



4.0 Basis of Cumulative Analysis



4.0 BASIS OF CUMULATIVE ANALYSIS

Section 15355 of the *CEQA Guidelines*, as amended, 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 Section 15130(a) of the *CEQA Guidelines*, cumulative impacts of a project shall be discussed when they are “cumulatively considerable,” as defined in Section 15065(a)(3) of the *CEQA Guidelines*. Section 5.0 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.*



Table 4-1, *Cumulative Projects List*, and Exhibit 4-1, *Cumulative Project Locations*, identify 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. The following list of projects was developed in consultation with the City of Azusa and surrounding cities. Letters were sent to surrounding cities requesting input on reasonably foreseeable projects within each respective jurisdiction. Responses were received from the cities of Glendora, Covina, Duarte, and Irwindale. The implementation of each project represented in Table 4-1 was determined to be reasonably foreseeable by the City. In addition, each cumulative project could result in a similar range of impacts to the proposed project, since each project represents an infill development project within an urbanized area.

**Table 4-1
Cumulative Projects List**

No.	Project	Location	Land Use	Details
City of Azusa				
1	Industrial Building	1 block north of Todd Avenue and Foothill Boulevard	Industrial Building	101 ADT ¹
2	Detached Condominiums	Northeast corner of 9th Street and Alameda Avenue	Residential	10 detached units 4 attached units 1,176 to 1,400 square foot units 93 ADT
3	Foothill Transit Intermodal Parking Facility	801 Alameda Avenue	Parking Structure	550-space municipal parking structure 984 ADT
4	Two Story Office Building	216 to 226 East Foothill Boulevard	Office	6,722 square feet
5	Six Residential Unit Condominiums	336 to 338 North Azusa Avenue	Residential	Six dwelling units
6	Warehouse Building	405 South Motor Avenue	Industrial	1,086 square feet
7	Monrovia Nursery	Northeast Azusa	Residential Commercial Mixed Use	1,130 dwelling units 14,201 ADT
8	Dhammakaya Meditation Center	865 East Monrovia Place	Religious Meditation Center	69,179 square feet
9	Gold Line Phase IIA	Azusa Station at Citrus Avenue	Parking Structure	200-space parking structure 879 ADT
10	Citrus Crossing Residential	Southwest corner of Alostia Avenue and Citrus Avenue	Single Family Residential	102 units 1,360 to 1,678 square foot units
11	Azusa Pacific University Specific Plan	Azusa Pacific University East Campus Azusa Pacific University West Campus	Student Housing Academic Buildings	948,566 square foot student housing 1,271,878 square foot Academic Buildings 8,149 ADT
1. ADT = average daily traffic.				



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

No.	Project	Location	Land Use	Quantity
12	Residential (condominiums)	710 South Azusa Avenue	Residential	62 units 81 ADT
City of Glendora				
13	Monrovia Nursery	Bounded by Sierra Madre Avenue, Citrus Avenue, Santa Fe Rail Road, and Barranca Avenue	Single Family Residential	121 Single Family Units Under construction – completion expected in 2015
14	Single-family subdivision	601 North Grand Avenue	Single Family Residential	12 dwelling units Approved; completion expected 2015
15	Grand/Foothill Residential Housing	Northwest corner of Grand Ave and Foothill Blvd	Multi-Family Residential (townhouses)	150 Dwelling Units Application anticipated 2014
16	Gables on 66	422 West Route 66	Single Family residential, Multi-Family Residential (townhouses), Retail	20 single-family homes 106 townhouses 2,000 square feet retail In process; not yet approved
17	Gold Line Phase IIB	Glendora Station between Vermont and Glendora Ave	-	Light rail station and parking structure with 400 spaces Approved but not funded for construction; completion date unknown
18	Glendora Station	351 South Glendora Avenue	Multi-Family Residential (townhouses)	53 units Under construction; completion expected 2014
19	Avalon Bay Mixed Use Project	121 East Route 66	Multi-Family Residential (apartments) and Retail	256 units 24 additional units pending approval 4,000 square feet of retail approved; Under construction; completion expected 2015
20	Rose Walk	447 East Gladstone Street	Single Family Residential	21 dwelling units Approved; completion expected 2015
21	Multi-family residential	303 East Arrow Highway.	Multi-Family Residential (townhouses)	25 units (estimated) No application pending; application anticipated 2014
22	Glendora Marketplace expansion	1253 South Lone Hill Avenue	Commercial/Retail - Shopping center	45,000 square feet big box retail and 4,500 square feet fast food restaurant with drive-through Approved; completion expected 2015



