

Executive Summary

This section provides an overview of the proposed project and its objectives, and summarizes the potential impacts anticipated as a result of project implementation. A summary table identifies these impacts and lists the mitigation measures recommended to reduce significant adverse impacts. The alternatives in the Draft EIR are briefly described.

For a full description of the proposed project, its impacts, and alternatives, the reader is referred to Chapters 2, 3 and 4 of this Draft EIR.

PROJECT OVERVIEW

The City of San Dimas (City) proposes to construct a new Costco commercial complex on 22.83 acres of land within Specific Plan Area No. 24 in the City of San Dimas. The proposed project site is located on the southeast corner of Gladstone Street and Lone Hill Avenue in the City of San Dimas, bounded on the north by Gladstone Street, on the west by Lone Hill Avenue and on the east by the former Atchison, Topeka, and Santa Fe Railway Company (ATSF) right-of-way. East-west trending West 5th Street traverses the southern end of the proposed project site east of Lone Hill Avenue. Single-family residences occupy the southern boundary of the proposed project site (along West 5th Street), and are located adjacent to a corporate business park known as San Dimas Business Park.

This proposed development project includes the following: 149,710 square foot Costco warehouse/retail facility with a tire center and a gasoline service station; 3,500 square foot drive-thru fast-food restaurant; 7,000 square foot “quality” restaurant; two retail shops (8,000 square feet each) totaling 16,000 square feet; and, two major retail shops (15,000 and 30,000 square feet) totaling 45,000 square feet.

The majority of the proposed project site is vacant undeveloped or underdeveloped land and is located within the jurisdiction of the San Dimas Redevelopment Agency. Approximately 20 single-family residences are located within the proposed development project site. Some of these residential properties are also used for light industrial purposes such as contractor yards. The Ormco Sybron dental manufacturing facility, single-family residences and railroad tracks are located across Gladstone Street north of the proposed project site. Adjacent properties east of the ATSF railroad right-of-way are occupied by single-family residences and a Cal Trans office. Adjacent properties to the west (across Lone Hill Avenue) include a Chevron retail gasoline service station and thirteen single-family residences. A corporate business park, known as San Dimas Business Park occupies the adjacent property south of the proposed project site.

PROJECT OBJECTIVES

The proposed project objectives are in accord with the specific goals of the City of San Dimas General Plan that any proposed commercial development must follow. These objectives and goals are as follows¹:

Goal L-5: Provide well planned commercial centers and nodes.

Objective 5.1: *Encourage infill and development to occur in and around activity centers, transportation node corridors, underutilized infrastructure systems, and areas needing revitalization and redevelopment.*

Objective 5.2: *Commercial development should be concentrated at selected nodes.*

The proposed project seeks to provide a commercial complex for use by residents of the City and Los Angeles County. The proposed commercial complex is located adjacent to the Glendora Marketplace, located on the northwest corner of Lone Hill Avenue and Gladstone Street, in the City of Glendora.

Goal L-4: Plan and create an urban form that efficiently utilizes urban infrastructure and services. Plan for orderly growth rather than “leap frog” development.

Objective 4.1: *Promote future land use and development patterns which reduce costs of infrastructure construction, encourages transit to make better use of existing facilities, and achieve a good match between future growth and phasing of existing facilities or expansion of new ones.*

The proposed project seeks to provide a “big box” commercial complex on a partially undeveloped section of the City in close proximity to existing commercial structures, and easily accessible by local residents. The proposed project would create new temporary and permanent employment opportunities in the Redevelopment Project Area. It would generate additional property tax increment to improve, increase and preserve the supply of affordable housing in the community and generate additional sales tax with which the City of San Dimas may promote general welfare and eliminate blight within the Redevelopment Project Area.

AREAS OF CONTROVERSY

Section 15123 of the CEQA Guidelines requires that an EIR summary identify areas of controversy known to the Lead Agency, including issues raised by other agencies and the public.

¹ City of San Dimas. *General Plan, Land Use Element*, 1991.

