerable and Significant and Unavoidable**)

#### **Cumulative Impacts to Special-Status Plant Species**

**Impact 3.4.11** Implementation of the proposed project in combination with other regional development could contribute to the loss of special-status plant species. (**Cumulatively Considerable and Mitigated to Less Than Cumulatively Considerable**).

#### **Cumulative Impacts to Special-Status Wildlife Species and Sensitive Habitats**

**Impact 3.4.12** Development of the project location, in addition to anticipated cumulative development in the project vicinity, would result in disturbance to special-status wildlife species and sensitive habitats throughout the region. (**Cumulatively Considerable and Mitigated to Less Than Cumulatively Considerable**)

#### **AB 32 Compliance and GHG Emissions**

**Impact 3.5.1** Implementation of the proposed project would result in a net increase in greenhouse gas emissions that would conflict with the goals of AB 32 or result in a significant impact on the environment. (**Cumulatively Considerable and Significant and Unavoidable**)

#### **Cumulative Impacts to Prehistoric Resources, Historic Resources, and Human Remains**

**Impact 3.6.5** Implementation of the proposed project, along with any foreseeable development in the project vicinity, could result in cumulative impacts to cultural resources i.e., prehistoric sites, historic sites, and isolated artifacts and features). (**Less than Cumulatively Considerable**)

#### **Cumulative Impacts to Paleontological Resources**

**Impact 3.6.6** Implementation of the proposed project, along with any foreseeable development in the project vicinity, could result in cumulative impacts to paleontological resources. (**Less than Cumulatively Considerable**)

#### **Cumulative Soil Stability and Seismic Impacts**

**Impact 3.7.5** Implementation of the proposed project, in combination with existing, approved, proposed, and reasonably foreseeable development in nearby areas of Nevada County, would not contribute to cumulative geologic and soils impacts. (**Less than Cumulatively Considerable**)

#### **Cumulative Wildland Fire Hazards**

**Impact 3.8.8** The proposed project, along with increased urban development in Nevada, Yuba, and Placer counties, would result in cumulative wildland fire hazard impacts. (**Cumulatively Considerable and Significant and Unavoidable**)

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### Cumulative Water Quality, Runoff, and Flooding Impacts

**Impact 3.9.8** The proposed project, in combination with existing, approved, proposed, and reasonably foreseeable development in the Bear River watershed, would alter drainage conditions, rates, volumes, and water quality, which could result in potential flooding and stormwater quality impacts within the overall watershed. **(Less than Cumulatively Considerable)**

### Cumulative Compatibility Impacts

**Impact 3.10.5** The proposed project, along with all existing, approved, proposed, and reasonably foreseeable development in southern Nevada County, would not result in any significant increased land use incompatibility. **(Less than Cumulatively Considerable)**

### Contribution to Cumulative Noise Levels

**Impact 3.11.6** Implementation of the proposed project, including the proposed General Plan and Zoning Ordinance text amendments, would not result in a substantial contribution to cumulative noise levels. **(Less than Cumulatively Considerable)**

### Cumulative Increase in Population, Housing, and Employment

**Impact 3.12.3** The proposed project, along with other approved, proposed, and reasonably foreseeable development, could induce population and housing growth in the region. **(Less than Cumulatively Considerable)**

### Cumulative Impacts to Fire Protection and Emergency Services

**Impact 3.13.1.3** Cumulative development within the HFPD would increase demand for fire protection and emergency medical services. **(Less than Cumulatively Considerable)**

### Cumulative Impacts to Law Enforcement

**Impact 3.13.2.2** The proposed project, in addition to reasonably foreseeable development, would increase the population within Nevada County and require additional law enforcement services under cumulative conditions. **(Less than Cumulatively Considerable)**

### Cumulative Impacts to Schools

**Impact 3.13.3.2** Implementation of the proposed project would require the payment of Level One development fees. **(Less than Cumulatively Considerable)**

### Cumulative Water Impacts

**Impact 3.13.4.3** Implementation of the proposed project, in combination with cumulative development, would increase the current demand for water supply service. **(Less than Cumulatively Considerable)**

### Cumulative Wastewater Impacts

**Impact 3.13.5.3** Implementation of the proposed project, in combination with other developments within NCSD-1's service area, would increase wastewater flows and the current demand for wastewater treatment services. Necessary infrastructure to accommodate the proposed project and future planned development could be extended and wastewater services could be provided by the wastewater treatment plant. **(Less than Cumulatively Considerable)**

### Cumulative Solid Waste Impacts

**Impact 3.13.6.2** Although sufficient landfill capacity exists to serve the project, implementation of the proposed project, as well as other proposed and approved projects, would increase solid waste generation in Nevada County. **(Less than Cumulatively Considerable)**

