

3K. Public Services and Utilities

INTRODUCTION

For each of the public services and utilities included in this chapter, existing infrastructure and levels of service are described, as well as improvements required to accommodate the project-induced demand for additional public services. This chapter identifies current levels of service or capacity, as appropriate, and assesses the quantities of services necessary for construction and operation of the proposed project. Services for the new commercial development are assessed in terms of location, existing and projected service ratios, response times, and other service objectives as applicable. Cumulative impacts are determined with consideration of projected development in the study area. Where impacts on public services are determined to be significant, mitigation measures are recommended to ensure adequate delivery of public services to the proposed project.

The analysis in this chapter is based on information obtained from the County of Los Angeles Sheriff's Department, the County of Los Angeles Fire Department, the City of San Dimas Department of Recreation, Southern California Edison, Southern California Gas Company, Southern California Water Company, and the County Sanitation Districts of Los Angeles County.

SETTING

Public Services

Fire Protection

The primary fire protection provider for the proposed project site is the County of Los Angeles Fire Department (LACFD) Station No. 85, which is located at 650 East Gladstone Street in Glendora, approximately 1.4 miles west of the proposed project site. The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and the Fire Department's ability to respond to the demand for fire protection. Table 3K-1 depicts the existing resources available to the LACFD for responses to calls for service from the proposed project site.

According to LACFD, fire-flow requirements vary from 2,000 gallons per minute (gpm) in low-density residential areas to 12,000 gpm in high-density commercial or industrial areas. A minimum residential water pressure of 20 pounds per square inch (PSI) is needed to remain in the water system, with the required gallons per minute flowing. The County of Los Angeles Fire Department has set the required fire-flow for the proposed project at 5,000 gpm at 20 pounds per square inch residual pressure for up to a five-hour duration.¹

¹ Leininger, David. County of Los Angeles Fire Department. Letter to Larry Stevens dated July 22, 2002.

TABLE 3K-1: EXISTING FIRE STATIONS AVAILABLE FOR INITIAL RESPONSE

<u>Equipment</u>	<u>Staffing</u>	<u>Miles from Proposed Project</u>	<u>Response Time (Minutes)</u>
Engine 85	3	1.4	4.1
Emergency Support Team 85	2	1.4	4.1
Engine 86	3	1.4	4.3
Engines 64 & 264	6	1.8	7.3
Truck 86	4	1.4	4.3
Squad 64	2	1.8	7.3

Source: County of Los Angeles Fire Department, 2002.

Police Protection

The County of Los Angeles Sheriff’s Department (LASD) would provide police protection for the proposed commercial development. The project site is located within the jurisdiction of the San Dimas Sheriff Station. The station serves the City of San Dimas and the unincorporated communities of Covina, Azusa , Glendora, La Verne, and Claremont. The station also provides law enforcement for the Azusa Canyon and Mount Baldy areas of the Angeles National Forest (State Route 39).

San Dimas Sheriff Station is the primary police station serving the proposed project area. The station is located at 122 N. San Dimas Avenue, approximately 1.7 miles east of the proposed project location. The San Dimas Sheriff Station is currently staffed with approximately 130 personnel, of which 60 are sworn deputies who respond to calls for service.²

The current average response time to emergency calls in the area is 4.2 minutes.³

Schools

The proposed project is located within the Bonita Unified School District. The Bonita Unified School District provides elementary, middle, and high school education to the residents of the City of San Dimas.

² Cavanaugh, Jeff, Los Angeles Sheriff’s Department. Personal communication June 6, 2003.

³ Collins, H. Russel. Captain, Los Angeles Sheriff’s Department. Letter to ESA dated April 30, 2003.

Parks and Recreation Facilities

The City of San Dimas Department of Parks and Recreation is responsible for operating and managing parks within the City of San Dimas. This Department is also responsible for the management of all City recreation programs, activities, and municipal buildings within the City limits.

Local parks in the proposed project area include Lone Hill Park and the San Dimas Swim and Racquet Club. In addition to local parks in the proposed project area, local residents also may use the playground facilities at local schools.

Water Supply

The Southern California Water Company (SCWC) supplies potable water (water) to the proposed project area. SCWC is a subsidiary water supplier of the American States Water Company that supplies water to approximately 350,000 people throughout California and Northern Arizona.

