

## 4.0 CUMULATIVE IMPACT ANALYSIS METHODOLOGY

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### 4.1 PURPOSE

The purpose of this section is to explain the methodology for the cumulative impact analysis presented in this environmental impact report (EIR). In some cases, the impact of a single project may not be significant, but when combined with other projects the cumulative impact may be greater. Section 15355 of the *California Environmental Quality Act (CEQA) Guidelines* defines cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” *State CEQA Guidelines* Section 15130(b) states, “[t]he discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness.”

### 4.2 CUMULATIVE GROWTH FORECASTING METHODOLOGY

In order to analyze the cumulative impacts of the project in combination with other expected future growth, the amount and location of growth expected to occur must be predicted. Section 15130(b) of the *State CEQA Guidelines* allows two methods of prediction:

(1) *Either:*

- (a) *A list of relevant 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 adopted or certified environmental document that described or evaluated regional or area-wide conditions contributing to the cumulative impact.*

For purposes of this EIR, the Plans and Projections (item b) approach was utilized. In 2008, the City adopted a new 2030 General Plan. At buildout of the Porterville 2030 General Plan, the Citywide population is estimated to be 107,300 persons housed within 34,250 dwelling units. The maximum non-residential development permitted at buildout of the general plan is estimated to be 30.5 million square feet of floor area with capacity to accommodate approximately 54,460 jobs. See **Table 4.0-1, Porterville 2030 General Plan Buildout**, for a summary of the general plan land use buildout statistics.

**Table 4.0-1  
Porterville 2030 General Plan Buildout**

| <b>Use Type</b>        | <b>Existing (2006)<br/>Floor Area/Units</b> | <b>Additional<br/>Floor Area/Units</b> | <b>Buildout<br/>Floor Area/Units</b> |
|------------------------|---|--|--------------------------------------|
| <b>Residential</b>     | 14,080 du                                   | 20,170 du                              | 34,250 du                            |
| <b>Non Residential</b> |   |  |                                      |
| Retail                 | 2,030,000 sf                                | 3,050,000 sf                           | 5,080,000 sf                         |
| Office                 | 1,530,000 sf                                | 5,300,000 sf                           | 6,830,000 sf                         |
| Service                | 1,680,000 sf                                | 2,630,000 sf                           | 4,310,000 sf                         |
| Industry               | 1,410,000 sf                                | 12,280,000 sf                          | 13,690,000 sf                        |
| Other                  | 590 sf                                      | -                                      | 590 sf                               |
|                        |   | <b>TOTAL</b>                           | <b>34,250 du<br/>30,500,000 sf</b>   |

Source: Porterville 2030 General Plan adopted March 2008

Note:

du = dwelling unit

sf = square feet

### 4.3 CUMULATIVE IMPACT ANALYSIS METHODOLOGY

Analysis for the Porterville 2030 General Plan EIR was conducted at a program level of detail (Section 4.6 Land Use (Urban Decay) was analyzed using a related projects approach due to the requirements of the quantified economic analysis contained in that section). A program EIR allows the lead agency to consider broad policy alternatives and program wide mitigation measures early in the program process. Subsequent project-specific activities conducted under the general plan are evaluated in light of the program EIR to determine whether additional environmental documentation is required (State CEQA Guidelines Sections 15168(b) and (c)). In cases where further compliance is required, the environmental analysis will tier from the program EIR. As stated in the Porterville 2030 General Plan,

*This EIR is a program EIR that examines the potential effects resulting from implementing designated land uses and policies in the proposed General Plan. The impact assessment evaluates the General Plan as a whole and identifies the broad, regional effects that may occur with its implementation. As a programmatic document, this EIR does not assess site-specific impacts. Any future development project made possible by the General Plan will be subject to individual, site-specific environmental review, as required by state law.*

Public Resources Code Section 21093 encourages a lead agency to “tier” from a previously certified program EIR whenever feasible. In this way, future environmental documents can focus on site-specific and unique issues relating to individual development proposals and allows lead agencies to concentrate

#### *4.0 Cumulative Impact Analysis Methodology*

on issues ripe for decision and exclude from consideration issues already decided or not ripe for decision (*State CEQA Guidelines* Sections 15168(c), 15385). The tiered or site-specific analysis may incorporate by reference discussions, mitigation measures, and alternatives developed in the previously certified program EIR, and concentrate on the issues specific to the project analyzed in the tiered document (Public Resources Code Section 21094; *State CEQA Guidelines* Sections 15168(c), 15385).

Consistent with Public Resources Code Section 21093(a) and *State CEQA Guidelines* Section 15168(c), the cumulative impact analysis for the Riverwalk Marketplace Phase II Project will tier from the final program EIR for the 2030 General Plan (SCH No. 2006011033). A summary of the findings contained in the Porterville 2030 General Plan Program EIR is provided at the beginning of each topical section, and the impacts of the proposed Riverwalk Marketplace Phase II Project are considered in light of this programmatic analysis.