

3.0 BASIS FOR CUMULATIVE ANALYSIS

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. The cumulative impact is the change in the environmental impact that results from the incremental effect of the project when added to other past, present and future probable projects. *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.

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 the cumulative impacts analysis for the Project, the County has opted to use the list approach for evaluating cumulative effects. Based on review of applications and County records, the County developed a list of past, present and probable future projects. The cities of Anaheim, Brea and Yorba Linda, were contacted to inquire about past, present, and probable future projects that could be included on the list of cumulative projects. The list of identified related projects is provided in **Table 3-1, Related Projects List**, with the locations of each of the related projects listed in **Figure 3-1, Related Projects Map**.

Although the projects listed below serve as the primary bases for evaluation of cumulative impacts, the approach to these analyses varies for certain environmental issues. The cumulative analysis for each environmental issue, is presented in the applicable environmental issue sections in Chapter 4, *Environmental Impact Analysis*, of this EIR.

Table 3-1**Related Projects List**

Map No.	Name	Description
<i>County of Orange</i>		
1	Esperanza Hills	340 Single Family Residential Dwelling Units
<i>City of Yorba Linda</i>		
2	North Yorba Linda Estates	364 Single Family Residential Dwelling Units 110 Condo/Townhomes
3	Hover/Bastanchury Holding Co.	48 Single Family Residential Dwelling Units 32 Single Family Residential Dwelling Units 119 Condo/Townhomes 1,200 Seat Performing Arts Center
4	Yorba Linda Town Center	24,000 Square Foot Library 5,200 Square Feet of General Office Uses 61,600 Square Feet of Commercial Retail Uses 16,400 Square Feet of Restaurant Uses
5	Oakcrest Terrace	69 Apartment Units
6	Canal Annex - Savi Ranch	84 Apartment Units
7	Nixon Archive Site	59 Single Family Residential Dwelling Units
8	SWC Bastanchury / Lakeview	180 Apartment Units 109 Single Family Residential Dwelling Units
9	Friends Christian High School	1,200 Students
10	Prospect (Greenhouse)	55 Single Family Residential Dwelling Units
11	Wabash & Rose	17 Single Family Residential Dwelling Units
12	Yorba Linda / Prospect	122 Apartment Units
13	Postal Annex SE Lemon & Eureka	5 Single Family Residential Dwelling Units
14	4622 Plumosa	10 Apartment Units
15	Lakeview & Mariposa	149 Apartment Units
16	Palisades at Vista del Verde	143 Condo/Townhomes
<i>City of Anaheim</i>		
17	Mountain Park	1,675 Single Family Residential Dwelling Units 825 Condo/Townhomes 3,000 Square Foot Convenience Market 800 Student Elementary School 15 Acres of Parks

Table 3-1 (Continued)

Related Projects List

Map No.	Name	Description
<i>City of Brea</i>		
18	La Floresta Development	398 Medium Density Residential Dwelling Units 787 High Density Residential Dwelling Units 150 Mixed-Use Residential Dwelling Units 156,800 Square Feet of Mixed-Use Commercial 18 Hole Golf Course 20,000 Square Foot Community Center 5.30 Acre Public Facility (Active Adult) 75.60 Acres of Natural Open Space

Source: Urban Crossroads, 2012.

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LEGEND:

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|------------------------------------------|----------------------------------|
| ① Yorba Linda Estates (Murdock Property) | ⑩ Prospect (Greenhouse) |
| ② North Yorba Linda Estates | ⑪ Wabash & Rose |
| ③ Hover/Bastanchury Holding Co. | ⑫ Yorba Linda/Prospect |
| ④ Yorba Linda Town Center | ⑬ Postal Annex SE Lemon & Eureka |
| ⑤ Oakcrest Terrace | ⑭ 4622 Plumosa |
| ⑥ Canal Annex-Savi Ranch | ⑮ Lakeview & Mariposa |
| ⑦ Nixon Archive Site | ⑯ Palisades at Vista del Verde |
| ⑧ SWC Bastanchury/Lakeview | ⑰ Mountain Park |
| ⑨ Friends Christian High School | ⑱ La Floresta |



Related Projects Map

Cielo Vista Project
Source: Urban Crossroads, 2012.

FIGURE
3-1