SCWC receives water from the Metropolitan Water District of Southern California (MWD) and groundwater sources. MWD serves 27 agencies in Southern California encompassing 5,200 square miles with a population of nearly 16 million people. MWD is a regional water “wholesaler” as opposed to Cal Water, which acts like a water “retailer” providing water directly to individual customers. MWD, formed in 1928 under the Metropolitan Water District Act “for the purpose of developing, storing, and distributing water” to the residents of Southern California, imports water supplies from the Colorado River, via the Colorado River Aqueduct, and the San Joaquin Delta, via the State Water Project.

The proposed project site currently contains open fields, several residences, and commercial/light industrial structures. Water service to the proposed project site currently includes the residences, commercial/light industrial uses, and water for irrigation purposes. Approximately, 4,800 gallons per day (gpd) of water is currently provided to the proposed project site for irrigation purposes. The nearest SCWC infrastructure is a 12-inch AC main that runs along Lone Hill Avenue along the western border of the proposed project site.⁴

Stormwater

Several existing storm drains along Lone Hill Avenue, Gladstone Street, and West 5th Street transport surface water runoff from the proposed project site. The majority of catch basins are located primarily along the northern end of the proposed project site. All stormwater from the proposed project site’s drains ultimately flow to Walnut Creek and from there to the San Gabriel River.⁵

⁴ Snay, Kyle. Southern California Water Company. Letter to ESA dated April 16, 2003.

⁵ O’Leary, Kym. City of San Dimas. Personal communication June 8, 2003.

Wastewater Infrastructure

The sanitary sewer system that serves the area of the proposed project site is operated under the jurisdiction of the County Sanitation Districts of Los Angeles County (San Districts). The San Districts provide planning and financial management, and maintains and operates the wastewater collection and treatment system. The San Districts also provide design and construction engineering.

Wastewater Collection System. Wastewater service and planning areas are determined by natural drainage patterns and do not generally conform to city boundaries. Wastewater collected within the area of the proposed project site is conveyed to the San Jose Creek Water Reclamation Plant (WRP) by major interceptor sewer systems. These main sewers are fed by smaller collector systems that extend throughout the service area. Wastewater from the site discharges into the San Districts' 15-inch Sunflower Trunk Sewer located in Valley Center Avenue at Juanita Avenue and then flows southward towards the Hyperion Water Treatment Plant.

San Jose Creek Water Reclamation Plant (WRP). Wastewater from the proposed project area is treated at the San Jose Creek WRP. The WRP is located adjacent to the City of Industry. It has a design capacity of 100 million gallons per day (mgd) and currently processes an average flow of 90.3 mgd. Any wastewater flows in excess of the design capacity of the San Jose Creek WRP, and all sludge, are diverted to and treated at the Joint Water Pollution Control Plant in the City of Carson.

Solid Waste Disposal

In unincorporated Los Angeles County, approximately 250 haulers are permitted by the County of Los Angeles Department of Health Services to collect and dispose of all residential, commercial and industrial refuse within unincorporated county areas. Hauling is operated as a competitive business, in which disposal at any approved, environmentally acceptable landfill or disposal site can occur. Currently, county policies do not prevent or discourage independent waste haulers from disposing of solid waste at out-of-county landfills. Landfills in the California desert, which could receive waste from the Los Angeles metropolitan area, are currently in the permit process. Because of the demand for additional landfill capacity, greater inter-county transfer would occur if landfills outside Los Angeles County provide greater economic advantages to haulers, or if landfills within the county reach capacity.

Three types of landfills are provided within Los Angeles County. These include (1) Class III Landfills, (2) Unclassified Landfills, and (3) Transformation Facilities. A Class III landfill is a household waste facility that is geologically structured to isolate non-hazardous solid waste from aquifers and other groundwater sources. Unclassified landfills are facilities that accept materials such as soil, concrete, asphalt, and other construction and demolition debris. Transformation facilities involve the incineration of solid waste as an energy source (waste-to-energy). Approximately 39,000 tons of solid waste is disposed of by residents and businesses in Los Angeles County in 12 major Class III landfills, 6 minor Class II landfills and two transformation facilities. An additional 350 tons of solid waste per day are deposited at landfills located outside Los Angeles County.

