

3.0 BASIS FOR CUMULATIVE ANALYSIS

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The California Environmental Quality Act (CEQA) requires that EIRs analyze cumulative impacts. As defined in *CEQA Guidelines* Section 15355, a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other foreseeable projects causing related impacts in the vicinity of the project. *CEQA Guidelines* Section 15130(a) states that an EIR must discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable, as defined in Section 15065(c)(a)(3). Where a lead agency is examining a project with an incremental effect that is not "cumulatively considerable," a lead agency need not consider that effect significant, but must briefly describe its basis for concluding that the incremental effect is not cumulatively considerable. However, an EIR should not discuss impacts which do not result in part from the project evaluated in the EIR. Furthermore, when the combined cumulative impact associated with the project's incremental effect and the effects of other projects is not significant, the EIR must briefly indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR. A lead agency must identify facts and analysis supporting the lead agency's conclusion that the cumulative impact is less than significant.

In addition, *CEQA Guidelines* Section 15130(b) indicates that the analysis of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide the same level of detail as is provided for the impacts attributable to the project alone. Instead, the discussion of cumulative impacts is guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of the other projects which do not contribute to the cumulative impact.

A project has "cumulatively considerable" impacts when its incremental effects "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. Cal. Pub. Res. Code § 21083(b); see also *CEQA Guidelines* § 15355(b).

For an adequate discussion of significant cumulative impacts, the *CEQA Guidelines* (Section 15130(b)(1)(A) and (B)) allow an environmental impact report to determine cumulative impacts and reasonably foreseeable growth based on either of the following methods:

- A list of past, present, and probable future projects producing related or cumulative impacts; or
- A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental planning document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

For the purposes of evaluating cumulative traffic impacts, future growth in the City of Huntington Beach was estimated based on the Orange County Projections (OCP) 2006, as well as on the Citywide land use database recently prepared by the City. The latter is the basis for long-range traffic forecasting and the Citywide growth statistics are as follows:

Category	2007	2030	Increase
Population	216,471 ^a	233,457	8%
Housing	76,890	83,396	8%
Employment	81,694	94,127	15%

^a The 2010 census indicated that the City's population is less than 190,000 persons. The traffic assessment of existing conditions is based on recent traffic counts conducted for the project. Thus, the "existing plus project" analysis is not affected by the current population estimates. The short-range (2016) and long-range (2030) traffic analyses are based on best available information, included within the Huntington Beach Traffic Model (HBTM). The HBTM is periodically updated to accurately project future traffic conditions. Please refer to Section 4.G, Transportation and Parking, for a detailed discussion of the methodology to determine future growth for the short-and long-range analyses.

Source: PCR Services Corporation, 2011.

These forecasts are similar to those in OCP-2006, and as can be seen they show an eight percent increase in population and housing and a 15-percent increase in employment by 2030 in Huntington Beach. Long-range (2030) volumes used in the cumulative traffic analysis are derived using the Huntington Beach Traffic Model (HBTM). The HBTM uses the land use projections noted above to forecast future traffic volumes on the City-wide arterial street system. For the short-range analysis, background (no-project) traffic volumes were derived by interpolating between existing and 2030 volumes. These short-range traffic volumes generally represent a 2016 time frame and account for ambient growth and related development projects during this time period. The 2016 analysis also provides the five- to seven-year time frame required for Growth Management Plan (GMP) and Congestion Management Program (CMP) purposes.

Based on review of applications and City records, the City developed a list of past, present and probable future projects. The list of identified related projects is provided in **Table 3-1, Related Projects List**. Although the projects listed in Table 3-1 serve as the primary bases for evaluation of cumulative impacts, the approach to these analyses vary for certain environmental issues. The cumulative analysis of each environmental issue is identified in the applicable environmental issue section in Chapter 4, *Environmental Impact Analysis*, of this EIR.

Table 3-1**Related Projects List**

Related Project No.	Project Name	Location	Description	Status
1	The Village at Bella Terra	West of Bella Terra Mall Between Edinger Avenue and Center Avenue	Mixed-use project with 467 residential units and 30,000 square feet of commercial space.	The project is approved and site preparation is underway.
2	Costco	West of Bella Terra Mall Between Edinger Avenue and Center Avenue	Construction of a 154,113-square-foot Costco warehouse store and associated gas station	Under construction.
3	The Boardwalk	Northeast corner of Gothard Street and Center Avenue	The project involves the construction of a mixed use development consisting of 487 apartment units, 14,500 sf of commercial uses, private recreational area and 0.5 acre of public open space.	The project is approved and site remediation is underway.
4	Amstar/Red Oak Project (formerly known as The Ripcurl)	Southeast corner of Gothard Street and Center Avenue	A mixed-use project consists of 10,000 sf of commercial uses on the ground floor and 440 residential units above the ground floor (five stories).	An EIR was certified and a CUP approved in 2008.
5	Golden West College Master Plan	Golden West College	This project consists of an extensive improvement and building program to meet increasing enrollment needs and to update technology and outdated infrastructure. The project will include the renovation of older buildings, re-using existing buildings and the construction of new buildings, landscaping, and infrastructure.	A Program EIR has been circulated and a new classroom building has been constructed.
6	Seawind Village Apartments	15555 Huntington Village Drive (west side of Huntington Village Drive, north of Center Avenue)	The project involves the addition of 10 residential units to a 277 unit apartment complex and construction of a 7,500 sf clubhouse/recreation center.	The project is under review by the Planning Division.

