

## 4.2 CUMULATIVE IMPACT ANALYSIS

This chapter describes the methodology for the cumulative impact analysis presented in Chapter 4.3 through 4.12 of this Draft EIR. A cumulative impact consists of an impact created as a result of the combination of the project evaluated in the EIR, together with other reasonably foreseeable projects causing related impacts. Section 15130 of the CEQA Guidelines requires an EIR to discuss cumulative impacts of a project when the project's incremental effect is "cumulatively considerable." Used in this context, 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. Where the incremental effect of a project 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. Where the cumulative impact caused by the project's incremental effect and the effects of other reasonably foreseeable projects is not significant, the EIR must briefly indicate why the cumulative impact is not significant.

### 4.2.1 GEOGRAPHIC AREA FOR CUMULATIVE ANALYSIS

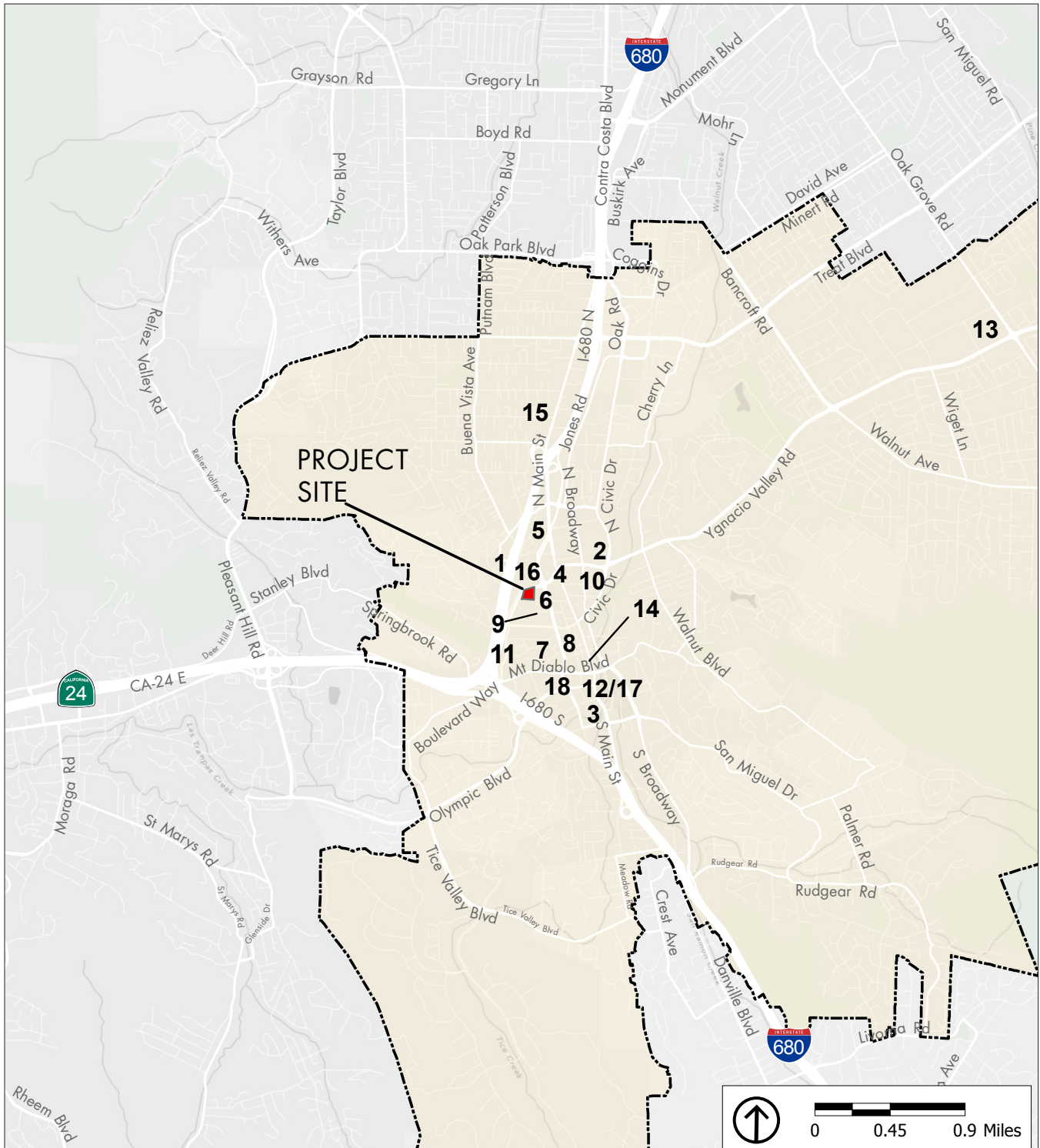
The cumulative discussions in Chapters 4.1 through 4.12 explain the geographic scope of the area affected by each cumulative effect (e.g., immediate plan vicinity, city, county, watershed, or air basin). The geographic area considered for each cumulative impact depends upon the impact that is being analyzed. For example, in assessing aesthetic impacts, only development within the vicinity of the proposed Project would contribute to a cumulative visual effect because the Project site is only visible within the vicinity of the proposed Project. In assessing macro-scale air quality impacts, on the other hand, all development within the San Francisco Bay Area Air Basin contributes to regional emissions of criteria pollutants, and basin-wide projections of emissions is the best tool for determining the cumulative effect.