Some issues of concern were expressed at a public scoping meeting for the EIR and through responses to the Notice of Preparation. The following issues of concern were expressed:

- Concerns have been expressed regarding additional traffic attributed with the proposed project and its effects on the surrounding area.
- Concerns have been expressed regarding the potential noise and air quality impacts of the proposed project during construction.
- Concerns have been expressed regarding the compatibility of the proposed project's land use to the City's General Plan and Specific Plan No. 24.
- Concerns have been expressed regarding security and police enforcement at the Costco commercial complex.
- Concerns have been expressed regarding the potential impacts associated with relocating the residences on-site that would be removed as part of the proposed project.

ISSUES TO BE RESOLVED

Most remaining issues related to the proposed project can be resolved through site planning and project design. Specific issues anticipated to be addressed during the detailed project design phase include: views of the proposed project site from nearby residences, potential increases in runoff from the proposed project site, and increased traffic in the proposed project area.

ALTERNATIVES TO THE PROJECT

Alternatives usually take the form of no project, reduced project size, different project design, or suitable alternative project sites. The range of alternatives discussed in an EIR is governed by a "rule of reason" that requires the identification of only those alternatives necessary to permit a reasoned choice between the alternatives and proposed project. The range of alternatives associated with the proposed project include:

- **Alternate Site** – The Alternate Site scenario involves the development of a Costco type project on an alternate site within the City of San Dimas. This would require a minimum of 15 acres on a major street without any additional off-site facilities attributed with the proposed project.
- **No Project, No Development** – The No Project, No Development Alternative involves the scenario in which a commercial complex would not be constructed at the proposed project site. The site would remain in its current state of development, with the open fields, vacant

lots, single-family residences and light industrial businesses and continue its current operations with no new construction.

- No Project – Development According to Local Plans – This variant of the No Project Alternative – development according to existing land use plans – would involve the ultimate development of the site according to the City of San Dimas General Plan designation and zoning designation. The site is located within the City of San Dimas Specific Plan No. 24 area. According to the Plan, the zoning designation of the proposed project site is Industrial.² If the new Costco commercial complex was not constructed, the proposed project site could be developed with other uses (i.e., corporate Business Park) under this zoning.
- Alternate Design Alternative – The Alternate Design Alternative would consist of the development of a “big box” commercial complex that is of the same size as the proposed project, but with a different layout of the complex’s businesses on the proposed project site. The location of the two major retail shops (at the southwest corner of the site under the proposed project design) would be swapped with the location of the Costco gas station (located at the northeast corner of the site under the proposed project design). Additionally, the both the restaurant and fast food drive-thru would be located along Lone Hill Avenue.
- Reduced Project Alternative – The Reduced Project Alternative would consist of the development of a smaller commercial complex than the proposed project, but located on the same project site. A smaller commercial complex would likely not include a “big box” retail center. The different components of the smaller commercial complex would be reduced in size proportionate to the types of businesses proposed to be located in the commercial complex.

Alternatives Eliminated From Analysis. The Draft EIR considered all of the alternatives described above and eliminated the Alternate Site Alternative from further analysis. The City of San Dimas does not currently have available a vacant lot located along a major street that is 15 acres in size. The City has no capability of acquiring a 15-acre lot. The largest available lot on a major street suitable for commercial development is approximately 8-10 acres. Furthermore, there are Costco retail centers currently located in the Cities of Azusa and Montclair. Therefore, placing a new Costco retail center in another nearby city would not be feasible to the west or south due to the proximity of the other stores. Also, locating this retail center in another city would not meet the goals and objectives of the City of San Dimas to provide a new source of goods and services for their residents (and surrounding communities) and generate new sources of revenue for the City.

Environmental Impacts

Chapter 3 of this Draft EIR considered the environmental impacts associated with eleven issue areas. The results of this evaluation are presented on Table ES-1. The impact analysis identified

² City of San Dimas, *General Plan*, 1991.

three significant unavoidable impacts that would need to be considered in deciding on this project. These impacts are summarized below:

- Construction of the proposed project would emit criteria air pollutants. Estimated daily average construction emissions would exceed significance thresholds for NO_x set by the South Coast Air Quality Management District (SCAQMD).
- Operational air emissions would increase as a result of implementation of the proposed project and exceed operational emission standards of the SCAQMD.
- Cumulative air emissions of the proposed project and other area projects would exceed emission standards of the SCAQMD.