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

No.	Project	Location	Land Use	Quantity
23	Walmart expansion	1950 Auto Centre Drive	Retail	30,000 square feet to be added to existing Walmart Approved; completion expected 2014
City of Covina				
24	Condominium Development	1009 North Citrus Avenue	Condominiums	52 Dwelling Units 21 DU/AC 2.5 acres
25	Hotel	578 North Azusa Avenue	Hotel	94 units 52,500 square foot adjacent parking structure
26	Mixed Use Development	400 Block North Citrus Avenue	Mixed Use (residential/commercial)	72 attached residential units (various types) 9,200 sf of commercial (different types) 21 DU/AC 3.4 acres
27	Condominium/Retail Development	731 North Grand Ave. & 777-847 East Edna Place	Condominiums Retail	60 detached condominiums (12 DU/AC on 5.2-acre site) 5,000 sf retail space (two buildings on 0.9-acre site)
City of Irwindale				
28	KARE Youth League/Santa Fe Dam Sports Park	Northeast corner of Arrow Highway and I-605	Recreation	14-Acre Youth Sport Park: 5 baseball fields 3 football/soccer fields 5 basketball courts; and office/clubroom facility.
29	Irwindale Materials Recovery Facility and Transfer Station	Northwestern intersection of Live Oak Avenue and Arrow Highway (Assessor's Parcel Number [APN] 8535-001-911)	Materials Recovery Facility and Transfer Station	Total Project Area – approx. 247,007 square feet Materials Recovery Facility/Transfer Station – 82,593 square feet Green Waste – 65,483 square feet Self Haul and Construction and Debris – 73,270 square feet Operations – 6,636 square feet Maintenance Building – 10,653 square feet Administrative/Visitor Center – 5,532 square feet Scale Houses– 450 square feet Convenience Store – 2,390 square feet
30	Outlet Mall	500 Speedway Drive	Commercial	640,000 square feet

