



4.0 Basis of Cumulative Analysis



4.0 BASIS OF CUMULATIVE ANALYSIS

CEQA Guidelines Section 15355 provides the following definition of cumulative impacts:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

Pursuant to *CEQA Guidelines* Section 15130(a), cumulative impacts of a project shall be discussed when they are “cumulatively considerable,” as defined in *CEQA Guidelines* Section 15065(a)(3). Section 5.0, *Environmental Analysis*, of this EIR assesses cumulative impacts for each applicable environmental issue, and does so to a degree that reflects each impact’s severity and likelihood of occurrence.

As indicated above, a cumulative impact involves two or more individual effects. Per *CEQA Guidelines* Section 15130(b), the discussion of cumulative impacts shall be guided by the standards of practicality and reasonableness, and should include the following elements in its discussion of significant cumulative impacts:

1. *Either:*
 - A. *A list of 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 local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projects may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.*
2. *When utilizing a list, as suggested in paragraph (1) of subdivision (b), factors to consider when determining whether to include a related project should include the nature of each environmental resource being examined, the location of the project and its type. Location may be important, for example, when water quality impacts are at issue since projects outside the watershed would probably not contribute to a cumulative effect. Project type may be important, for example, when the impact is specialized, such as a particular air pollutant or mode of traffic.*
3. *Lead agencies should define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used.*
4. *A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and*
5. *A reasonable analysis of the cumulative impacts of the relevant projects, including examination of reasonable, feasible options for mitigating or avoiding the project’s contribution to any significant cumulative effects.*



This EIR evaluates the Project’s potential cumulative impacts using both the list and summary of projections approaches depending upon which approach is appropriate/relevant for each environmental issue area. The geographic area considered for cumulative impacts varies depending on the environmental issue area. For example, the Project’s operational effects have geographic scopes that are global (such as greenhouse gasses, addressed in Section 5.10, *Greenhouse Gas Emissions*), regional (such as air quality, addressed in Section 5.9, *Air Quality*), and local (such as aesthetics, addressed in Section 5.2, *Aesthetics/Light and Glare*).

Table 4-1, *Cumulative Projects List*, and Exhibit 4-1, *Cumulative Projects Map*, identify the related projects and other possible development in the area determined as having the potential to interact with the Project to the extent that a significant cumulative effect may occur. The following list of past, present, and probable future projects was developed based on data provided by the City and known development in the cities located in the Project area as of January 2018. The implementation of each project represented in Table 4-1 was determined to be reasonably foreseeable.

**Table 4-1
Cumulative Projects List**

No.1	Project Name/ Location	Land Use	Quantity ²
City of Azusa			
A1	Waste Management Materials Recycling Facility & Transfer Station (501 West Gladstone)	125,000 square feet processing building with offices to receive, process and transfer up to 3,800 tons per day of solid waste.	3,800 tons/day
	Residential (710 South Azusa Avenue)	Condo/Townhomes	81 DU
	Gladstone Mixed Use (890 Gladstone Street)	Apartments	9 DU
		Commercial Retail	4.443 TSF
	Residential (523-531 Arrow Highway)	Condo/Townhomes	28 DU
	Commercial (880 South Azusa Avenue)	Commercial Retail	47.000 TSF
A2	Foothill Transit Intermodal Parking Facility	Parking Facility	250 Spaces
A3	Metro Walk (803-813 North Dalton Avenue)	Condo/Townhomes	30 DU
A4	Smart & Final Extra (303 East Foothill Boulevard)	Discount Store	29.429 TSF
A5	Block 36 (south of Foothill Boulevard between Azusa Avenue and Alameda Avenue)	Condo/Townhomes	108 DU
		Commercial Retail	33 TSF
		Movie Theater	10 TSF
A6	A-2 Property (Azusa Avenue & 9th Street)	Apartments	350 DU
		Commercial Retail	15 TSF
A7	D-Club Property (975 West Foothill Boulevard)	Commercial Retail	15.15 TSF
A8	Block 37 (south of Foothill Boulevard between San Gabriel Avenue and Azusa Avenue)	Condo/Townhomes	70 DU
		Commercial Retail	11.15 TSF
A9	Starbucks (295 South Azusa Avenue)	Coffee Shop with Drive-thru	1.85 TSF
A10	Todd Avenue and Sierra Madre Avenue Senior Housing	Independent Senior Housing Attached	256 DU
A11	Aerojet (301 Aerojet Avenue)	Industrial	3 Projects
A12	William Homes (475 East Arrow Highway)	Townhomes	70 DU
A13	Monrovia Nursery (northeast Azusa)	Residential	1130 DU
A14	Dhammakaya Meditation Center (865 East Monrovia Place)	Meditation Center	69.179 TSF
A15	Citrus Crossing (southwest corner of Alosta Avenue & Citrus Avenue)	Residential	102 DU