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
3A. Aesthetics			
<p>3A1. The proposed project would not have a substantial adverse effect on a scenic vista, damage scenic resources and/or degrade the existing visual character or quality of the site.</p>	LTS	<p>M-3A.1 In accordance with the City of San Dimas General Plan, underground utilities shall be provided in an effort to improve the visual environment.</p> <p>M-3A.2 Proposed ornamental landscaping shall include replacing existing mature trees with trees of similar scale in an effort to preserve the visual character of the project area.</p> <p>M-3A.3 In conjunction with consideration of grading and site plan approvals, the applicant shall inventory existing trees by size, species, location and condition. Where feasible after consideration of grading requirements, existing trees in good condition deemed appropriate for retention shall be protected in place and preserved. Trees approved for removal shall be replaced pursuant to the standards set forth in the San Dimas Municipal Code Chapter 18.162.</p> <p>M-3A.4 Prior to the issuance of a grading permit for the proposed project, the applicant shall obtain a Tree Removal Permit from the City of San Dimas, as required by San Dimas Municipal Code Section 18.162.</p>	Less than significant.
<p>3A2. The proposed project would be consistent with established plans or policies concerning visual resources.</p>	LTS	No mitigation is required.	Less than significant.
<p>3A3. The proposed project would not create significant new sources of light or glare that could affect surrounding uses.</p>	LTS/M	<p>M-3A.5 The applicant shall install high-pressure sodium light fixtures that do not exceed 250 watts, however, landscape and accent lighting may exceed this limitation, if necessary. Light standards that maintain light emissions close to</p>	Less than significant.

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>90 degrees horizontal shall be selected. Shielding shall be implemented to reduce light emissions onto adjoining properties. The overall height of the light pole and fixture shall not exceed 15 feet, and poles shall be steel, aluminum or other similar approved material. The style of the poles shall compliment the fixture design. All architectural accent and ground lighting fixtures shall be subterranean unless the fixture is designed as an architectural element.</p> <p>M-3A.6 As per the City of San Dimas Lighting Guidelines, the applicant shall submit a lighting plan for approval by the City of San Dimas.</p>	
<p>3A4. Together with other area projects, the proposed project would not have cumulative aesthetic impacts.</p>		<p>No mitigation is required.</p>	<p>Not cumulatively considerable.</p>
<p>3B. Air Quality</p>			
<p>3B1. The proposed project would be consistent with the Air Quality Management Plan (AQMP). It would not conflict with or obstruct implementation of the AQMP.</p>	<p>LTS</p>	<p>No mitigation is required.</p>	<p>Less than significant.</p>
<p>3B2. Construction of the proposed project would emit criteria pollutants. Estimated daily average construction emissions of NO_x during site grading would exceed significance thresholds set by the SCAQMD, resulting in a short term (4 months) significant impact.</p>	<p>S</p>	<p>M-3B.1 Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard.</p> <p>M-3B.2 Pave, water (three times daily), or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.</p>	<p>Significant and unavoidable.</p>

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>M-3B.3 Sweep all paved access roads, parking areas, and staging areas at construction sites daily with water sweepers.</p> <p>M-3B.4 Sweep streets daily with water sweepers if visible soil material is carried onto adjacent public streets.</p> <p>M-3B.5 Hydroseed or apply non-toxic stabilizers to inactive construction areas.</p> <p>M-3B.6 Enclose, cover, water (twice daily), or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).</p> <p>M-3B.7 Limit traffic speeds on unpaved roads to 15 miles per hour.</p> <p>M-3B.8 Install sandbags or other erosion control measures to prevent silt runoff to public roadways during rainy season construction (November through April).</p> <p>M-3B.9 Replant vegetation in disturbed areas as quickly as possible.</p> <p>M-3B.10 All construction equipment shall be properly tuned and maintained.</p> <p>M-3B.11 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading or unloading queues shall be kept with their engines off, when not in use, to reduce vehicle emissions.</p> <p>M-3B.12 Construction activities shall be staged and scheduled to avoid emissions peaks, and discontinued during second-stage smog alerts.</p>	
3B3. Operation of the proposed project would emit criteria pollutants. Estimated	S	M-3B.13 In compliance with the City of San Dimas' Transportation System Management (TSM) and	Significant and unavoidable.