### 4.2.2 CUMULATIVE PROJECTS CONSIDERED

The CEQA Guidelines Section 15130 outlines two approaches to analyzing cumulative impacts. The first is the "list approach," which requires a listing of past, present and reasonably anticipated future projects producing related or cumulative impacts. The second is the projections-based approach wherein the relevant growth projections contained in an adopted General Plan or related planning document designed to evaluate regional or area-wide conditions are summarized. A reasonable combination of the two approaches may also be used.

The cumulative impact analysis in this Draft EIR relies on a projections-based approach from the City of Walnut Creek General Plan 2025 supplemented by an understanding of past, present, and reasonably foreseeable future projects in the vicinity of the Project site that, when considered with the effects of the proposed Project, may result in cumulative effects. The cumulative analysis discussions contained in Chapters 4.1 through 4.12 include a discussion of the growth projections and references to specific projects as relevant to the impact analysis. Specific projects referenced include approved or pending projects in the vicinity of the proposed Project site that are anticipated to be constructed and occupied by 2016 (near-term) and by 2030 (long-range). Specific projects referenced are described in Table 4.2-1 and shown on Figure 4.2-1.

### CUMULATIVE IMPACT



Source: City of Walnut Creek; The Planning Center | DC&E, 2013; ESRI 2013.

Figure 4.2-1  
Cumulative Projects

**CUMULATIVE IMPACT ANALYSIS**

**TABLE 4.2-1 CUMULATIVE PROJECTS**

Site No.	Project Name	Location	Lot Size (Acres)	Residential Units <sup>a</sup>	Commercial Square Feet <sup>a</sup>
<b>Baseline Projects Anticipated to be Constructed and Occupied by 2016</b>					
1	Pleasant Creek Homes	1935 Barkley Avenue	.61	10 single-family attached	
2	BRIO Apartments (formerly Paragon)	141 North Civic Drive	5.07	300 multi-family	
3	The Village @ 1500 Newell Avenue	1500 Newell Avenue	1.89	49 multi-family	37,000
4	North Main Apartments (also known as Mill Creek)	1960 North Main Street	1.20	126 multi-family	
5	E'lan (formerly Riviera Homes)	1605 Riviera Avenue	0.50	38 condominiums	
6	Villagewalk II Condos	1725-1727 Lacassie Avenue	0.30	10 condominiums	
7	Bonanza Heritage Condominiums	1874 and 1882 Bonanza Street, 1826 Sharpe Avenue	0.40	13 condominiums	
8	1500 N. California	1500 N. California Boulevard	1.23	140 multi-family	18,270
9	Cole Terrace Subdivision/Condominiums	1756 Cole Avenue	0.35	11 condominiums	
10	The Arroyo	1250 Arroyo Way	1.00	100 rental condominiums	
11	Almond/Oakland Condos	1526 Oakland Boulevard	0.29	11 multi-family	
12	Broadway Plaza Long-Range Master Plan	Broadway Plaza Shopping Center	25+	-	240,000
13	Shadelands Gateway Specific Plan	2800 Ygnacio Valley Road	24.76	200 senior units	100,000
14	1500 Mt. Diablo	1500 Mt. Diablo Boulevard	0.14		12,000
<i>Total</i>				<i>1,008</i>	<i>407,270</i>
<b>Future Baseline Projects Anticipated to be Constructed and Occupied by 2030</b>					
15	Third Avenue Apartments	2618 Baldwin Lane	0.86	35 multi-family	
16	Walnut Creek BART Transit Village	200 Ygnacio Valley Road	16.2	596 multi-family	30,000
17	Broadway Plaza Long-Range Master Plan	Broadway Plaza Shopping Center	25+	-	60,000 <sup>b</sup>
18	Center Place South	South California Boulevard at Olympic Boulevard	1.32	22 condominiums	26,689
<i>Total</i>				<i>653</i>	<i>116,689</i>
<b>Grand Total</b>				<b>1,661</b>	<b>523,959</b>

a. Represents net increase.

b. Represents the remaining development of the Master Plan for a total of 300,000 square feet by year 2030.

Source: City of Walnut Creek, October 2013.

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