



SECTION 4.0
BASIS OF CUMULATIVE ANALYSIS

4.0 BASIS OF CUMULATIVE ANALYSIS

Section 15355 of the *CEQA Guidelines* 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 Section 15130(a) of the aforementioned Guidelines, cumulative impacts of a project shall be discussed in an EIR when the project’s effect is cumulatively considerable, as defined in Section 15065(a) of the *CEQA Guidelines*. The Initial Study Checklist provided as part of Appendix A indicates that the proposed project may yield potentially significant cumulative effects. As a result, this EIR provides a cumulative impact assessment for each applicable environmental issue in each respective section, 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, the discussion of cumulative impacts shall be guided by the standards of practicality and reasonableness. Per *CEQA Guidelines* Section 15130(b), the following elements are necessary in an adequate 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 General Plan or related planning document or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact;
2. 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,
3. A reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable, feasible options for mitigating or avoiding the project’s contribution to any significant cumulative effects of a proposed project.

Table 4-1, Cumulative Projects List, identifies 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; refer to *Exhibit 4-1, Cumulative Projects Locations*, for a map illustrating the locations of related projects. Information integral to the identification process was obtained from the project Traffic Impact Study, City of San Fernando, and County of Los Angeles. The resulting related projects include primarily only those determined to be at least indirectly capable of interacting with the proposed project.

**TABLE 4-1
Cumulative Projects List**

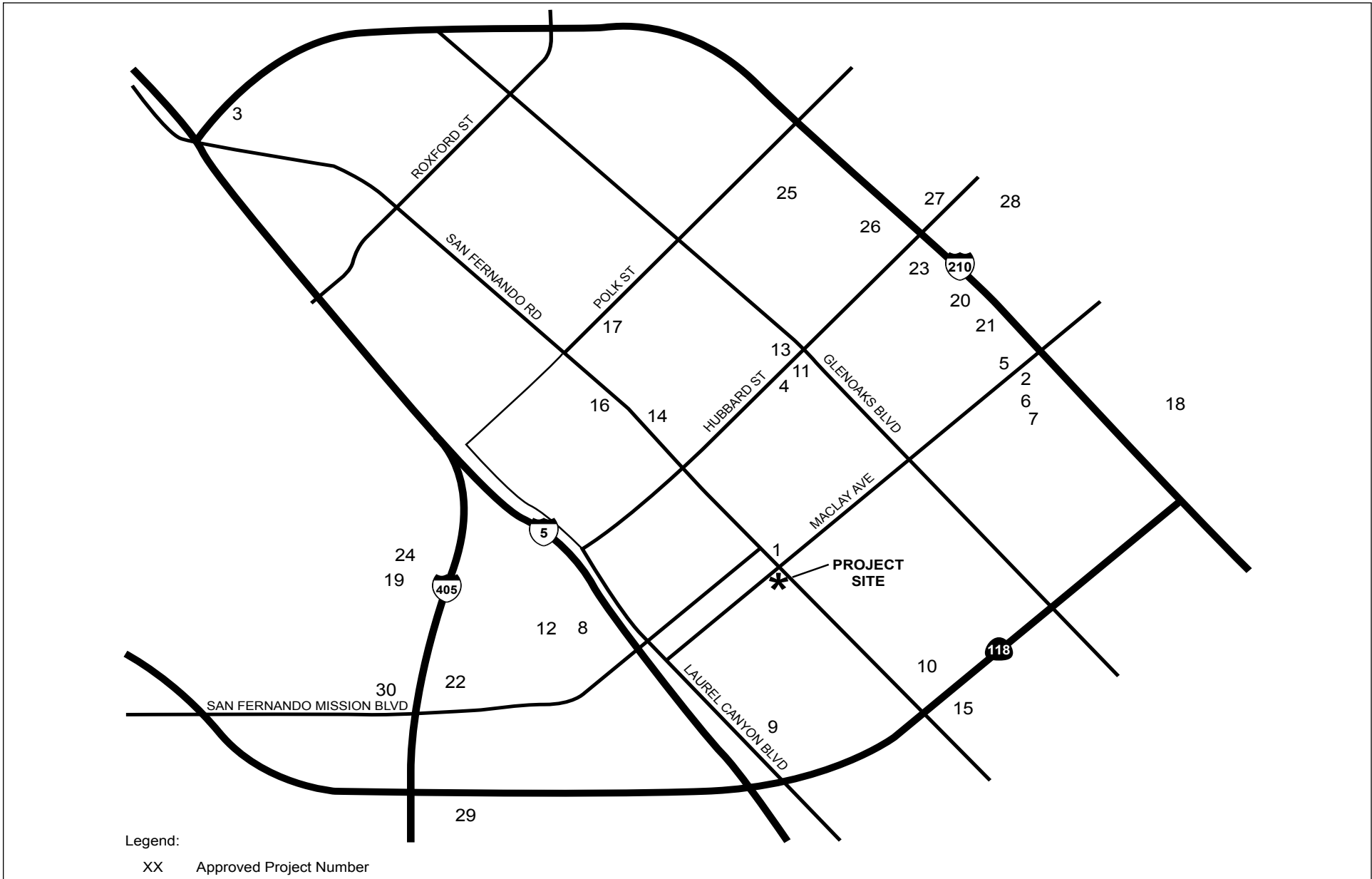
Map Number	Approved/Pending Project	Location	Size	Land Use
CITY OF SAN FERNANDO				
1	San Fernando Maclay Corridor Specific Plan ¹	Maclay Street and Truman Street	326-du 77.613-tsf 301.004-tsf 105.539-tsf 2.045-acres	Residential Retail Office Business Park Auto Center
4	Hubbard St Condominium Project	14152 Hubbard Street	23-du	Condominiums
5	Maclay Condominium Project ⁴	1075 & 1101 Maclay Street	37-du	Condominiums
CITY OF LOS ANGELES				
2	Mixed-Use Project ²	13260 West Maclay Street	141-du 10.115-tsf 345-spaces	Apartments Commercial/Retail Parking Spaces
3	Cascades Apartments ³	16401 West Foothill Boulevard	224-du	Apartments
6	Valley Region Elementary School ⁵	NW of Pacoima Wash between Bromont Avenue and 8 th Street	725 Students	Elementary School
7	Valley Region High School ⁶	1001 Arroyo Avenue	2,160 Students	High School
8	Holy Cross Medical Center Expansion Project ⁷	15301 Rinaldi Street	136 beds	Hospital
9	Fast-Food Restaurant ⁸	14353 Fox Street	1.0-tsf 3.0-tsf	Fast-Food Shopping Center
10	California Commercial Center ⁸	13571 Vaughn Street	109.0-tsf	Industrial Park
11	Sylmar Shopping Center ⁸	14110 Hubbard Street	20.0-tsf	Shopping Center
12	Commercial Center ⁸	14113 Hubbard Street	42.0-tsf	Commercial Center
13	Holy Cross Residential ⁸	15065 Mission Hills Road	113-du	Residential
14	Sylmar Village ⁸	12385 San Fernando Road	246-du 9.0-tsf 9.0-tsf	Condominiums Shopping Center General Office

