

## 4.0 ENVIRONMENTAL IMPACT ANALYSIS

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### INTRODUCTION

*The purpose of this section is to inform decision-makers and the public of the type and magnitude of change to the existing environment that would be caused by the proposed project, and proposed and approved cumulative development in the City of Glendale. Individual environmental topics addressed in this Draft EIR have been identified in the Notice of Preparation prepared by the Agency for the proposed project. The environmental impact analysis sections of this Draft EIR provide a comprehensive discussion of the existing local and regional environmental conditions, evaluate expected project level and cumulative level impacts that would result from the project, and determine the level of significance of reasonably foreseeable impacts. The environmental impact analysis sections identify mitigation measures intended to reduce potential environmental impacts to the greatest extent feasible.*

### CUMULATIVE IMPACT ANALYSIS

The technical analysis contained in **Section 4.0, Environmental Impact Analysis**, examines both project-specific impacts and the potential environmental effects associated with cumulative development. CEQA requires that EIRs discuss cumulative impacts, in addition to project-specific impacts. In accordance with CEQA, the discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. According to Section 15355 of the *CEQA Guidelines*:

*“Cumulative impacts’ refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.*

*(a) The individual effects may be changes resulting from a single project or a number of separate projects.*

*(b) The cumulative impact from several projects is the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”*

Section 15130(a)(1) of the *CEQA Guidelines* further states that a "cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts."

Section 15130(a) of the CEQA *Guidelines* also requires that EIRs discuss the cumulative impacts of a project when the project's incremental effect is cumulatively considerable. Where a Lead Agency is examining a project with an incremental effect that is not cumulatively considerable, it need not consider the effect significant but shall briefly describe the basis for its conclusion. As further clarified by Section 15065 of the CEQA *Guidelines*, "cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. If the combined cumulative impact associated with the project's incremental effect and the effects of other projects is not significant, Section 15130(a)(2) of the CEQA *Guidelines* requires a brief discussion in the EIR of why the cumulative impact is not significant and is not discussed in further detail. Section 15130(a)(3) of the CEQA *Guidelines* requires supporting analysis in the EIR if a determination is made that a project's contribution to a significant cumulative impact is rendered less than cumulatively considerable and, therefore, is not significant. CEQA recognizes that the analysis of cumulative impacts need not be as detailed as the analysis of project-related impacts, but instead should "...be guided by the standards of practicality and reasonableness." (CEQA *Guidelines* Section 15130[b]) The discussion of cumulative impacts in this Draft EIR focuses on whether the impacts of the Glendale Town Center are cumulatively considerable.

The fact that a cumulative impact is significant on the whole does not necessarily mean that the project-related contribution to that impact analysis is significant as well. Instead, under CEQA, a project-related contribution to a significant cumulative impact is only significant if the contribution is cumulatively considerable. To support each significance conclusion, the Draft EIR provides a cumulative impact analysis and where project-specific impacts have been identified that, together with the effects of other related projects, could result in cumulatively significant impacts, these potential impacts are documented.

Section 15130(b) of the CEQA *Guidelines* defines consideration of the following two elements as necessary to provide an adequate discussion of cumulative impacts: "(A) a list of past, present, and reasonably anticipated future projects producing related or cumulative impacts, including those projects outside the control of the Agency, or (B) a summary of projections contained in an adopted general plan or related planning document which is designed to evaluate regional or area wide conditions." In this Draft EIR a combination of these two methods is used depending upon the specific environmental issue area being analyzed. A list of related development projects in the City of Glendale was compiled. This list includes projects located within 2 miles of the proposed project, referred to as "Related Projects", and all other development projects in the City are referred to as "Citywide Projects" throughout this Draft EIR. In addition, projections from planning documents are used where appropriate.

For example, the scope of the cumulative impact analysis for aesthetic impacts considers those projects in the immediate vicinity of the project site because projects in close proximity to the proposed project may potentially combine with the proposed project to produce a cumulative impact on the visual character of downtown Glendale, while more distant projects would not change the visual character of downtown. The scope of the cumulative impact analysis for schools considers Citywide Projects, and the cumulative analysis for population and housing considers adopted demographic projections. Each section designates the cumulative context within the designated geographic area, which relates to the amount and type of growth that is anticipated to occur within the geographic area,

Related Projects within a 2-mile radius of Glendale Town Center are presented in **Table 4.0-1, Related Projects** and the locations of these projects are shown in **Figures 4.0-1 and 4.0-2**. **Table 4.0-1** includes those projects that are: (1) completed but not fully occupied, (2) currently under construction or beginning construction, (3) proposed with applications on file at the City of Glendale, or (4) reasonably foreseeable. The 2-mile radius is intended to capture all of the study area intersections considered in the traffic analysis for the Glendale Town Center project.