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
daily average emissions would exceed significance thresholds set by the SCAQMD.		<p>Travel Demand Management (TDM) programs, the applicant shall support programs with the objective of increasing vehicle occupancy rates and encourage public support for the development of a balanced circulation system through a well organized public relations program.</p> <p>M-3B.14 In compliance with SCAQMD Rule 2202, the applicant shall implement an On-Road Motor Vehicle Mitigation Plan to encourage employees to participate in ride sharing.</p> <p>M-3B.15 Consideration shall be given to installing publicly available electric vehicle charging stations at the proposed project site.</p>	
3B4. The proposed project is not anticipated to create objectionable odors affecting a substantial number of people.	LTS/M	M-3B.16 Restaurant and food handling operations shall adhere to SCAQMD Rule 402 (Nuisance).	Less than significant.
3B5. The proposed project would contribute air emissions to the region that would add to the cumulative baseline.	S	No mitigation is feasible.	Impacts would be significant and unavoidable.
3C. Biological Resources			
3C1. The proposed project would not result in a disturbance to or loss of habitat for state and/or federally listed threatened and endangered species or to any sensitive natural communities.	LTS	No mitigation is required.	Less than significant.
3C2. The proposed project would require the removal of mature trees which are protected by the City of San Dimas Tree Protection Ordinance.	LTS/M	See Chapter 3A. Aesthetics, Impact 3A1.	Less than significant.

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
<p>3C3. The proposed project could result in the destruction of bird nests during tree removal.</p>	LTS/M	<p>M-3C.1 A qualified biologist shall conduct an intensive nest search in all trees slated for removal to avoid destruction of resident native bird nests. Tree removal may be delayed until October, to ensure reproductive success for native species using the site for nesting purposes.</p>	Less than significant.
<p>3C4. Together with other area projects, the proposed project would not have significant cumulative biological impacts.</p>	LTS	No mitigation is required.	Not cumulatively considerable.
<p>3D. Cultural Resources</p>			
<p>3D1. The proposed project would not cause a substantial adverse change in the significance of a historical resource.</p>	LTS/M	<p>M-3D.1 The two single-family residences located on the proposed project site at 932 West 5th Street, San Dimas, California, 91773-1721 and 948 West 5th Street, San Dimas, California, 91773-1721 shall be put up for sale for a period of sixty days. The sale must be upon the condition that the structures be moved to a vacant location outside of the proposed project site but within the limits of the City of San Dimas. In the event the houses are not sold and relocated, a photodocumentation of the structures and sites will be conducted and placed in the record of the local historic preservation society.</p>	Less than significant.
<p>3D2. The proposed project would not cause a substantial adverse change in the significance of a unique archaeological resource.</p>	LTS/M	<p>M-3D.2 A qualified archaeologist/paleontologist and Native American monitor shall be on-call to monitor any disturbance of native soils. The archaeologist/paleontologist will be on-call during any activity when new soils are to be moved or exported in previously undisturbed portions of the proposed project area. The archaeologist/paleontologist shall be authorized</p>	Less than significant.

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		to and must halt the proposed project and mark, collect, and evaluate any archaeological/paleontological materials discovered during construction. Copies of any paleontological surveys, studies, or reports of field observation during grading and land modification shall be prepared and certified by the on-call paleontologist and submitted to the Natural History Museum of Los Angeles County Paleontological Repository. The Native American Monitor shall oversee the subsequent repatriation of any Native American remains or sacred religious materials discovered during construction, as mandated by the Native American Graves and Repatriation Act.	
3D3. The proposed project would not directly or indirectly affect a unique paleontological resource or site or unique geologic feature.	LTS/M	See Mitigation Measure M-3D.2.	Less than significant.
3D4. The proposed project could result in the disturbance human remains, including those interred outside of formal cemeteries.	LTS/M	M-3D.3 In the event human remains are encountered, the Los Angeles County Coroner must be contacted to determine whether or not investigation of the cause of death is required. In the event the remains are of Native American origin, the Native American Heritage Commission shall be contacted by the Native American Monitor to determine necessary procedures for protection and preservation of remains, including reburial, as provided in the CEQA Guidelines, Section 15064.5(e).	Less than significant.
3D5. Together with other area projects, the proposed project would not have	LTS	No mitigation is required.	Not cumulatively considerable.