Landfills in Los Angeles County, which could accept waste from the proposed project, are presented in Table 3K-2.

TABLE 3K-2: LANDFILL CAPACITY IN LOS ANGELES COUNTY

<u>Site</u>	<u>Owner/ Operator</u>	<u>Actual Flow (TPD)</u>	<u>Permitted Daily Capacity (TPD)</u>	<u>Theoretical Remaining Capacity (million tons)</u>	<u>Permit Expiration Date/ Restrictions</u>
Antelope Valley Landfill	Arklin Bros. Enterprise	533	1,400	2.1	N/A*
Chiquita Canyon	USA Waste	1,389	5,000	1.9	2019
Lancaster	Waste Management, Inc.	593	1,000	0.4	2012
Puente Hills	County Sanitation District	N/A	13,200	16.9	2013
Sunshine Canyon	Browning Ferris Industries	4,500	6,000	16.6	2027
Bradley	Waste Management, Inc.	4,064	10,000	0.7	2006

* Permit does not have expiration date.

Source: Los Angeles County Department of Public Works, Los Angeles County Countywide Siting Element, Vol. I, June 1997, County Sanitation Districts, March 28, 2000.
 Christian, Connie. County Sanitation Districts of Los Angeles County, personal communication March 18, 2003.
 California Integrated Waste Management Board, California Waste Facilities, Sites, and Operations Database. March 17, 2003. www.ciwmb.ca.gov

Landfill capacity is regulated primarily through the amount of solid waste that each particular facility is permitted to collect per day, and total landfill capacity. Other landfills within and outside the county, such as the Commerce Refuse to Energy Facility, the Southeast Resource Recovery Facility in Long Beach, and the Simi Valley Landfill may also receive solid waste from the area.

Orange County also accepts solid waste on a fee basis from Los Angeles County at its three landfill sites. These sites include: the Olinda-Alpha in Brea, scheduled to close in 2013; Frank Bowerman Landfill in Irvine, scheduled to close in 2024; and, Prima Deshecha in San Juan Capistrano, scheduled to close by 2040. According to the Orange County Waste Management Department, all landfills are operating below capacity and have available capacity to handle waste from other jurisdictions. These Orange County landfill sites have reduced their tipping fees in order to attract waste haulers. Los Angeles County landfills, in combination with out-of-county refuse sites, have adequate capacity to service the existing population and planned growth past 2005.

Other Public Facilities

Other public facilities that may be applicable to the proposed project include libraries. Library services are provided by the County of Los Angeles Public Library system. The County has more than 80 branch libraries, and several bookmobiles, and provides a major resource for individuals, libraries, and other organizations throughout the region.

Electricity

Electricity distribution service is provided to the City by Southern California Edison Company (SCE), a privately-owned utility. SCE is the largest electricity utility in southern California with a service area that covers all or nearly all of Orange, San Bernardino, and Ventura Counties, and most of Los Angeles and Riverside Counties. SCE has provided electric service to more than 4.2 million businesses and residential customers over a 50,000 square mile service area for over 100 years. SCE provides approximately 70 percent of the total electricity demand in Southern California and would provide electrical service to the proposed project site. SCE currently provides service to the proposed project vicinity from several lines located along Lone Hill Avenue and Gladstone Street.⁶ The proposed project site currently consumes approximately 360 kilowatt-hours per day.

Natural Gas

The Southern California Gas Company, which is a privately-owned utility company that provides natural gas service throughout Los Angeles, Orange, Ventura, San Bernardino, Riverside, and Imperial Counties, except for the City of Long Beach, the southern portion of Orange County, and portions of San Bernardino County, would provide natural gas services to the proposed project site.

Southern California Gas Company distribution facilities are currently operating within normal operating parameters.⁷ Currently, the proposed project site consumes approximately 4,601 cubic feet per day of natural gas.

