

4.0 EXISTING CONDITIONS, IMPACTS, AND MITIGATION MEASURES

4.0.1 INTRODUCTION

This section is the primary component of the EIR as it provides information on a project's existing environmental conditions, its impact potential, and identifies available mitigation measures. The existing environment component defines the environmental conditions that currently exist on and near the project site, while project impacts are defined as the project's effect on the existing environment. Mitigation measures are designed to reduce a project's impact potential. Environmental topics addressed in the EIR were defined by the City of San Dimas based on comments received in response to the Notice of Preparation (Appendix 1.0(A) of this EIR) and through a public scoping meeting. The purpose of this section is to inform readers about the type and magnitude of the project's environmental impacts, how such impacts would affect the existing environment, and to identify mitigation measures which would reduce the magnitude of significant impacts.

4.0.2 CUMULATIVE IMPACT ANALYSIS METHODOLOGY

The purpose of this section is to explain the methodology for the cumulative project analysis presented in this EIR. This analysis is important because, in many cases, the impact of a single project may not be significant, but when combined with other projects, the "cumulative" impact may be significant. Section 15355 of the State CEQA *Guidelines* defines "cumulative impacts" as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." CEQA *Guidelines* Section 15130(b) states that "the discussion [of cumulative impacts] need not provide as great detail as is provided of the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness."

In order to analyze the cumulative impacts of the project in combination with existing development and other expected future growth, the amount and location of growth expected to occur in addition to that of the proposed project must be predicted. Section 15130(b) of the CEQA *Guidelines* allows the following two methods of prediction: "(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 areawide conditions."

Given the developed nature of the surroundings, method A was selected for use in the cumulative analysis. The City of San Dimas Planning Department was contacted in order to compile the list of projects. Based on this communication, a total of thirteen projects were identified as being within a geographic radius that could potentially contribute to cumulative impact conditions. Table 4.0-1 identifies these projects by type of use and their location.

**Table 4.0-1
Cumulative Project List**

RESIDENTIAL			
Developer/Tenant	Location	Project	Status
Standard Pacific Homes	760 Cypress St.	28 Single Family	Recently Completed
Boulevard Development	South San Dimas Avenue (Bel Vintage)	16 Single Family	Partially Completed
Crestwood Development	SWC Baseline Rd. & Amelia	4 Single Family	Construction Recently Completed
Dentec	County Area – South Valley Center	106 Single Family	Application filed with County
COMMERCIAL			
Albertson's	240 East Bonita Avenue	New 58,000 Square Foot Grocery Store	In Construction
Levitz	Village Court	New 45,000 Square Foot retail	Recently Completed
Lowe's	NWC Arrow Hwy. & Bonita Avenue	New 155,800 Square Foot retail	Construction
McDonald's	NWC Arrow Hwy. & Bonita Avenue	New 4,789 Square Foot fast food drive-thru (rebuild)	Ready for Construction
KFC/A&W	NWC Arrow Hwy. & Bonita Avenue	New 3,263 Square Foot fast food drive-thru (rebuild)	In Construction
Taco Bell/Pizza Hut	NWC Arrow Hwy. & Bonita Avenue	New 2,551 Square Foot fast food drive-thru	Recently Completed
Walgreen's	SEC Arrow Hwy. & Lone Hill Avenue	New 17,000 Square Foot Pharmacy	Recently Completed
Active Ride Shop	679 West Arrow Hwy.	New 6,100 Retail Space	Recently completed
San Dimas Animal Hospital	334 West Arrow Hwy.	New 3,800 Square Foot Animal Hospital (rebuild)	Recently completed

Source: City of San Dimas 2001