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
cumulative impacts on cultural resources in the proposed project area.			
3E. Geology and Soils			
3E1. The proposed project could expose people or structures to strong ground shaking in the event of an earthquake.	LTS/M	M-3E.1 The applicant shall implement recommendations of site-specific geotechnical studies and secure a qualified engineer to design all buildings, facilities, and landscaping to withstand ground-shaking potential, as stipulated in the California Building Code and applicable City of San Dimas building and safety standards.	Less than significant.
3E2. The proposed project could expose people or structures to ground failure, including liquefaction, due to seismic activity.	LTS/M	M-3E.2 The applicant shall complete a geotechnical investigation of the remaining portions of the proposed project site that were inaccessible during the preliminary investigation. A certified engineer shall design all buildings, facilities, and landscaping to adequately minimizes geologic hazards including liquefaction, settlement, subsidence, and expansive soils as stipulated in the California Building Code and applicable City of San Dimas building and safety standards.	Less than significant.
3E3. The proposed project could cause wind or water induced soil erosion during construction of the proposed project.	LTS	No mitigation is required.	Less than significant.
3E4. The proposed project could be located on soil prone to subsidence, settlement, or expansion/shrinkage.	LTS/M	Refer to mitigation measure M-3E.2 .	Less than significant.
3E5. Together with other area projects, the proposed project would not have cumulative impacts on geology and soils in the project area.	LTS	No mitigation is required.	Not cumulatively considerable.

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
3F. Hazards and Hazardous Materials			
<p>3F1. The proposed project could create a significant hazard to the public or environment through routine transport, storage, use, or disposal of hazardous materials.</p>	LTS/M	<p>M-3F.1 Any contaminated soils encountered on the proposed project site during demolition, site clearance, or construction activities shall be removed from the proposed project site and disposed of off-site. The removal and disposal of these hazardous materials would be in accordance with guidelines specified by the Environmental Protection Agency and at a minimum the following measures would be taken to minimize potential health and safety risks associated with removal activities:</p> <ul style="list-style-type: none"> • Maintain slow speeds with all vehicles. • Load impacted soil directly into transportation trucks to minimize soil handling. • Water/mist soil as it is being excavated and loaded onto the transportation trucks. • During dumping, minimize soil drop height into transportation trucks or stockpiles. • During transport, cover or enclose trucks transporting soils, increase freeboard requirements, and repair trucks exhibiting spillage due to leaks. • Cover the bottom of the excavated area with polyethylene sheeting when work is not being performed. • Place stockpiled soil on polyethylene sheeting and cover with similar material. • Place stockpiled soil in areas shielded from prevailing winds. 	Less than significant with mitigation incorporated.

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>M-3F.2 The gas station operator shall obtain a permit for installation of USTs from the County of Los Angeles County Fire Certified Unified Program Agency (CUPA). UST design, installation, and monitoring shall follow all applicable regulations set forth by CUPA.</p> <p>M-3F.3 On-site storage, use and generation of hazardous materials, including fuel, shall comply with state and federal regulations, and storage and dispensing permits shall be obtained as necessary.</p>	
<p>3F2. The proposed project would not create a significant hazard to the public through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>	<p>LTS/M</p>	<p>M-3F.4 Best management practices shall be instituted to help limit the extent of accidental releases of hazardous materials at the proposed project site.</p> <p>M-3F.5 Any accidental release of hazardous materials shall be reported to the County Environmental Health Department and State Office of Emergency Services. For a spill involving water resources, the US EPA and RWQCB shall be contacted.</p> <p>M-3F.6 Spills and operational upset involving aquatic, terrestrial or airborne releases shall be reported to the California Department of Conservation, Division of Oil and Gas and the SCAQMD.</p> <p>M-3F.7 Accidental releases of hazardous materials shall be investigated and remediated immediately in compliance with applicable regulations. If soil contamination is suspected, appropriate health and safety procedures shall be implemented. In addition, soil samples in the area of the release shall be collected and analyzed for potential contamination. If contamination in the soil</p>	<p>Less than significant.</p>