### Cumulative Impacts to Park Facilities

**Impact 3.13.7.2** The proposed project would not require the construction of additional park and recreation facilities, nor would it contribute to the deterioration of existing park facilities. **(Less than Cumulatively Considerable)**

### Cumulative Impacts to Electric, Propane, and Telephone Service and Infrastructure

**Impact 3.13.8.2** Implementation of the proposed project in addition to reasonably foreseeable developments may include the extension of existing infrastructure and require new facilities to accommodate the anticipated growth. **(Less than Cumulatively Considerable)**

### Cumulative Traffic Impacts

**Impact 3.14.8** Implementation of the proposed project, along with other traffic generated by existing and future development in the project area, would increase traffic in the project area. **(Less than Cumulatively Considerable)**

### Cumulative Queuing Impacts

**Impact 3.14.9** The SR 49/Rincon Way intersection would not be expected to have queuing issues under future plus project conditions. **(Less than Cumulatively Considerable)**

## 4.4 CUMULATIVE IMPACTS ASSOCIATED WITH GENERAL PLAN AND ZONING ORDINANCE TEXT AMENDMENTS

Implementation of the proposed project would result in an amendment to the County's General Plan and Zoning Ordinance as discussed in Section 2.0, Project Description. Key text amendments proposed to General Plan policies and zoning text are listed in **Section 2.0, Project Description**. Future cumulative development in Nevada County would be subject to the new uses allowed by the proposed amendments, meaning that, after implementation of the project, CCRCs would be permitted in either a PD (Planned Development) or SDA (Special Development Area) land use designation with approval of a zone change. Each of the PD and SDA land use

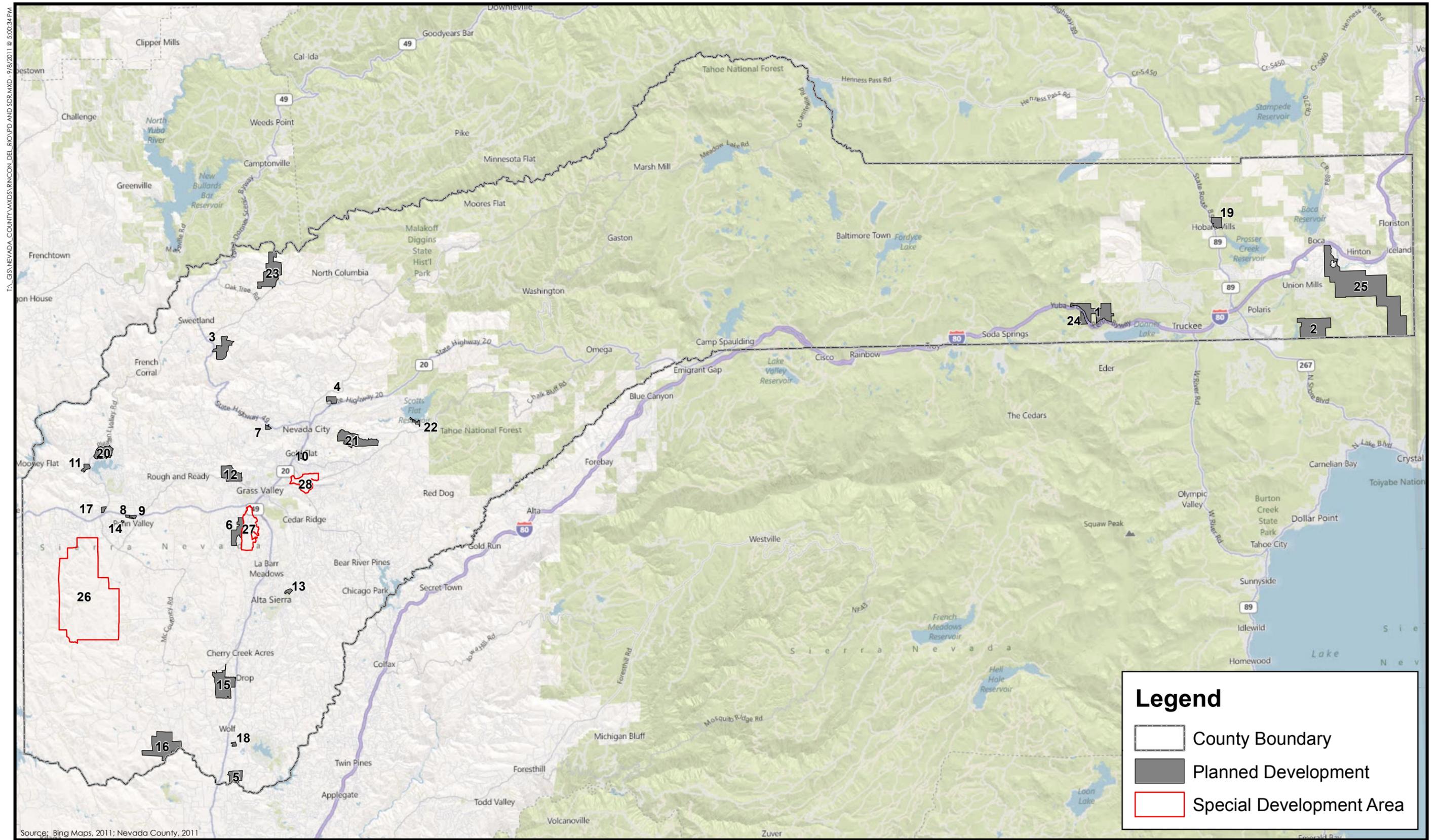
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designations in the county are shown in **Figure 4.0-1**, with the acreage for each designated area listed in **Table 4.0-1** below.