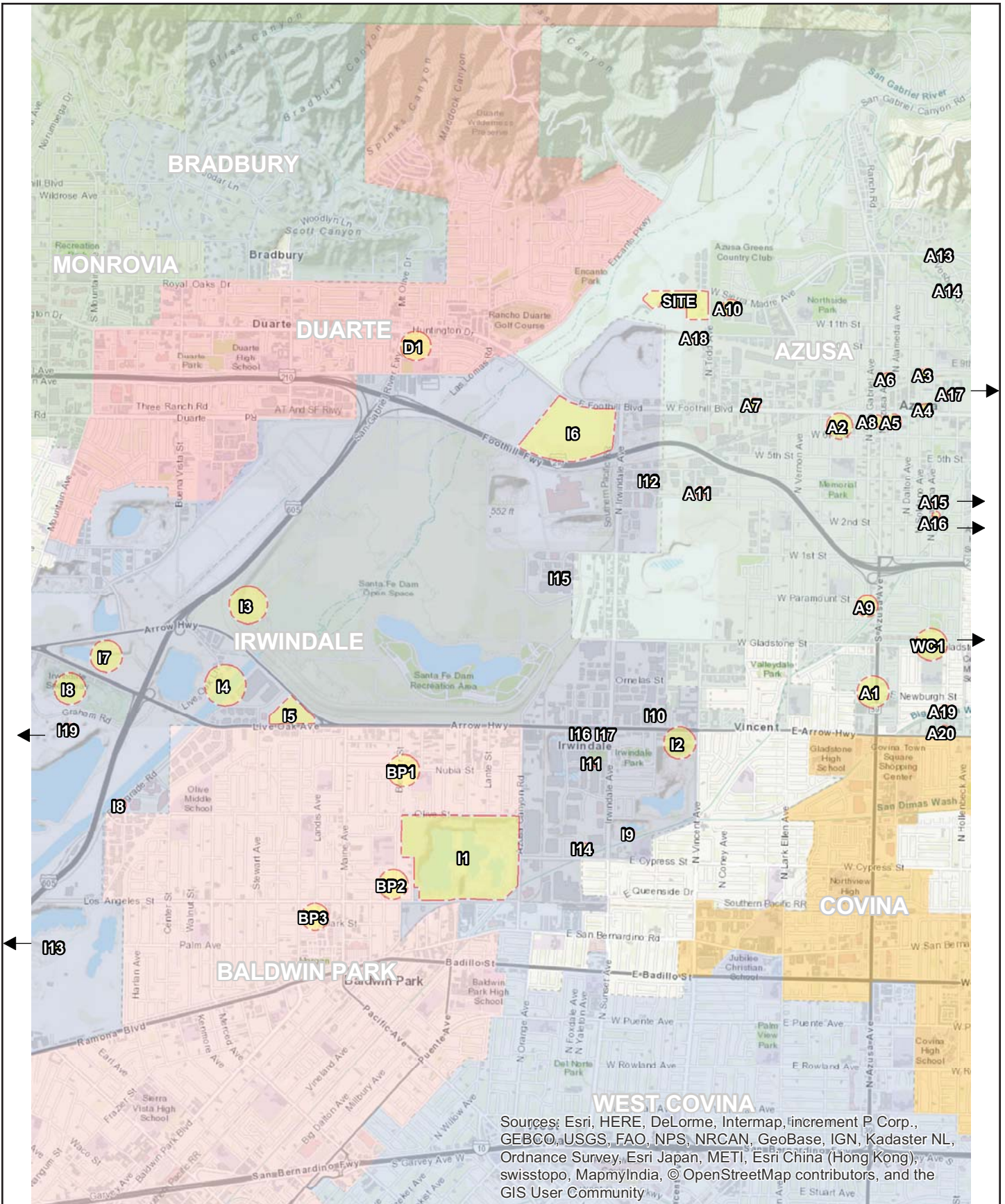
**Table 4-1 [continued]
Cumulative Projects List**