APPLICABLE REGULATIONS

Wastewater and Stormwater

Clean Water Act. The federal Clean Water Act (33 U.S.C. S 1251, *et. seq.*) provides for the regulation and reduction of pollutants discharged into the waters of the United States by extending National Pollutant Discharge Elimination System (NPDES) requirements to stormwater and urban runoff discharge into municipal storm drain systems. Under NPDES, municipalities of populations greater than 100,000 are required to obtain permits. To satisfy this requirement of the Clean Water Act (NPDES No. CAS004001), the County of Los Angeles has

⁶ Afemata, Kolini, Southern California Edison, Letter to ESA dated March 26, 2003.

⁷ Corrales, Laura. Southern California Gas Company. Letter to ESA dated June 18, 2002.

obtained the “Waste Discharge Requirements for Municipal Storm Water and Urban Runoff Discharges within the County of Los Angeles,” issued by the California Regional Water Quality Control Board Los Angeles Region (Order No. 01-182) dated December 13, 2001.

The RWQCB administers the NPDES storm water and wastewater permitting program. The NPDES program regulates all discharges to “navigable waters” of the United States. State-wide general NPDES permits have been developed to expedite discharge applications. A prospective applicant may apply for coverage under one of these permits and receive Waste Discharge Requirements (WDRs) from the appropriate RWQCB. An applicant wishing to reuse treated effluent would receive Waste Reclamation Requirements (WRRs).

Another requirement of the NPDES is the formulation of Stormwater Quality Management Plans (SQMPs). Part of the SQMP includes the development of Best Management Practices (BMPs) to reduce pollutant loads. A BMP is defined as any program, technology, process, siting criteria, operating method, measure, or device that controls, prevents, removes, or reduces pollution.⁸ Any development within the County of Los Angeles, including within the City of San Dimas, is subject to this requirement.

City of San Dimas Municipal Code, Title 14. This section of the City of San Dimas Municipal Code requires the submittal of an urban stormwater mitigation plan prior to the submittal of an application for a new development project. The urban stormwater mitigation plan shall be designed to reduce project runoff for a project through incorporation of design elements and principals that include maximizing the percentage of permeable surfaces on-site, minimizing the amount of stormwater directed to impermeable areas, and minimizing parking lot pollution through the effective use of BMPs.

Solid Waste Disposal and Landfills

Integrated Solid Waste Management Act of 1989 (Public Resources Code 40050 *et. seq.*) or Assembly Bill 939 (AB 939). Pursuant to the California Integrated Solid Waste Management Act (ISWM) of 1989, the City of San Dimas was required to reduce the amount of solid waste disposed in landfills 25 percent by 1995 and 50 percent by the year 2000. Contracts that include work that will generate solid waste, including construction and demolition debris, have been targeted for participation in source reduction, re-use, and recycling programs. The contractor is urged to manage solid waste generated by the work, to divert waste from disposal in landfills, particularly Class III landfills, and to maximize source reduction, re-use, and recycling of construction and demolition debris. Under AB 939, all local and county governments have been required to adopt a Source Reduction and Recycling Element (SRRE) to identify means of reducing the amount of solid waste reaching landfills.

In 2000, approximately 40 percent of the county's solid waste was diverted through various source reduction, recycling and reuse efforts. The percentage of reductions is expected to increase as jurisdictions throughout the state comply with the provisions of the ISWM Act (AB 939).

⁸ State Water Resources Control Board. *California Storm Water Best Management Practices Handbook – Municipal*. March 1993.

California Integrated Waste Management Board (CIWMB). The CIWMB is the state agency responsible for permitting, enforcing and monitoring solid waste landfills, transfer stations, material recovery facilities, and composting facilities within California. The CIWMB is responsible for the review of annual reports regarding SRREs in compliance with the ISWM Act.

California Solid Waste Reuse and Recycling Access Act. The State of California has passed additional legislation to assist local jurisdictions in accomplishing the goals of AB939. The California Solid Waste Reuse and Recycling Access Act of 1991 directs the drafting of a "model ordinance" that requires designation of areas for collecting and loading recyclable materials in development projects. This ordinance requires that all new developments include adequate, accessible, and convenient areas for collecting and loading recyclable and green waste materials.