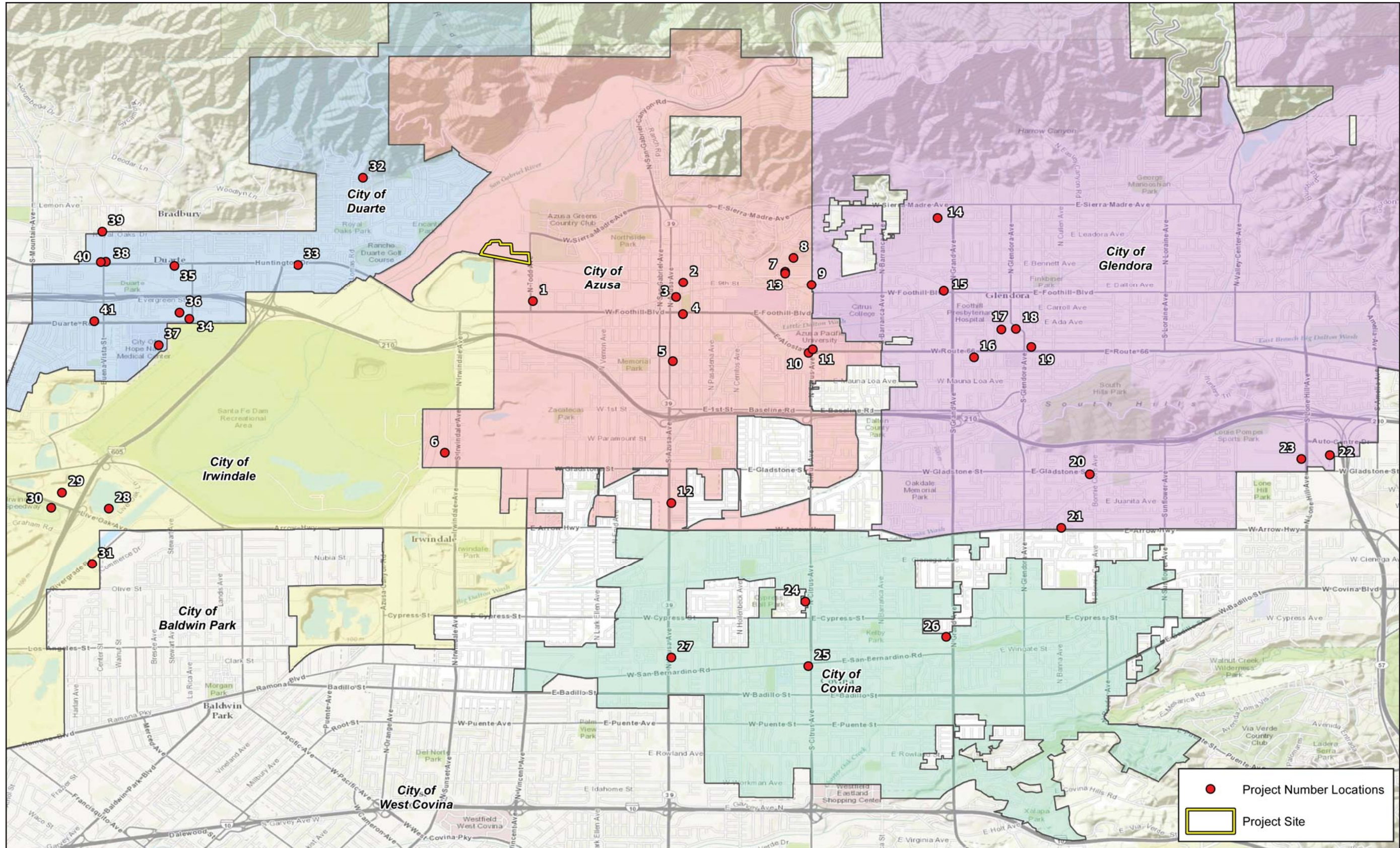


**Table 4-1 [continued]
Cumulative Projects List**

No.	Project	Location	Land Use	Quantity
31	Parking Structure	4920 Rivergrade Road	Overflow Parking	3-story/4-level, 790-space parking structure within an existing surface parking lot (640 net new spaces)
City of Duarte				
32	Atalla Ranch	Northeast corner of Sunnydale/Woodbluff	Single-Family Residential	9 units complete; 6 anticipated to be complete mid-2014.
33	Huntington Courts – Phase III	2400 Block, Huntington Drive	Single-Family Residential (Attached & Detached)	Last phase (14 du of 51 DU project) to be complete by 3/2014
34	Metro Gold Line Duarte Station Parking Facility	Southwest corner of Business Center Drive & Highland Avenue	Parking	125 parking spaces To be constructed in 2014 or 2015
35	Andres Duarte Terrace - Phase II	Southeast corner of Huntington Drive/Pops Road (1700 Block, Huntington Drive)	Senior Affordable Housing	43 DU Construction started 1/2014, anticipated completion 2015
36	TOD/Gold Line Station	Northwest corner of Highland Avenue/Duarte Road	Transit Oriented Development	12,000 square feet commercial 400,000 square feet office 250-unit hotel 475 multi-family dwelling units
37	City of Hope Kaplan Family Museum	1500 East Duarte Road	Museum/Visitor Reception Area	7,000 square feet
38	Town Center Specific Plan	Northeast & Southeast corners of Huntington Drive/ Buena Vista Street	Multi-Family Residential	60,000 square feet commercial 50,000 square feet office
39	Rose Gardens at Santa Teresita (Duarte & Monrovia)	800 Block, Buena Vista Street	Health Care: Assisted & Independent Living, Congregate Care	191 hospital beds 7,505 square feet commercial 200 square feet office
40	Huntington/ Buena Vista	Northwest corner of Huntington Drive/ Buena Vista Street (1263 Huntington Drive)	Retail, Restaurants	3,500 square feet commercial
41	Magellan Self-Storage	1727 Buena Vista Street	Self-Storage	112,028 square feet commercial



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NOT TO SCALE



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