**Table 4.0-1  
Related Projects**

	<b>Project Name/Location</b>	<b>Status</b>	<b>Single-Family Dwelling Units</b>	<b>Multi-Family Dwelling Units</b>	<b>Commercial/Retail</b>	<b>Non-Retail</b>
1	Commonwealth - Goode Avenue	Approved	0	0	0	189,890 SF <sup>1</sup>
2	Maguire Partners - Sanchez Drive and Central Boulevard	Reasonably Foreseeable	0	0	0	333,000 SF <sup>1</sup>
3	Glendale Millennium Office Tower - Central Avenue and California Avenue	Approved	0	0	5,000 SF	145,000 SF <sup>1</sup>
4	Residential - East Broadway	Reasonably Foreseeable	0	120	0	0
5	Galleria Expansion - Central Avenue and Harvard Street	Reasonably Foreseeable	0	0	33,000 SF	0
6	City Center Housing Development - Wilson Avenue and Brand Boulevard	Proposed	0	135	11,977 SF	0
7	BMW Replacement - 800 South Brand Boulevard	Approved	0	0	188,424 SF	604 spaces
8	Avalon at Glendale Court - Central Avenue and Stocker Street	Approved	0	222	0	0
9	Hotel - Central Avenue and Burchett Street	Approved	0	0	0	277 rooms
10	Glendale Creative Campus - San Fernando Road Corridor Redevelopment Area	Approved	0	0	0	250,000 SF <sup>1</sup>
11	Volkswagen Parking Structure - 1220 South Brand Boulevard	Approved	0	0	0	300 spaces
12	Toyota Parking Structure -1260 South Brand Boulevard	Approved	0	0	0	300 spaces
13	Lexus - 1201 South Brand Boulevard	Approved	0	0	204,487 SF	403 spaces

SF = Square Feet

<sup>1</sup> Office

Other development in the City includes the 13 residential projects, consisting of 324 condominiums and apartment units, 43,123 square feet of commercial and retail commercial space, and 212,296 square feet of non-retail commercial uses (such as office and hospital). Refer to **Appendix 4.0** for a listing of these projects. Combined with the Related Project list above, the total amount of Citywide Projects considered in the cumulative impact analysis consists of 801 condominiums and apartments, a 277-room hotel, 281,524 square feet of retail space, 989,455 square feet of office uses, 15,060 square feet of industrial uses, and 125,671 square feet of hospital uses.