Table 3-1 (Continued)**Related Projects List**

Related Project No.	Project Name	Location	Description	Status
7	Edinger Plaza Remodel	7560-7566 Edinger Avenue, west of Beach Boulevard	Remodel of an existing 153,562-square-foot shopping center, including demolition and construction for a net increase of approximately 3,000 square feet to accommodate Nordstrom Rack and Dick's Sporting Goods stores.	The project is under construction.
8	Edinger Hotel	Southeast corner of Edinger Avenue and Parkside Lane	The proposed Edinger Hotel project consists of a 200-room, 115,000-square-foot, six-story hotel on a 84,829-square-foot lot in the Town Center Boulevard area of the Beach and Edinger Corridors Specific Plan (BECSP).	The City is determining the appropriate level of environmental clearance for this project.
9	Beach & Warner Mixed Use	Southwest corner of Beach Boulevard and Warner Avenue	This project consists of a mixed-use development in the Neighborhood Boulevard area of the BECSP. Some of the existing uses would remain on-site while others would be demolished and redeveloped. In total, the project would consist of 272 residential units, 43,014 square feet of retail uses, 196,000 square feet of office space, 18,322 square feet of restaurant uses, 7,000 square feet of common area, 75,000 square feet of public open space, and 1,990 parking spaces at buildout.	An EIR has been certified for this project.

Table 3-1 (Continued)**Related Projects List**

Related Project No.	Project Name	Location	Description	Status
10	CVS Pharmacy	16961 Beach Boulevard (northwest corner of Beach Boulevard and Warner Avenue)	The project involves the construction of an approximately 14,452-square-foot commercial building to be utilized as a CVS Pharmacy. The proposed site plan will provide a total of 51 on-site parking spaces, a single-lane pharmacy drive-thru, and various on-site improvements.	The project has been approved.
11	Longs Drugs	17725 Beach Boulevard (Northwest corner of Beach Boulevard and Newman Avenue)	The project involves the construction of an 8,800 sf drugstore with a drive-through pharmacy.	The project is approved.
12	Fein Medical Office Building	7922 Liberty Avenue (south side of Liberty Avenue, west of Beach Boulevard)	The project involves the construction of a 6,480 sf medical office building.	The project is approved.
13	Beach & Ellis Mixed Use	Southwest corner of Beach Boulevard and Ellis Avenue	The project involves the construction of a six-story mixed use development consisting of commercial and residential uses on a 2.73-acre (113,256-square-foot) parcel in the Five Points area of the BECSP. The project would include approximately 30,000 square feet of commercial uses, 7,000 square feet of retail shops, as well as 105 residential dwelling units. Associated open space and parking is also proposed.	An EIR is being prepared for this project.
14	Casa Rincon	18431 Beach Boulevard (west side of Beach Boulevard, north of Ellis Avenue)	The project involves the construction of a four-story, 24-unit multi-family development.	The project is under review by the Planning Division.

Table 3-1 (Continued)**Related Projects List**

Related Project No.	Project Name	Location	Description	Status
15	Hoag Medical Building	19582 Beach Boulevard (east side of Beach Boulevard, south of Yorktown Avenue)	The project involves the construction of an approximately 52,775-square-foot, three-story addition to an existing 52,177-square-foot medical office building and a 486-space parking structure.	The project is under review by the Planning Division.
16	Beach Promenade	Southeast corner of Beach Boulevard and Atlanta Avenue	The Beach Promenade consists of two options for development; Option A and Option B. Maximum development square footage approved is 38,634 sf (Option B) to the existing 85,107 sf commercial center. The development project includes 2.07 acre frontage road and 0.61 acre adjacent to westerly property to enlarge site from 6.24 acres to 9.42 acres.	The project is approved and under construction.
17	Senior Center	Southwest corner of Goldenwest Street and Talbert Avenue	The project involves the construction of a new 45,000 sf senior center and associated parking.	Entitlements were approved. However, a Subsequent EIR and new entitlements are under review.
18	Talbert Lake Water Quality Project	Northeastern corner of Central Park	The Talbert Lake Diversion Project would divert up to 3 million gallons per day of urban runoff from the East Garden Grove Wintersburg Channel, through pre-treatment devices, and into a 15 acre area in Central Park for treatment to remove pollutants, thereby significantly reducing pollutant loading to the coastal receiving waters. Project components will include a channel diversion structure, pump station, control	A Mitigated Negative Declaration has been approved.

Table 3-1 (Continued)**Related Projects List**

Related Project No.	Project Name	Location	Description	Status
			system, existing pipeline inspection and rehabilitation, additional conveyance piping, pretreatment, Natural Treatment Systems, Talbert Lake rehabilitation, groundwater recharge enhancements, educational exhibit, and monitoring.	
19	Rainbow Disposal	17121 Nichols Street	Master plan for Rainbow to expand the existing Material Recovery Facility (MRF) and Transfer Station from the current 2,800 tons per day (TPD) to 4,000 TPD. These new buildings and operations would enable Rainbow to continue to process curbside recyclables, construction and demolition (C&D) debris, greenwaste, and commercial municipal solid waste (MSW), and to do so while improving environmental conditions around the facility as compared to current operations.	The project has been approved.
20	Gun Range	In Central Park east of the Sports Complex	The City will prepare an EIR for clean-up and re-use of the site.	An EIR is currently underway.
21	Walmart	6912 Edinger Avenue (former Home Expo at Goldenwest)	The project involves the re-use of a vacant 100,865-square-foot retail building for a Walmart store. The project includes façade improvements.	The project is under review by the City.

Source: City of Huntington Beach, 2012.