



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 Site vicinity as of February 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			
1	Aerojet (301 Aerojet Avenue)	Industrial	3 Projects
2	William Homes (475 East Arrow Highway)	Townhomes	70 DU
3	Monrovia Nursery (northeast Azusa)	Residential	1,130 DU
4	Dhammakaya Meditation Center (865 East Monrovia Place)	Meditation Center	69,179 SF
5	Citrus Crossing Residential (southwest corner of Alostia Avenue and Citrus Avenue)	Residential	102 DU
6	Azusa Pacific University Specific Plan (East and West Campus)	Student Housing	948,566 SF
		Academic Buildings	1,271,878 SF
7	Azusa Transit-Oriented Development (TOD) Specific Plan	Specific Plan (308 acres total)	170 AC
8	Tenth Street Center Industrial Park (Lagunitas) (West of Todd Avenue, north of Union Pacific railroad tracks)	Industrial	342,629 SF ³
9	Senior Housing (360-416 East Gladstone Avenue)	Residential	60 DU (6 affordable DUs)
10	Block 36 (southeast corner of Azusa Avenue and Foothill Boulevard)	Residential	108 DU
		Retail	33,000 SF
		Movie Theater	10,000 SF
11	D-Club Property (975 West Foothill Boulevard)	Commercial Retail	15,150 SF
12	A-3 Property (803-809 North Dalton Avenue)	Residential	30 DU
13	A-2 Property (southeast corner of Azusa Avenue and 9th Street)	Residential	65 DU
		Retail	15,000 SF
14	Smart & Final (303 East Foothill Boulevard)	Commercial	29,429 SF
15	Colorama (Canyon City Business Center)	Industrial	493,130 SF ⁴