IMPACTS AND MITIGATION

Criteria for Determining Significance

The criteria used to determine the significance of proposed project impacts to public services and utilities are based on the model initial study checklist in Appendix G of the State CEQA Guidelines. The proposed project may result in a significant impact if it would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, capacity, or other performance objectives for any of the following public services and utilities:
 - Fire Protection
 - Police Protection
 - Schools
 - Parks and Recreation Facilities
 - Water Facilities
 - Wastewater Facilities
 - Storm Drainage Facilities
 - Electrical Facilities
 - Natural Gas Facilities
- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- Not provide sufficient water supplies to serve the project from existing entitlements and resources, or require new or expanded entitlements;
- Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments;

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- Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs; or,
 - Not comply with federal, state, and local statutes and regulations related to solid waste, or does not implement measures to reduce the amount of solid waste entering landfills in accordance with state (AB 939) and county standards.

Project Impacts

Projected needs for public services and utilities during project construction and operation are assessed. Where construction-related and operational activities could exceed the existing supply/demand capacities and/or response time/performance criteria for any of these services, its significance is identified and appropriate mitigation recommended, such as contingency plans for the proposed project as well as any security measures, such as private security patrols.

Public Services

Impact 3K1: The proposed project would not significantly impact the demand for fire protection services during construction and operation.

Construction

A high demand for fire protection services during construction is not anticipated. Fire protection services could potentially be required during construction in the event of an accident and existing services would be able to accommodate such an occurrence. No temporary closure of traffic lanes on adjacent streets is anticipated to accommodate project construction. Therefore, access for fire units responding to emergencies would not be impeded. In addition, proposed project construction is not expected to result in any population increase that would result in increased demand for services beyond existing levels. No significant impacts to fire protection services are expected during project construction.

Operation

Based on the distances of nearby fire stations from the project site, fire protection at the site would be considered adequate.⁹ The construction of a Costco commercial complex at the proposed project site that would replace the existing residences may result in a minor increase in the in demand for fire services in the proposed project area. The proposed project would not increase the population that is currently being served by the LACFD and would not result in a significant increase in demand for fire protection services. Therefore, aside standard design requirements in accordance with the Uniform Building Code, the proposed project would not require any additional improvements to the existing fire facilities or water system. No significant impacts to fire protection service are expected during proposed project operation.

⁹ Leininger, David. County of Los Angeles Fire Department. Letter to City of San Dimas dated July 22, 2002.

The proposed project would comply with all applicable fire codes. Additionally, implementation of mitigation measure **M-3J.1** would ensure that the proposed project would provide adequate access roads, building safety features, and fire flow to meet the standards of the LACFD. During proposed project operation, the LACFD would be provided with any access codes or keys in order to ensure emergency access. This would minimize the impacts to fire services to a less than significant level.

Mitigation Measures

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.*

Residual Impacts

Impacts would be less than significant.

Impact 3K2: The proposed project would not significantly impact the demand for police protection services during construction and operation.

Construction

A high demand for police protection services during construction is not anticipated. The construction site would be secured (with fences and gates) to prevent trespassing and vandalism, and avoid accidents involving the public. No temporary closure of traffic lanes on adjacent streets is anticipated to accommodate project construction. Therefore, access for police units responding to emergencies would not be impeded. In addition, proposed project construction is not expected to result in any population increase that would result in increased demand for services beyond existing levels. No significant impacts to police protection services are expected during project construction.

Operation

The proposed project would include a Costco commercial complex that includes other retail and restaurant uses on-site. The construction of a new retail shopping center could cause an increase in calls for police service to the site associated with property damage or theft.¹⁰ The Sheriff's Department's service levels are governed by their contract with the City of San Dimas. At present, there are no planned increases in the Sheriff's Departments service levels for the City. The Sheriff's Department anticipates that it would be able to manage an increase in service calls with current personnel levels.¹¹ The proposed project is also not expected to produce any population increase in the area that would increase demand for services beyond existing levels.

¹⁰ Collins, H. Russel. Captain, Los Angeles Sheriff's Department. Letter to ESA dated April 30, 2003.

¹¹ *Ibid.*

Additionally, the proposed project is not anticipated to result in an increased risk of hazardous materials releases that would increase demand for police services. With the incorporation of the following mitigation measures, no significant impacts to police protection services are expected during proposed project operation.

Mitigation Measures

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.*

Residual Impacts

Impacts would be less than significant.

