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### III. GENERAL DESCRIPTION OF ENVIRONMENTAL SETTING

#### B. RELATED PROJECTS

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CEQA requires that an EIR analyze cumulative impacts. CEQA Guidelines Section 15355 defines cumulative impacts as “two or more individual effects which, when considered together are considerable or which compound or increase other environmental impacts.” In accordance with CEQA Guidelines Section 15130, an adequate discussion of cumulative impacts would include:

1. A list of past, present, and reasonably anticipated future projects producing related or cumulative impacts, including those projects outside the control of the agency; or
2. A summary of projections contained in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions.

For purposes of providing the cumulative impact analysis relative to the proposed project, a list of related projects was compiled based on known recently constructed projects and development proposals within the general area surrounding the project site. Projects located outside this area were determined to be geographically too far removed to substantively add to the cumulative effects attributable to the proposed project. A discussion of cumulative impacts associated with development of the proposed project and related projects is provided within each of the environmental impact analyses contained within Section IV of this Draft EIR.

1. **Bella Terra Mall:** Partial demolition and new construction of approximately 982,000 square feet of commercial/restaurant uses (approved, under construction).
2. **Wal-Mart:** 130,342 square foot building with an 8,138 garden center along with three other retail/restaurant pads ranging in size from 3,500 to 5,500 square feet. Located at 18052 Lisa Lane, the former Crest View School site (completed in January 2002).
3. **Meadowlark:** A total of 345 units are approved to be built in the area generally bounded by Bolsa Chica Street to the west, Graham Street to the east, Heil Avenue to the north, and Warner Avenue to the south (under construction).
4. **Huntington Central Park-Youth Sports Complex:** 45 acres encompassing a park, recreational uses, and playing fields (under construction).

5. **Hyatt Regency Resort and Spa:** Consists of a maximum 520 room resort hotel, a conference center with 52,000 net sq.ft. of conference facilities, an underground parking garage with approximately 1,000 spaces, two full service restaurants, a 12,000 sq.ft. retail plaza, a health fitness center/spa and other amenities on a 15-acre parcel. Located at the southwest corner of Beach Boulevard and Pacific Coast Highway (construction completed February 2003).
6. **Shea/MWD Property (Parkside Estates):** 208 single-family subdivision on 50 acres located west of Graham Street and south of Kenilworth Drive (approved, not constructed).
7. **Palm/Goldenwest:** Master Plan and Specific Plan to allow 189 single-family units, up to 70 multi-family units, and 3.5 acre neighborhood park on 54 acres. The property is bounded by Palm, Goldenwest, Pacific Coast Highway and Seapoint (completed in 2002).