**TABLE 4.0-1  
PD AND SDA DESIGNATIONS IN NEVADA COUNTY\***

Map ID #	PD or SP	Community or Rural Region	Acreage
1	PD	Community	624.34
2	PD	Community	861.99
3	PD	Rural	350.54
4	PD	Rural	83.31
5	PD	Rural	218.53
6	PD	Community	274.64
7	PD	Community	27.31
8	PD	Community	20.65
9	PD	Community	24.50
10	PD	Community	42.99
11	PD	Rural	59.78
12	PD	Community	369.90
<b>13</b>	<b>PD</b>	<b>Rural</b>	<b>35.88</b>
<b>14</b>	<b>PD</b>	<b>Community</b>	<b>5.92</b>
15	PD	Rural	662.92
16	PD	Rural	929.40
17	PD	Community	30.37
18	PD	Community	24.08
19	PD	Rural	150.75
20	PD	Community	285.93
21	PD	Rural	568.58
<b>22</b>	<b>PD</b>	<b>Rural</b>	<b>38.52</b>
23	PD	Rural	696.92
24	PD	Community	72.03
25	PD	Partially Inside Truckee Community Region	3545.78
26	SDA	Rural	7392.40
27	SDA	Community	762.49
28	SDA	Community	458.59

\*Map Units in bold do not meet proposed CCRC acreage criteria.



**Figure 4.0-1**  
Planned Development and Special Development Areas within Nevada County



Per the proposed text amendments, the minimum collective project size for a proposed CCRC is 50 acres in Rural Regions and 20 acres in Community Regions. As shown in **Table 4.0-1**, there are 24 areas in the county that meet the acreage criteria for CCRCs. Two of these, Map ID #15 and #21, are already entitled for development (Wolf Creek Ranch Estates and Deer Park II, respectively). Therefore, 22 areas in the county could be proposed for CCRC use in the future. In addition to the acreage requirements, the proposed text amendments include other criteria that would limit areas suitable for a CCRC. For example, CCRCs in Rural Regions would be required to cluster development, with at least 50 percent of the total project site (parcel) area to be open space. Maximum CCRC density cannot exceed 2 units per acre in Rural Regions and 6 units per acre in Community Regions, with a minimum of 100 living units and a maximum of 400 living units.

Although the proposed text amendments would create a new General Plan land use designation and zoning district, they would not result in a change in land use or zoning on any site in the county except the proposed project site. The proposed amendments would not result in any specific physical improvements in the county, nor would they grant entitlements for additional development on any one site. Given that it is currently unknown which of the sites identified in **Table 4.0-1** would be proposed for CCRC development in the future, along with the restrictions and criteria described above, identification of site-specific environmental impacts resulting from the proposed text amendments would be speculative at this time.

All future CCRC development projects located elsewhere in the county would be required to be consistent with the proposed amendments to the General Plan and Zoning Ordinance as well as applicable County regulations and requirements intended to prevent adverse environmental impacts. Collectively, these regulations and requirements provide a degree of certainty as to where and how future CCRC uses could be cited in the county; the proposed regulations specifically emphasize General Plan consistency and land use compatibility, as well as the protection of environmental resources.

At a programmatic level, the environmental impacts associated with development of all PD and SDA designated areas in the county were analyzed in the Nevada County General Plan Environmental Impact Report, Volume I, SCH #1995102136 (1995). In addition, any future CCRC development projects would be required to submit a rezoning application in order to establish CCRC Combining District zoning for an individual CCRC use on any of the sites identified above. Such rezoning applications would be subject to further CEQA analysis of project-specific impacts (proposed Zoning Ordinance amendment Section L.II 2.7.11(C)(4)). Therefore, cumulative impacts associated with the proposed General Plan and Zoning Ordinance text amendments are considered **less than cumulatively considerable**.