Impact 3K3: The proposed project would not significantly impact area school services during construction and operation.

Under the proposed project, there would be no additional residences constructed at the proposed project site. No increases in the local population would be anticipated as a direct result of implementation of the proposed project. Therefore, the proposed project would not induce local or regional growth and would not introduce additional students into the local school system. For this reason, there are no plans to increase the capacity of the existing educational facilities within the Bonita Unified School District as part of the proposed project. Temporary impacts with respect to school bus traffic (see Section 3L) could occur during construction activities at the project site but would be considered less than significant.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

Impact 3K4: The proposed project would not impact area parks and recreation facilities during construction and operation.

The proposed project would not increase area population or change the existing level of need for parks and recreation facilities in the area. As part of obtaining a permit for the proposed project, a parks fee would be paid to the City of San Dimas by the applicant. Therefore, it is unlikely that the proposed project would require improvements to the existing park system.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

Utilities

Impact 3K5: The proposed project would increase the demand for wastewater facilities.

Construction

New water/wastewater treatment facilities would not be required, nor would existing facilities require expansion, to accommodate new sources of wastewater from the proposed project. Wastewater would not be generated at the proposed project site during construction since there would be no functioning plumbing system until construction of the proposed project is completed. Portable toilets would be provided at the site for use by construction workers. Waste from these portable toilets would be collected and disposed of at an off-site location. The amount of wastewater that would be generated during construction activities would not be substantial. As a result, there would be no significant impacts to the sewer system during project construction.

Operation

The proposed project's sanitary sewer system would be extended off-site to discharge into the existing sewer system. To identify potential impacts to the proposed project area's wastewater facilities, wastewater discharges at the proposed project site have been projected for current conditions, and for conditions under operation of the proposed commercial complex (see Table 3K-3). The projections indicate that compared to current operation, operations of the proposed project would generate approximately 26,044 more gallons of wastewater per day. However, it is anticipated that the current infrastructure around the site would be capable of absorbing the increased demand without requiring additional facilities.¹² Therefore, there would be no significant impacts to the area's sewer system.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

¹² Frazen, Ruth, County Sanitation Districts of Los Angeles County. Letter to ESA dated June 19, 2002.

TABLE 3K-3: PROJECTED WASTEWATER DISCHARGES UNDER EXISTING CONDITIONS VS. UNDER OPERATION OF THE PROPOSED PROJECT

Type Description	Average Daily Flow per Type Description (Gpd/unit)	Amount of Units per use	Average Daily Flow (Gpd)
Projected Existing Waste Water Generation of the Proposed Project Site			
Mobile Home	156/Unit	1	156
Single Family Residence	260/Unit	20	5,200
		Total	5,356
Projected Waste Water Generation of Site During Operations of Costco Retail Center			
Store	100/1,000 Gr. Sq. ft.	209,000	20,900
Restaurant	1,000/1000 Gr. sq. ft.	10,500	10,500
		Total	31,400

Notes: Gpd = gallons per day; Gr.sq.ft. = ground square feet

Source: County Sanitation Districts of Los Angeles County, *Wastewater Generation Factors*. 2002

Impact 3K6: The proposed project would not significantly impact the demand for water drainage facilities during construction and operation.

Construction

During project construction, drainage patterns at the proposed project site would be temporarily disrupted due to excavation and grading activities. After construction is complete, drainage conditions on-site would be restored similar to existing conditions with surface water runoff transported to adjacent streets and into the local storm drain system. There would be no change to off-site drainage facilities. The quantity of runoff leaving the site may be somewhat reduced during project construction compared to existing conditions due to the exposure of bare ground surface (allowing water to infiltrate the ground) and due to the fact that some water will pool in excavated areas rather than run off the site. These temporary changes in drainage conditions at the site are not considered significant.

Construction activities such as site grading could cause site soils to be vulnerable to erosion from runoff during a storm event. Potential impacts related to on-site erosion during construction activities are considered adverse, but less than significant with implementation of the following mitigation measure:

Mitigation Measure

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.

Residual Impacts

Impacts would be less than significant.

