

## **4.0 Basis of Cumulative Analysis**

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## 4.0 BASIS OF CUMULATIVE ANALYSIS

CEQA Guidelines Section 15355, 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 CEQA Guidelines Section 15130(a), a project’s cumulative impacts 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 the 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.*

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, are outlined in Table 4-1, Cumulative Projects List.

**Table 4-1  
Cumulative Projects List**

No. <sup>1</sup>	Name	Location	Proposed Land Use	Status
<b>City of Whittier<sup>3</sup></b>				
1	Starbucks	14828 Whittier Boulevard Whittier	1,750 SF Coffee Shop	Operational as of 01/14/2014
2	Morningstar Christian Chapel	16233 Leffingwell Road Whittier	13,791 SF Church Expansion	Approved
3	14640-14660 Whittier Blvd Condos	14640-14660 Whittier Boulevard Whittier	50 Condominiums	Under Review
4	Self-Storage Project	11280 First Avenue Whittier	60,295 SF Self-Storage	Under Review
5	Assisted Living Facility	13617 Whittier Boulevard Whittier	70,426 SF Facility, 104 Beds	Under Construction
6	Starbucks	10737 Beverly Boulevard Whittier	998 SF Drive Thru Coffee Shop – Patio only	Under Construction
7	Greenway Place	12423 and 12425 Whittier Boulevard Whittier	57 Condo Units	Under Review
8	S. Chen Condos	7941 Greenleaf Avenue Whittier	12 Condo Units	Under Review
9	Popeyes Development	12505 Washington Boulevard Whittier	2 Buildings, both with drive thrus 3,800 SF	Approved
10	LA Fitness	13806 Whittier Boulevard Whittier	38,000 SF Health Club	Under Construction
<b>City of Santa Fe Springs<sup>4</sup></b>				
11	Village at Heritage Springs	SW Quadrant Telegraph Road at Bloomfield Avenue Santa Fe Springs	650 DU (200 Detached DU, 450 Attached DU)	Under Construction
12	Panattoni Development	11688 Greenstone Avenue Santa Fe Springs	329,000 SF Industrial/Warehouse	Completed 08/05/2013 – For Lease
13	Freeway Springs	1833 Freeway Drive Santa Fe Springs	448,000 SF Industrial/Warehouse	Under Construction
14	USA Consolidators	9951 Greenleaf Avenue Santa Fe Springs	38,000 SF Light Industrial	Entitlement Granted
15	Smith/Norwalk Project	12039-12011 Smith Avenue Santa Fe Springs	93,820 SF Light Industrial	Under Construction
16	Ryder Trucks	13630 Firestone Boulevard Santa Fe Springs	19,000 SF Light Industrial	Entitlement Granted
17	Durable USA	12926 Carmenita Road Santa Fe Springs	54,613 SF Light Industrial	Under Construction



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

No. <sup>1</sup>	Name	Location	Proposed Land Use	Status
18	Keanna Development	9380 Jersey Avenue/ 9841-51 Alburis Avenue Santa Fe Springs	50-unit residential condo development (50 Attached DU)	Entitlement Granted
19	McMaster Carr Office Remodel & Expansion	9630 Norwalk Boulevard Santa Fe Springs	Remodel existing office area (33K) and add 8K square foot of additional office space	Entitlement Granted
<b>City of Pico Rivera</b> <sup>5, 6</sup>				
20	Extended Stay Hotel	6605 Rosemead Boulevard Pico Rivera	Hotel-86 Units	Going through CUP process- Estimated completion end of 2014
21	Warehouse/Manufacturing Development	7643 Serapis Avenue Pico Rivera	5,802 SF Tortilla Manufacturing	Going through Precise Plan of Design Process
22	So. Ca. Gas Co. Natural Gas Station	8101 Rosemead Boulevard Pico Rivera	10,700 SF Natural Gas Station	Going through CUP process- estimated completion end of 2014
23	Warehouse Development	8800 Slauson Avenue Pico Rivera	Two Warehouse Building 55,597 square feet and 30,706 square feet	Plan Check review-estimated completion date end of 2014
24	Ground Reliability Improvement Program <sup>2</sup>	Rosemead, Beverly, Whittier Boulevards Pico Rivera	Recycled pipelines throughout City	Water Replenishment District approval phase
25	Norms Restaurant	Rosemead Boulevard / Beverly Road Pico Rivera	7,000 Norms Restaurant 21,000 retail pad	Norms Construction underway- completion anticipated for May
26	Fast5Express Car Wash	Whittier Boulevard / Paramount Avenue Pico Rivera	3,900 SF fully automatic conveyor-type service express service car wash	Estimated completion date end of 2014
27	Tehachapi Renewable Transmission Project	Pico Rivera Sports Arena 11003 Rooks Road Pico Rivera	SCE Tower assembly and installation of electrical lines	Design Phase 2
28	Los Angeles County Sanitation District <sup>2</sup>	Washington Boulevard, Paramount Boulevard, Telegraph Road Pico Rivera	Upgrade of sewer lines	Operational as of 02/22/2014
29	General Plan Update	Citywide	Comprehensive Update	Completion of GPEIR estimated by end of 2014
30	Duplex Development	4305 Rosemead Boulevard Pico Rivera	3,594 SF Two unit structure	Completion estimated by mid- year 2014



