



4.0 BASIS OF CUMULATIVE ANALYSIS

4.1 INTRODUCTION

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

“Cumulative impacts” refers 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**

Location	Land Use	Size			
		Square Feet	Dwelling Units	Hotel Rooms	Other
1634 Third St. and 1101 Oak Ave	Apartments		18		
	Townhomes		2		
	Third Street Park (Existing)	15,681			
1122 Huntington Drive	Fast Food Restaurant with drive-thru	5,175			
	Fast Food Restaurant with drive-thru (Existing)	3,825			
2632 Royal Oaks Drive [a]	Religious Institution	3,683			
946-962 Huntington Drive	Townhomes		25		
1405-37 Huntington Drive	Mid-Rise Apartments		161		
	Commercial	3,500			
	Live/Work Space	2,100			
1200 Huntington Drive	Apartments		800		
	Commercial	703,000			
	Hotel[b]			450	
City of Hope Specific Plan	Hospital[c]				2,945
1193 Huntington Drive	Gym	15,862			
1525 Huntington Drive	Restaurant	6,702			
928 Huntington Drive	Apartments		22		
Total		759,528	1,028	450	2,945
[a] Square footage of the project site estimated based on project aerial view through google imagery.					
[b] Units are number of rooms					
[c] Units are number of patients					



This page intentionally left blank.