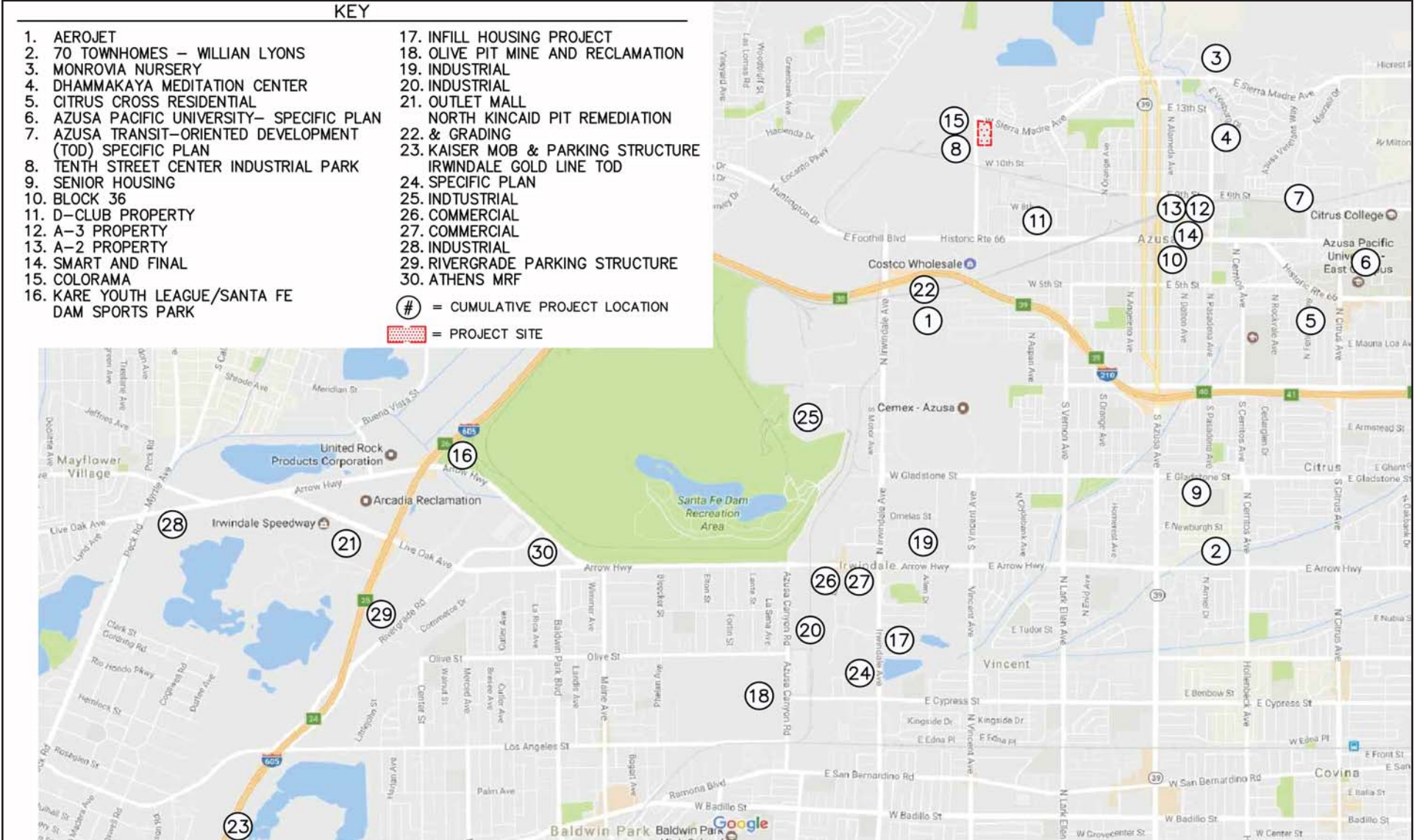


**Table 4-1 [continued]
Cumulative Projects List**

No. ¹	Project Name/Location	Land Use	Quantity ²
City of Irwindale			
16	KARE Youth League/Santa Fe Dam Sports Park (northeast corner of Arrow Highway and Interstate 605)	Youth Sports Park	17 AC
17	Infill Housing Project (Baca Avenue, east of Irwindale Avenue)	Residential	8 DU
18	Olive Pit Mine and Reclamation (northwest corner of Azusa Canyon Road and Los Angeles Street)	Mining and Reclamation	190 AC
19	Industrial Project (16203-16233 Arrow Highway)	Industrial	139,000 SF
20	Industrial Project (4832-4910 Azusa Canyon Road)	Industrial	172,000 SF
21	Outlet Mall (500 Speedway Drive)	Shopping Center	700,000 SF
22	North Kincaid Pit Remediation and Grading (east of Irwindale Avenue)	Grading and fill operation; truck operations during off-peak hours	--
23	Kaiser MOB and Parking Structure (12761 Schabarum Avenue)	Medical Office Building	90,000 SF
24	Irwindale Gold Line TOD Specific Plan (Irwindale Avenue from Foothill Boulevard to Cypress Avenue)	Specific Plan (under review)	Buildout not expected until post-2022
25	Industrial Project (5588 Ayala Avenue)	Industrial	80,000 SF
26	Commercial Project (15768 Arrow Highway)	Medical Office Building	13,000 SF
		Restaurant	3,300 SF
27	Commercial Project (5155 Irwindale Avenue)	Restaurant	3,500 SF
28	Industrial Project (242 Live Oak Avenue)	Industrial	84,500 SF
29	Rivergrade Parking Structure (4900 Rivergrade Road)	Parking Structure	225,443 SF
30	Athens Materials Recovery Facility (MRF) and Transfer Station (2200 Arrow Highway)	MRF station	265,382 SF
		Convenience Store/Fueling Station	2,587 SF
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. AC = acres; SF = Square Feet; DU = Dwelling Unit			
3. While Lagunitas has been under construction and might be operational under existing conditions, it has been assumed that this project will be operating at full capacity under Year 2022 Cumulative traffic conditions. Therefore, trips generated by Lagunitas were not considered under existing conditions.			
4. Although the proposed Colorama site plan (also known as the Canyon City Business Center) prepared by HPA Architects dated 4/20/17 presents a total of 463,316 SF, the 493,130 SF from the site plan dated 12/5/16 was utilized in order to provide a conservative assessment.			
Source: Linscott, Law & Greenspan Engineers, <i>California Grand Villages at Azusa Greens Traffic Impact Analysis Report</i> , Table 6-1, Location and Description of Cumulative Projects, pages 20-21, February 6, 2018.			

KEY

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|--|---|
| 1. AEROJET | 17. INFILL HOUSING PROJECT |
| 2. 70 TOWNHOMES – WILLIAN LYONS | 18. OLIVE PIT MINE AND RECLAMATION |
| 3. MONROVIA NURSERY | 19. INDUSTRIAL |
| 4. DHAMMAKAYA MEDITATION CENTER | 20. INDUSTRIAL |
| 5. CITRUS CROSS RESIDENTIAL | 21. OUTLET MALL |
| 6. AZUSA PACIFIC UNIVERSITY– SPECIFIC PLAN (TOD) SPECIFIC PLAN | 22. NORTH KINCAID PIT REMEDIATION & GRADING |
| 7. AZUSA TRANSIT-ORIENTED DEVELOPMENT (TOD) SPECIFIC PLAN | 23. KAISER MOB & PARKING STRUCTURE |
| 8. TENTH STREET CENTER INDUSTRIAL PARK | 24. IRWINDALE GOLD LINE TOD SPECIFIC PLAN |
| 9. SENIOR HOUSING | 25. INDUSTRIAL |
| 10. BLOCK 36 | 26. COMMERCIAL |
| 11. D-CLUB PROPERTY | 27. COMMERCIAL |
| 12. A-3 PROPERTY | 28. INDUSTRIAL |
| 13. A-2 PROPERTY | 29. RIVERGRADE PARKING STRUCTURE |
| 14. SMART AND FINAL | 30. ATHENS MRF |
| 15. COLORAMA | |
| 16. KARE YOUTH LEAGUE/SANTA FE DAM SPORTS PARK | |
- # = CUMULATIVE PROJECT LOCATION
 = PROJECT SITE



Source: Linscott, Law & Greenspan, Engineers, California Grand Villages at Azusa Greens Traffic Impact Analysis Report, August 2018.

NOT TO SCALE

Michael Baker
INTERNATIONAL



11/18 | JN 162172

ENVIRONMENTAL IMPACT REPORT
 CALIFORNIA GRAND VILLAGE PROJECT
Cumulative Projects Map

Exhibit 4-1