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

No. <sup>1</sup>	Name	Location	Proposed Land Use	Status
31	Durfee Avenue Underpass Project	Durfee Avenue north of Whittier Boulevard Pico Rivera	Construction of a grade separation and railroad bridge with a patterned concrete fascia and a metal railing.	Design Phase
32	Rosemead Boulevard/Beverly Boulevard Intersection Improvements <sup>2</sup>	Rosemead Boulevard and Beverly Boulevard Pico Rivera	Capacity improvements will most effectively address anticipated traffic congestion in conjunction with I-605 freeway improvements.	Design Phase
33	Pico Rivera Regional Bikeway Project	Mines Avenue Bridge over San Gabriel River Pico Rivera	Installation of a bicycle bridge over the San Gabriel River; dedicated bike lanes along Rosemead Boulevard and Mines Avenue to connect the San Gabriel River to Rio Hondo spreading grounds; traffic calming center medians on Mines Avenue; way-finding signs; enhanced crosswalks; and minor traffic signal modifications for bicycle detection.	Estimated Completion 2019
34	Whittier Boulevard Rehabilitation Project	Van Norman Road to Paramount Boulevard Pico Rivera	Corridor enhancements: a unique gateway concept, entrance monument, roadway medians with landscaping, safety lighting, pavement rehabilitation, and artistic enhancements.	Design Phase
35	Paramount Boulevard Raised Medians <sup>2</sup>	Whittier Boulevard to Mines Avenue Pico Rivera	Raised medians, ADA access ramps and corner bulb-out.	Design Phase
36	Slauson Blvd. Corridor Improvements Project	Rosemead Boulevard to Slauson Avenue Pico Rivera	Corridor enhancements: a unique gateway concept, roadway medians with landscaping, safety lighting, pavement rehabilitation, and artistic enhancements.	Design Phase
37	Rosemead Boulevard/Telegraph Road <sup>2</sup>	Rosemead Boulevard and Telegraph Road Pico Rivera	Capacity improvements will most effectively address anticipated traffic congestion in conjunction with I-605 freeway improvements.	Design Phase
38	Rosemead Boulevard/Washington Boulevard and Whittier Boulevard Intersection Improvements <sup>2</sup>	Rosemead Boulevard at Washington Boulevard and Whittier Boulevard Pico Rivera	Addresses infrastructure and safety.	Design Phase
39	Pico Park Trail Improvements	Mines Avenue from San Gabriel River to Rio Hondo River Pico Rivera	Residential Resurfacing Program (RRP) - Improvements on chip and slurry seal deteriorated streets citywide.	Design Phase



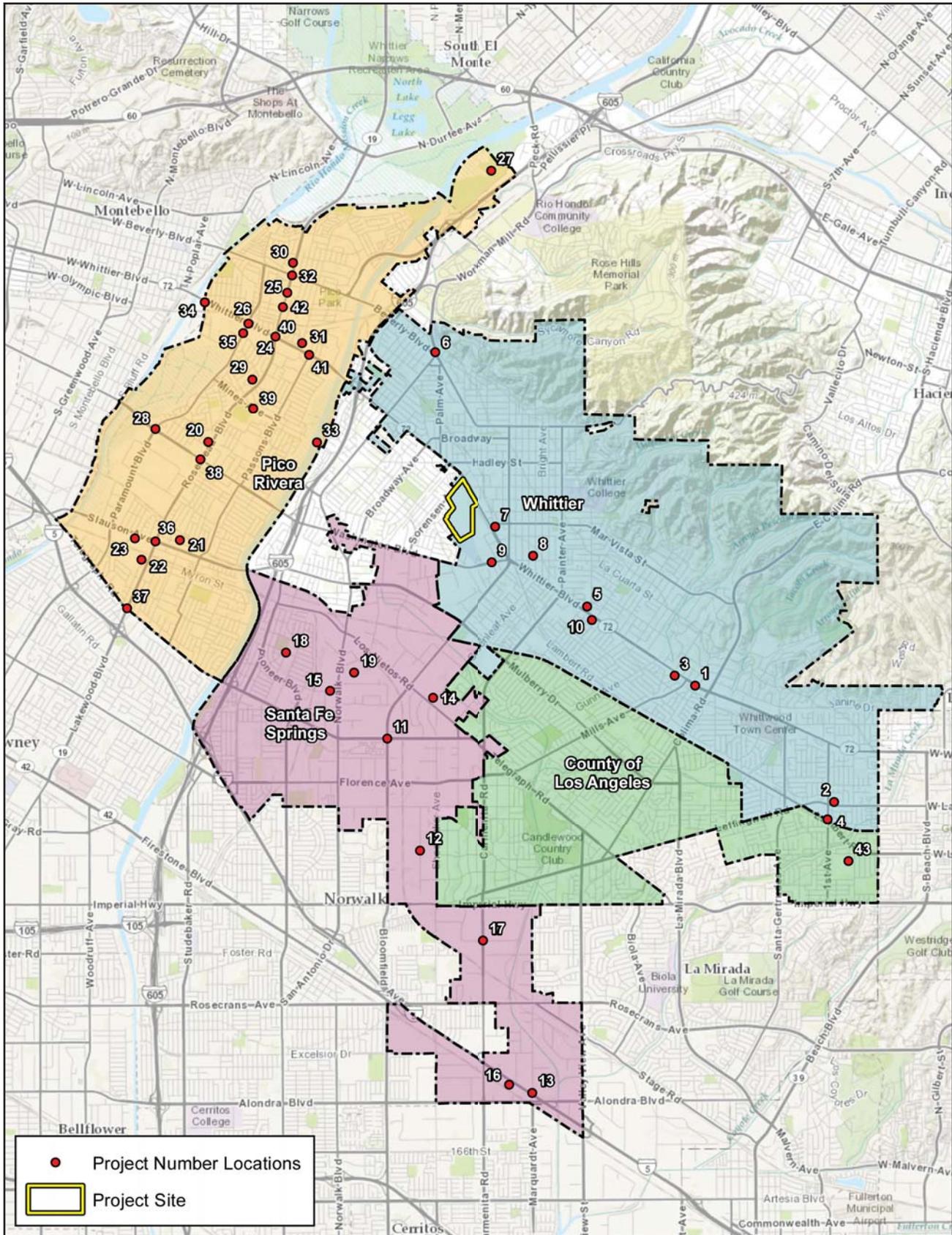
**Table 4-1 [continued]  
Cumulative Projects List**