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		exists, the County will provide the appropriate regulatory oversight for required investigations and remediation.	
3F3. The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school.	LTS	No mitigation is required.	Less than significant.
3F4. The proposed project is located on a site that is either known to contain hazardous materials or is listed on a site compiled pursuant to Government Code Section 65962.5, and as a result could create a significant hazard to the public or the environment.	LTS/M	Refer to mitigation measure M-3F.1.	Less than significant.
3F5. The proposed project is not located on a site within an airport land use plan, a public airport or a private airstrip, and therefore, would not result in a safety hazard for people residing or working in the project area.	LTS	No mitigation is required.	Less than significant.
3F6. The proposed project would not impair or interfere with the implementation of an adopted emergency response plan or emergency evacuation plan.	LTS	No mitigation is required.	Less than significant.
3F7. The proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.	LTS	No mitigation is required.	Less than significant.
3F8. Together with other area projects have cumulative hazards impacts.	LTS	No mitigation is required.	Not cumulatively considerable.

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
3G. Hydrology and Water Quality			
3G1. The proposed project could violate water quality standards.	LTS/M	M-3G.1 The applicant shall comply with all applicable storm water regulations for the proposed development and shall include design features and BMPs to reduce, to the maximum extent practicable, the presence of constituents causing impairment in runoff from the proposed project site.	Less than significant.
3G2. The proposed project could deplete groundwater supplies or interfere with groundwater recharge.	LTS	No mitigation is required.	Less than significant.
3G3. The proposed project would alter existing drainage patterns, which could result in substantial erosion, and/or exceed the capacity of existing or planned storm drains and produce flooding on- or off-site.	LTS/M	M-3G.2 The applicant shall prepare a Drainage Plan with estimated runoff volumes to accompany the site grading plan, which shall be submitted for approval to the Public Works Department of the City of San Dimas. If the storm drain line does not have the required capacity, the proposed project design shall be modified to detain or retain storm runoff on-site.	Less than significant.
3G4. The proposed project could degrade groundwater quality.	LTS	No mitigation is required.	Less than significant.
3G5. Together with other area projects, the proposed project could have cumulative impacts on hydrology and water quality in the project area.	S	Refer to mitigation measure M-3G.1 .	Not cumulatively considerable.
3H. Land Use and Recreation			
3H1. The proposed project would not physically divide an established community.	LTS	No mitigation is required.	Less than significant.
3H2. The proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency	LTS	No mitigation is required.	Less than significant.

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
with jurisdiction over the proposed project.			
3H3. The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan.	LTS	No mitigation is required.	Less than significant.
3H4. Together with other area projects, the proposed project would not have cumulative land use impacts.	LTS	No mitigation is required.	Not cumulatively considerable.
3I. Noise			
3I1. The proposed project would not expose persons to, or generate, noise levels in excess of standards established in the City Noise Ordinance.	LTS/M	M-3I.1 Parking lot sweeping at the proposed Costco Commercial Complex shall not occur from 9:00 p.m. to 7:00 a.m.	Less than significant with mitigation incorporated.
3I2. The proposed project would not result in excessive noise levels during construction activity occurring within 500 feet of a school zone or residence.	LTS/M	M-3I.2 During construction, the contractor shall ensure that all construction be performed in accordance with the City of San Dimas noise standards. No noise intensive construction or repair work shall be performed between the hours of 8:00 PM and 7:00 AM on any weekday or Saturday or at any time on Sundays or holidays. M-3I.3 During construction activities, the contractor shall locate portable equipment as far as possible from the adjacent residents. M-3I.4 During construction phases, the contractor shall store and maintain equipment as far as possible from the adjacent residents. M-3I.5 The contractor shall be restricted from playing loud music in the open construction area. M-3I.6 During construction activities the construction manager shall serve as the contact person in the event that noise levels become disruptive to local	Less than significant.