Operation

It is anticipated that storm drainage from the proposed project site would produce more runoff from the site than what the current uses produce, because the proposed project would have additional impervious surfaces for the proposed structures and parking areas, compared to the current pervious surfaces that exist on the northern portion of the site. The proposed project would include an urban storm water mitigation plan, which may include on-site detention facilities, in accordance with the City of San Dimas Municipal Code. This impact and mitigation measures are discussed in Chapter 3G. Hydrology and Water Quality, Impact 3G3.

Mitigation Measures

See Chapter 3G. Hydrology and Water Quality, mitigation measure **M-3G.2**.

Residual Impacts

Impacts would be less than significant.

Impact 3K7: The proposed project would not exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board.

Construction

During project construction, drainage patterns at the proposed project site would be temporarily disrupted due to excavation and grading activities. Since the quantity of runoff leaving the site may be somewhat reduced during project construction compared to existing conditions due to the exposure of bare ground surface (allowing water to infiltrate the ground) and due to the fact that some water will pool in excavated areas rather than run off the site, wastewater treatment requirements of the RWQCB would be met. These temporary changes in drainage conditions at the site are not considered significant.

Construction activities such as site grading could cause site soils to be vulnerable to erosion from runoff during a storm event. Potential impacts related to onsite erosion during construction activities are considered adverse, but less than significant with implementation of mitigation measure **M-3K.4**.

Mitigation Measure

Refer to M-3K.4

Residual Impacts

Impacts would be less than significant.

Operation

After construction is complete, surface water runoff would be directed to adjacent streets and into the local storm drain system. Wastewater treatment requirements of the RWQCB would not be exceeded during the operation of the proposed project. The existing storm water system would be able to accommodate flows from the proposed project site (See Chapter 3G. Hydrology and Water Quality, Impact 3G3). Impacts associated with RWQCB are not expected to be significant.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

Impact 3K8: The proposed project would have sufficient water supplies available; new or expanded facilities would not be needed.

Construction

The only substantial use of water during proposed project construction would be for dust suppression purposes. Potable or “gray”/reclaimed water from the local water purveyor (Southern California Water Company) would be used as necessary to control fugitive dust at the construction site. Construction impacts to water supplies are not considered significant. The use of reclaimed water for dust suppression purposes would decrease the demand for potable water.

Operation

To identify potential impacts to the proposed project area’s water supply, water consumption factors for the proposed project were estimated based on water consumption being approximately 15 percent more than the wastewater generated.¹³ The proposed project would result in the consumption of approximately 36,110 gallons of water per day, more than that consumed under current site conditions.

¹³ Generation factors based on City of Los Angeles, Bureau of Sanitation water/wastewater generation factors, 2002.

As previously mentioned, water lines in the proposed project area are anticipated to be adequate to serve the proposed project site and no substantial improvements to the system are anticipated.¹⁴ No significant impacts upon water supply and water delivery systems are anticipated as a result of implementation of the proposed project.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

Impact 3K9: The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

Construction

Proposed project construction would involve the demolition and removal of several on-site structures (see Chapter 2), which is expected to generate approximately 2,962 cubic yards of demolition and construction debris.¹⁵ The majority of solid waste generated during construction would include scrap lumber, plastics, and inert wastes. Inert wastes are wastes not likely to produce leachates of environmental concern, such as dirt, concrete, stucco, asphalt, rocks, glass, and other building materials. An inspection of the existing facility would be conducted prior demolition. Any identified hazardous building materials, such as asbestos or lead-based paints, would be handled transported, and disposed of in accordance with applicable laws and regulations prior to building demolition.

Excavated earth materials including sands and sandy soils would be suitable for use as backfill and other compacted fill material, if recycled or retained on site. Although excavated material could be hauled to any of a number of landfill sites within or outside of the County, such material is often handled by large grading contractors who have involvement in other projects or have knowledge of other needs in the secondary market. Depending on the timing of construction of the proposed project (and other projects), it is possible that excavated material could be hauled to the closest development project(s) in the area needing fill material. In the event no such location is available, earth material would be taken to any public or private landfill with existing operational permits and available capacity to accept the material. If necessary, a specific landfill site, would be identified prior to the issuance of the required haul route permits and the commencement of grading. Local unclassified landfills that accept inert excavated materials include Peck Road Landfill, Reliance Pit #2 Landfill, Sunshine Canyon, Calabasas, Bradley, Puente Hills, or Long Beach SERRF; other landfills outside Los Angeles County may also be within a reasonable and cost-effective distance.