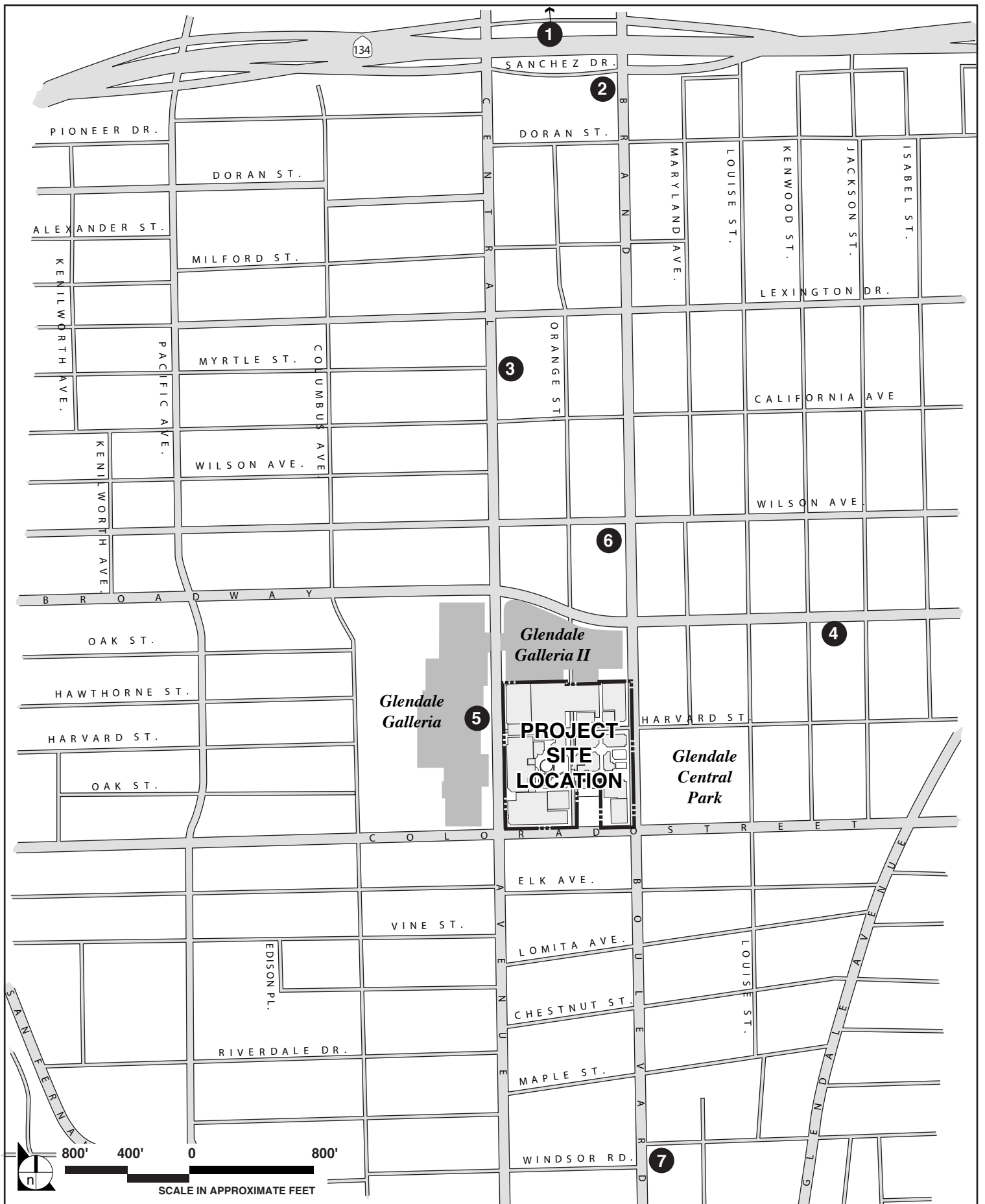
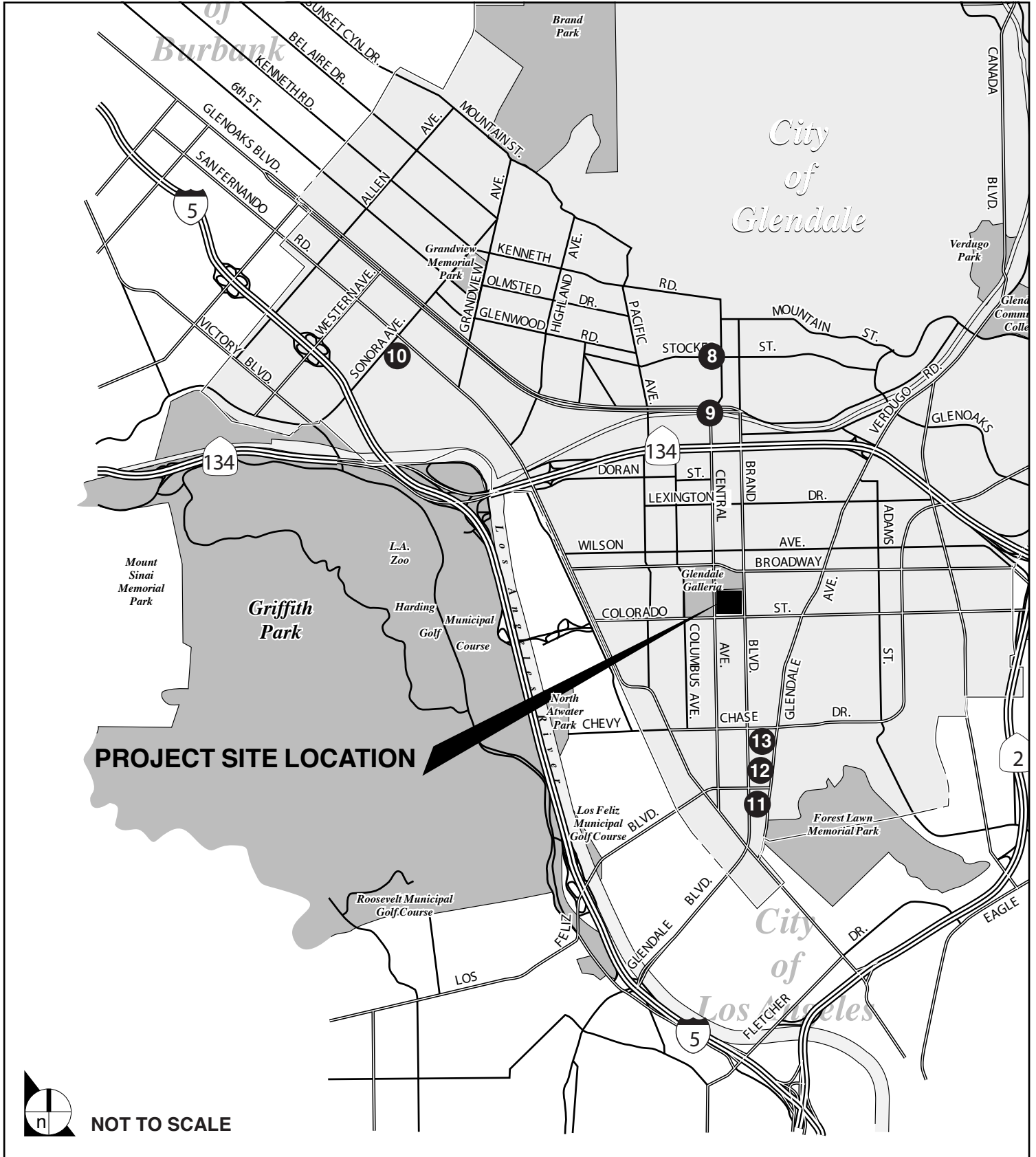


FIGURE 4.0-1

Related Projects



NOT TO SCALE

FIGURE 4.0-2

Related Projects