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		residents. A sign will be posted at the proposed project site with the contact phone number.	
3I3. The proposed project would not expose persons to, or generate, excessive groundborne vibration or groundborne noise levels.	LTS	No mitigation is required.	Less than significant.
3I4. Together with other area projects the proposed project would not have cumulative noise impacts.	LTS	No mitigation is required.	Not cumulatively significant.
3J. Population and Housing			
3J1. The proposed project would not result in the inducement of substantial population growth in the project area.	LTS	No mitigation is required.	Less than significant.
3J2. The proposed project would not result in the displacement of <u>substantial</u> numbers of people and housing necessitating the construction of replacement housing elsewhere.	LTS	No mitigation is required.	Less than significant.
3J3. Together with other area projects, the proposed project would not have cumulative impacts on population and housing.	LTS	No mitigation is required.	Not cumulatively considerable.
3K. Public Services and Utilities			
3K1. The proposed project would not significantly impact the demand for fire protection services during construction and operation.	LTS/M	M-3K.1 The applicant shall work with the LACFD to ensure that access roads, building safety features, fire flow and other requirements of the LACFD are met. M-3K.2 All buildings constructed as part of the proposed project shall be built in accordance with LACFD requirements and the California Building Code.	Less than significant.

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
<p>3K2. The proposed project would not significantly impact the demand for police protection services during construction and operation.</p>	LTS/M	<p>M-3K.3 The applicant shall submit a security plan to the San Dimas Sheriff's Department prior to commencing operation of the proposed project. The security plan shall include the implementation of such measures as 24-hour security cameras and personnel on-site during operation of the proposed commercial complex.</p>	Less than significant.
<p>3K3. The proposed project would not significantly impact area school services during construction and operation.</p>	LTS	No mitigation is required.	Less than significant.
<p>3K4. The proposed project would not impact area parks and recreation facilities during construction and operation.</p>	LTS	No mitigation is required.	Less than significant.
<p>3K5. The proposed project would increase the demand for wastewater facilities.</p>	LTS	No mitigation is required.	Less than significant.
<p>3K6. The proposed project would not significantly impact the demand for water drainage facilities during construction and operation.</p>	LTS/M	<p>Construction M-3K.4 Prior to the stabilization of the construction site area, sediment flows shall be prevented from entering storm drainage systems by the construction of temporary filter inlets around existing storm drain inlets. The sediment trapped in these impounding areas shall be removed after each storm.</p> <p>Operation See Chapter 3G. Hydrology and Water Quality, mitigation measure M-3G.2.</p>	Less than significant.
<p>3K7. The proposed project would not exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board.</p>	LTS/M	<p>Construction Refer to M-3K.4.</p> <p>Operation No mitigation is required.</p>	Less than significant.

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
<p>3K8. The proposed project would have sufficient water supplies available; new or expanded facilities would not be needed.</p>	<p>LTS</p>	<p>Construction No mitigation is required. Operation No mitigation is required.</p>	<p>Less than significant.</p>
<p>3K9. The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.</p>	<p>LTS/M</p>	<p>M-3K.5 A solid waste management plan shall be developed by the applicant. This plan shall identify methods to promote recycling and re-use of material, as well as safe disposal consistent with the policies and programs outlined by the City of San Dimas. M-3K.6 The applicant shall investigate suitable private sites that will accept all fill and earth materials for re-use, in order to avoid the deposition of such materials at solid waste landfills serving the County of Los Angeles. Documentation supporting the investigation of private sites for re-use of fill and earth materials, or of a re-use recycling program if a suitable site is located, shall be provided to the City of San Dimas Department of Public Works, prior to the issuance of haul route permits.</p>	<p>Less than significant.</p>
		<p>M-3K.7 The applicant shall demonstrate that all construction and demolition debris, to the maximum extent feasible, shall be salvaged and recycled in a practical, available, and accessible manner during the construction phase. Documentation of this recycling program shall be provided to the City of San Dimas Department of Public Works, prior to the issuance of a Certificate of Occupancy.</p>	