No. <sup>1</sup>	Name	Location	Proposed Land Use	Status
40	Roadway Underpass Beautification Program and Safety Improvements <sup>2</sup>	Rosemead Boulevard, Paramount Boulevard and Whittier Boulevard Pico Rivera	5 city railroad underpasses.	Design Phase
41	HSIP Project <sup>2</sup>	Slauson Avenue and Serapis Avenue Whittier Boulevard and Passons Boulevard Whittier Boulevard and Durfee Avenue Beverly Road and Rosemead Boulevard Paramount Boulevard and Mines Avenue Whittier Boulevard and Myrtle Street Beverly Road and Durfee Avenue Pico Rivera	Traffic signal modification to 7 traffic signals and 8 speed feedback signs.	Design Phase
42	Safe Route To Schools <sup>2</sup>	Rosemead Boulevard at Olympic Street and Terradell Street Pico Rivera	New traffic signals and stop flashing beacons.	Design Phase
<b>County of Los Angeles <sup>7,8</sup></b>				
43	Candlelight Residential	16200 Amber Valley Drive, intersection of 1 <sup>st</sup> Avenue and Candlelight Drive Los Angeles	91 Single Family Detached DU	Under Subdivision Committee review
Notes: 1. Refer to Exhibit 4.1, <i>Cumulative Project Locations</i> . 2. In Exhibit 4.1, the location with the nearest proximity to the project site was depicted as the project number location. 3. Written Correspondence: Adams, Jeff, Planning Services Manager, City of Whittier, March and May 2014. 4. Written Correspondence: Nguyen, Cuong, Associate Planner, City of Santa Fe Springs, March 2014. 5. Written Correspondence: Gonzalez, Julia, Deputy Director, City of Pico Rivera, March 2014. 6. Written Correspondence: Chavez, Enrique, Assistant Engineer, City of Pico Rivera, March 2014. 7. Telephone Conversation: Montgomery, Tyler, Senior Regional Planning Assistant – Land Division, March, 2014. 8. Written Correspondence: Sackett, Jodie, Senior Planner – Land Division, March, 2014.				



This list of cumulative projects was derived based on information provided by the cities of Whittier, Santa Fe Springs, and Pico Rivera and the County of Los Angeles. The geographic areas, and hence the cumulative projects, considered for the cumulative impact analyses vary according to environmental issue area and were determined based upon the Project's scope and 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 cities and County of Los Angeles. In addition, the cumulative projects could result in a similar range of impacts as the proposed Project, because most represent an infill development project within an urbanized area.

In addition to the cumulative projects identified in Table 4-1, the traffic analysis included within this EIR also conservatively applies a growth factor to existing traffic volumes to account for ambient growth in the project region. The horizon year growth factor is based on the generalized growth factors for the region as provided in the Los Angeles County 2010 Congestion Management Program. This approach provides a conservative estimate of cumulative traffic conditions because the growth factors are based on regional modeling efforts that already estimate the general effect of cumulative development, and the growth factor will be applied to all traffic movement volumes at the study intersections. This approach also results in a more conservative analysis (i.e., overstated impacts) related to air quality, greenhouse gases, and noise.



Source: Eagle Aerial.

NOT TO SCALE



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LINCOLN SPECIFIC PLAN  
ENVIRONMENTAL IMPACT REPORT

# Cumulative Project Locations

Exhibit 4-1



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