TABLE 4-1 (Continued)
Cumulative Projects List

Map Number	Approved/Pending Project	Location	Size	Land Use
15	Lowe's Home Improvement ⁸	13500 Paxton Street	140.0-tsf	Home Improvement
16	Mixed-Use Project ⁸	12455 San Fernando Road	88-du 4.167-tsf 1.5-tsf	Apartments Specialty Retail H-T Restaurant
17	Residential Project ⁸	12700 Bradley Avenue	67-du 14-du	Condominiums Single-Family
18	Foothill Charter School ⁸	12804 Arroyo Street	300 students 800 students	Middle School High School
19	Granada Hills Townhomes ⁸	15601 Odyssey Drive	85-du	Townhomes
20	Condominium Project ⁸	13461 Foothill Boulevard	92-du	Condominiums
21	Los Angeles Family Housing ⁸	13441 Foothill Boulevard	64-du 50 children	Apartments Daycare
22	North Valley Police Station ⁸	11121 Sepulveda Boulevard	50.280-tsf	Police Station
23	Townhouse Project ⁸	13551 Foothill Boulevard	95-du	Townhomes
24	Odyssey Restaurant Expansion ⁸	15600 Odyssey Drive	8.206-tsf	Quality Restaurant
25	Apartment Building Project ⁸	13160 Dronfield Avenue	96-du	Apartments
26	Sylmar Square ⁸	13754 Foothill Boulevard	0.875-tsf 2.500-tsf	Fast-Food Restaurant Sit-Down Restaurant
27	Barry's Chevron Car Wash ⁸	13570 Hubbard Street	10 bays	Car Wash
28	Olson Sylmar Residential ⁸	13140 Gladstone Avenue	69-du	Single-Family
29	The Home Depot ⁸	10601 Sepulveda Boulevard	115.028-tsf	Home Improvement

TABLE 4-1 (Continued)
Cumulative Projects List

Map Number	Approved/Pending Project	Location	Size	Land Use
30	Day Care Center ⁸	15750 San Fernando Mission Boulevard	100 students	Day Care Facility
<p>Note: du = dwelling units; tsf = thousand square feet; NW = Northwest.</p> <p>Source: 1 <i>San Fernando Corridors Specific Plan Traffic Circulation Impact Study (Coco Traffic Planners, October 14, 2004).</i></p> <p>2 <i>Case No. ZA 2005-3482 Conditional Use Permit, Zone Variance, Zoning Administrator's Adjustment/Determination, and Site Plan Review (January 12, 2007).</i></p> <p>3 <i>Dir 2004-7149 SPR Site Plan Review (February 2, 2005).</i></p> <p>4 <i>Tentative Tract Map 2006-01 and Site Plan Review 2005-31: Proposed Residential Townhouse Condominium Development at 1075 and 1101 North Maclay Avenue Memorandum (January 16, 2007).</i></p> <p>5 <i>City of San Fernando Planning Commission Staff Report – Valley Region Elementary School No. 8 (City of San Fernando, February 7, 2007).</i></p> <p>6 <i>City of San Fernando Planning Commission Staff Report – Valley Region Elementary School No. 8 (City of San Fernando, February 7, 2007).</i></p> <p>7 <i>Traffic Study for Providence Holy Cross Medical Center Expansion (Katz, Okitsu & Associates, May 26, 2006).</i></p> <p>8 <i>City of Los Angeles Department of Transportation Related Projects (City of Los Angeles).</i></p>				



NOT TO SCALE



02/08 • JN 10-105635

ENVIRONMENTAL IMPACT REPORT
SAN FERNANDO DOWNTOWN PARKING LOTS

Cumulative Projects Locations

Exhibit 4-1

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