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		M-3K.8 The applicant shall consult with Waste Management for materials collections and trash/recyclables hauling, including tires.	
3K10. The proposed project would comply with federal, state, and local statutes and regulations related to solid waste.	LTS/M	M-3K.9 The applicant shall work with the City's Recycling Coordinator to ensure that source reduction techniques and recycling measures are incorporated into project construction and operation in compliance with state and local requirements such as those described in Chapter 4 of Title 14 of the California Code of Regulations and AB939.	Less than significant.
3K11. The proposed project would not significantly affect electricity requirements.	LTS	No mitigation is required.	Less than significant.
3K12. The proposed project would not significantly affect natural gas requirements.	LTS	No mitigation is required.	Less than significant.
3K13. Together with other area projects, the proposed project would not have significant cumulative impacts on area public services and utilities.	LTS	No mitigation is required.	Not cumulatively considerable.
3L. Transportation/Traffic			
3L1. The proposed project could impact the existing load and capacity of local intersections and exceed significance criteria established by the City of San Dimas.	LTS/M	M-3L.1 With the cooperation and approval of the City of Glendora, the applicant shall make a fair share contribution for the construction of a traffic signal at the Valley Center Avenue/Gladstone Street intersection, as well as for the widening and re-striping of Gladstone Street in the vicinity of Gladstone Elementary School to provide for one through-lane, a left-turn lane and parking along the south side of Gladstone Street.	Less than significant with mitigation.

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>M-3L.2 A traffic signal shall be constructed at the intersection of Lone Hill Avenue and the proposed project site's full access (south driveway).</p> <p>M-3L.3 The 84-foot wide Lone Hill Avenue shall be re-stripped approximately 300 feet north and south of Gladstone Street to provide dual north-south left-turn lanes with protected left-turn phasing, as well as to provide setback along the proposed project frontage to provide an exclusive northbound right-turn lane. Additionally, the traffic signal at the Lone Hill Avenue and Gladstone Street intersection shall be modified to provide a southbound right-turn overlap.</p> <p>M-3L.4 The applicant shall make a fair share contribution for the construction of two northbound left-turn lanes at the intersection of the 57 Freeway (formerly known as the I-210 Freeway) northbound on/off ramp (Bonita Avenue) and Arrow Highway to provide two northbound left-turn lanes and one northbound through-lane, and one northbound through- and right-turn lane. If necessary, a nexus study shall be prepared to determine the fair share amount.</p> <p>M-3L.5 The applicant shall make a fair share contribution for the re-striping of the southbound approach of the intersection of the 57 Freeway (formerly known as the I-210 Freeway) northbound on/off ramp (Bonita Avenue) and Arrow Highway to provide one shared left- and through-lane, one through-lane, and two right-turn lanes with overlap phasing.</p>	

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		If necessary, a nexus study shall be prepared to determine the fair share amount.	
<p>3L2. The proposed project would have a less than significant impact on residences located west of the proposed project site along Lone Hill Avenue.</p>	LTS/M	<p>M-3L.6 Further studies shall be conducted to determine the feasibility of the proposed project's four design options (Options 1 through 4), or other feasible design variations, to provide better access for residences located west of the proposed project site, along Lone Hill Avenue. The City of San Dimas and the applicant shall work directly with these residents to determine the most feasible design option.</p>	Less than significant.
<p>3L3. The proposed project would provide adequate parking supply.</p>	LTS	No mitigation required.	Less than significant.
<p>3L4. The proposed project would not substantially increase hazards due to a design feature or incompatible use.</p>	LTS/M	<p>M-3L.7 With the exception of the southerly full access driveway along Lone Hill Avenue, a median shall be constructed fronting access driveways off of Gladstone Street and Lone Hill Avenue to limit the driveways to right turn in/out only.</p> <p>M-3L.8 The service driveway proposed at the east side of the proposed project site shall be restricted to right-turn only. Furthermore, a fence shall be built between the proposed Costco site and the railroad right-of-way.</p> <p>M-3L.9 The applicant shall submit a truck routing plan detailing the routes delivery vehicles will take for entering and exiting the proposed commercial complex.</p>	Less than significant.
<p>3L5. The proposed project would have adequate emergency access.</p>	LTS	No mitigation is required.	Less than significant.
<p>3L6. The proposed project would not exceed either individually or</p>	LTS	No mitigation is required.	Less than significant.

TABLE ES-1: SUMMARY OF IMPACTS AND MITIGATION FOR THE COSTCO COMMERCIAL COMPLEX - (Cont.)

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
cumulatively exceed the LOS standard established by the CMP.			
3L7. The proposed project and other area projects together would not have cumulatively significant impacts to area traffic.	LTS	No mitigation is required.	Not Cumulatively Considerable.

LTS = Less Than Significant Impact
LTS/M = Less Than Significant Impact with Mitigation Incorporation
S = Significant Impact