No. ¹	Project Name/ Location	Land Use	Quantity ²
A16	Azusa Pacific University Specific Plan (East and West Campus)	Student Housing	948.566 TSF
		Academic Buildings	1271.88 TSF
A17	Azusa Transit-Oriented Development (TOD) Specific Plan	Specific Plan (308 acres total)	170 AC
A18	Tenth Street Center Industrial Park (Lagunitas)	Industrial	342.629 TSF
A19	Senior Housing (360-416 East Gladstone Avenue)	Residential (6 are affordable)	60 DU
City of Irwindale			
I1	Olive Pit Mining and Reclamation	Mining and Reclamation	1 MTPY
I2	15744 Arrow Highway	Hotel	120 Rooms
I3	Kare Youth League/Santa Fe Dam Sports Park (northeast corner of Arrow Highway & I-605)	Youth Sports Park	17.0 AC
I4	Ahern Rentals (13645 Live Oak Lane)	Replace 23,000 SF bldg. with 29,000 SF building	6 TSF
I5	Athens-Irwindale MRF & Transfer Station	Collection and Roll-Off Trucks, Self-Haul Trucks, Transfer Trucks, Convenience Market w/ Pumps	345 Employees
I6	Irwindale Reliance II Business Park	Warehouse	1241.44 TSF
		Industrial Park	612.058 TSF
		Commercial Retail	5 TSF
		Fast-Food with Drive-Thru	5 TSF
I7	The Park @ Live Oak	High-Cube Warehouse	1100.000 TSF
		Warehouse	351.400 TSF
		Business Park	47.000 TSF
		Fast-Food without Drive-Thru,	19.000 TSF
		Fast-Food with Drive-Thru	8.700 TSF
		Coffee Shop with Drive-thru	3.000 TSF
		Commercial Retail	19.900 TSF
		Station w/ Market and Carwash	8 VFP
I8	Irwindale Regional Outlet Shopping Center	Shopping Center	700 TSF
I9	Infill Housing Project (Baca Avenue, east of Irwindale Avenue)	Residential	8 DU
I10	16203-16233 Arrow Highway	Industrial	139.000 TSF
I11	4832-4910 Azusa Canyon Road	Industrial	172.000 TSF
I12	North Kincaid Pit Remediation & Grading (east of Irwindale Avenue)	Grading & Fill Operation; trucks during off-peak hours	--
I13	Kaiser MOB & Parking (12761 Schabarum)	Medical Office Building	90.000 TSF
I14	Irwindale Gold Line TOD Specific Plan	Specific Plan (under review)	--
I15	5588 Ayala Avenue	Industrial	80.000 TSF
I16	15768 Arrow Highway	Medical Office Building	13.000 TSF
		Restaurant	3.300 TSF
I17	5155 Irwindale Avenue	Restaurant	3.500 TSF
I18	Rivergrade Parking Structure (4900 Rivergrade)	3-story Parking Structure	255.443 TSF
I19	242 Live Oak Avenue	Industrial	84.500 TSF



**Table 4-1 [continued]
Cumulative Projects List**

No. ¹	Project Name/ Location	Land Use	Quantity ²
City of Baldwin Park			
BP1	Warehouse (5029 Bleecker Street)	Warehousing	8,748 TSF
	Residential (4859 Marion Avenue)	Single Family Detached Residential	4 DU
	Residential (4861 Marion Avenue)		
	Residential (4819 Lante Street)		
	Residential (4820-28 Fortin Avenue)		
Office (4814 Maine Avenue)	General Office	6.3 TSF	
BP2	Residential (4503 Park Avenue) & Residential (4455 Park Avenue)	Single Family Detached Residential	2 DU
BP3	Commercial (4341 Maine Avenue)	Commercial Retail	4.5 TSF
City of West Covina			
WC1	Lowes (1348 North Azusa Avenue)	Home Improvement Store	111,348 TSF
	Residential (436 East Cypress Street)	Single Family Detached Residential	1 DU
	Condominiums (Citrus Avenue & Italia Street)	Condo/Townhomes	37 DU
	Mixed Use Condominiums Citrus Avenue & Italia Street	Condo/Townhomes	4 DU
		Commercial Retail	4,366 TSF
	Mixed-Use Project (1045-1052 West Grondahl Street)	Condo/Townhomes	412 DU
		Commercial Retail	20 TSF
	Taco Bell (301 North Citrus Avenue)	Fast Food w/ Drive-Thru	3,445 TSF
	615 North 3rd Street	Condo/Townhomes	30 DU
Medical Imaging Center (1700 West Covina Parkway)	Medical Office	9.3 TSF	
City of Duarte			
D1	Rose Gardens at Santa Teresita (800 Buena Vista Street)	Nursing Facility, Assisted Living	229,292 TSF
Notes:			
1. The cumulative projects list represents projects that are either approved/entitled, under construction, or in process. Projects that are completed are not included in this list.			
2. MTPY = Million Tons per Year; TSF = Thousand Square Feet; DU = Dwelling Unit			
Source: Urban Crossroads, <i>Azusa Business Center Traffic Impact Analysis</i> , Table 4-3 (Cumulative Development Land Use Summary), pages 50-51, January 29, 2018.			



Source: Urban Crossroads, Azusa Business Center Traffic Impact Analysis, Exhibit 4-3 (Cumulative Development Projects Location Map), January 29, 2018.
 Note: Refer to Table 4-1, Cumulative Projects List, for a description of these projects.

NOT TO SCALE



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CANYON CITY BUSINESS CENTER
 ENVIRONMENTAL IMPACT REPORT
Cumulative Projects Map

Exhibit 4-1



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