

## **SECTION 4.0**

# **Basis of Cumulative Analysis**

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## 4.0 BASIS OF CUMULATIVE ANALYSIS

### 4.1 INTRODUCTION

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:

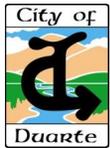
1. *Either:*
  - A. *A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or*
  - B. *A summary of projections contained in an adopted local, regional or statewide plan, or related planning 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.*

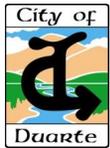
## **4.2 CUMULATIVE ANALYSIS IN THIS EIR**

*Table 4-1, Cumulative Projects List*, identifies the related projects and other possible development in the area determined as having the potential to interact with the proposed project to the extent that a significant cumulative effect may occur. This list of projects was determined based on the scope of the proposed project as well as the anticipated area in which the project could contribute to an incremental increase in cumulatively considerable impacts (as discussed throughout Section 5.0). The implementation of each project represented in Table 4-1 was determined to be reasonably foreseeable by the City.



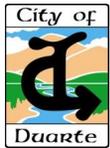
**Table 4-1  
Cumulative Projects**

Project	Use	Location	Square Feet (SF)					Hotel Rooms	Dwelling Units (DU)	Hospital Beds
			Commercial	Office	Medical Office Building	Research & Development	Industrial			
<b>Duarte</b>										
Metro Gold Line Duarte Station Parking Facility	Parking	Southwest corner of Business Center Drive & Highland Avenue						125 parking spaces		
Rose Gardens at Santa Teresita (Duarte & Monrovia)	Health Care: Assisted & Independent Living, Congregate Care	800 Block, Buena Vista Street	7,505	200						191
Andres Duarte Terrace - Phase II	Senior Affordable Housing	Southeast corner of Huntington Drive/Pops Road (1700 Block, Huntington Drive)							43	
Huntington Courts – Phase III	Single-Family Residential (Attached & Detached)	2400 Block, Huntington Drive							16	
Huntington Courts – Phase II	Single-Family Residential (Attached & Detached)	2400 Block, Huntington Drive							14	
Magellan Self-Storage	Self-Storage	1727 Buena Vista	112,028							
Huntington/ Buena Vista	Retail, Restaurants	Northwest corner of Huntington Drive/ Buena Vista Street (1263 Huntington Drive)	3,500							



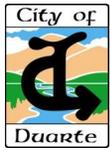
**Table 4-1 [continued]  
Cumulative Projects**

Project	Use	Location	Square Feet (SF)						Hotel Rooms	Dwelling Units (DU)	Hospital Beds
			Commercial	Office	Medical Office Building	Research & Development	Industrial	Other			
Town Center Specific Plan	Multi-Family Residential	Northeast & Southeast corners of Huntington Drive/ Buena Vista Street	60,000	50,000						200	
City of Hope (Duarte & Irwindale) – Phase 1	Hospital Medical Residential Commercial	1500 East Duarte Road		30,881	196,984	28,306					
<b>Monrovia</b>											
Station Square Transit Village (Phase 1)	Transit Station	Northwest corner of Myrtle Avenue/ Duarte Road	12,575	300,000					200	800	
5 <sup>th</sup> and Huntington	Multi-Family Apartment, Commercial	1110 and 1112 South 5th Avenue	1,340							154	
South Magnolia Avenue	Single-Family Detached	1323 South Magnolia Avenue								21	
	Multi-Family Apartment	138 East Olive Avenue								18	
Huntington Oaks Shopping Center	Commercial – Fast Food Restaurants	600 West Huntington Drive	10,000								
Car Wash	Commercial	935 East Huntington Drive	3,600								



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

Project	Use	Location	Square Feet (SF)						Hotel Rooms	Dwelling Units (DU)	Hospital Beds
			Commercial	Office	Medical Office Building	Research & Development	Industrial	Other			
<b>Irwindale</b>											
KARE Youth League/Santa Fe Dam Sports Park	Recreation	Northeast corner of Arrow Highway and I-605							14-Acre Youth Sport Park: 5 baseball fields, 3 football/soccer fields, 5 basketball courts; and office/clubroom facility.		
<b>Azusa</b>											
Mixed Use Project	Multi-Family Residential, Commercial	NE Corner of Dalton Avenue & Foothill Boulevard	8,000							73	
Residential Project	Multi-Family Townhomes	9 <sup>th</sup> Street & Alameda Avenue								14	
Metro Gold Line Station & Parking Structure	Parking	Santa Fe Avenue & Alameda Avenue						550 parking spaces			
Industrial Business Park	Industrial	1001 N. Todd					414,100				
<b>TOTAL</b>			<b>218,548</b>	<b>381,081</b>	<b>196,984</b>	<b>28,306</b>	<b>414,100</b>	<b>14 AC recreation, 675 parking spaces</b>	<b>200</b>	<b>1,352</b>	<b>191</b>



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