¹⁴ Snay, Kyle. Southern California Water Company. Letter to ESA dated April 16, 2003.

¹⁵ Assumes 10% of the total volume of 20 houses which are 10 ft. high and have a total area of 1450 sq.ft. each is equal to the amount of demolition debris.

Landfills referenced above in Table 3K-2 would be available for the disposal of the demolition debris. It has been estimated that the project site clearance activities would take approximately 10 days. This would correlate to a demolition debris generation factor of approximately 296 tons per day, assuming that the total export of demolition debris was distributed evenly over the 10-day period. The Bradley Landfill and Recycling Center has a permitted daily capacity of 10,000 tons, but averages only about 4,961 tons per day. The other landfill, Puente Hills, has a permitted daily capacity of 13,200 tons, and averages about 11,808 tons per day. Using a worst case scenario that the project demolition debris would be deposited at the Puente Hills Landfill, the addition of the demolition debris would constitute a 2.5% rise in the daily deliveries for 10 days, leaving the landfill 1,096 tons per day of permitted capacity during demolition activities at the proposed project site for the allotted 10-day period. In addition, no limits exist for inert materials. Therefore, since the majority of demolition debris consists of inert materials (glass, asphalt, concrete, plaster, wood, stucco, tree stumps, etc.) and the demolition debris would represent a worst-case scenario increase of approximately 2.5% over a 10-day period, the demolition debris from the proposed project would have a less than significant impact on the respective landfills.

Excavated soils and earth materials would be primarily inert. Although a large portion of the excavated earth materials would most likely be reused for fill at off-site construction projects, a worst-case scenario in which no receiving construction sites are located, would require the deposition of the excavation debris at the above landfill locations. Earth materials and soils are inert and would create no capacity impact at the receiving landfills. Since the daily permitted capacity for inert materials at the cited landfills is not limited, the impact of the excavated materials on landfill capacity would be less than significant.

Construction waste would consist largely of inert materials, such as remnant plasterboard, sawdust, wood, plastics, empty steel and plastic containers, and other scrap building materials. However, no limits exist for inert materials. Because a large portion of the construction debris is inert and the percentage of daily permitted intake is so minimal (less than 3%), there will be no direct or indirect physical impact on the environment and the construction solid waste would have a less than significant impact on the daily permitted intake and capacities of these landfills.

According to current regulations, new development projects are required to participate in existing countywide programs and to implement site-specific source reduction, recycling, and reuse programs. As part of the proposed project, the City of San Dimas will reuse demolition materials where possible and employ a Construction Waste Management Plan to divert construction demolition, and, land-clearing debris from landfill disposal, and redirect recyclable materials back to the manufacturing process. Compliance with a construction source reduction program would also include compaction and reuse of soils and earth materials. Compliance would reduce construction waste to a smaller percentage of increase than estimated above. Since capacity, and daily permitted disposal rates, of the landfills, cited above, would be adequate to receive the proposed project's demolition and construction debris and excavated earth materials, the impact of site construction on landfill capacity would be considered less than significant.

The demolition and construction debris generated by the related projects set forth in Chapter 2, Table 2-2 is not ascertainable. However, like the proposed project, the related projects would likely be conditioned with construction source reduction programs, which would reduce the

amount of construction solid waste from these projects. Furthermore, there are six available landfills with capacity within Los Angeles County and several other landfills in Orange County, which could receive waste should the Los Angeles County landfills reach capacity. Therefore, the proposed project's incremental effects with respect to solid waste would not be considerable, when viewed in connection with related projects.

Operation

The proposed project is anticipated to generate approximately 0.55 tons of solid waste per day.¹⁶ This estimate does not account for recycling, composting, or other waste diversion programs. Such an increase would incrementally reduce the capacity of countywide landfills. The City of San Dimas exclusively uses the solid waste carrier services of Waste Management for commercial wastes. Because Waste Management has the option of disposing solid waste at any one of several landfills within, and outside of, Los Angeles County, it is not possible to determine the impact of the proposed project on a specific landfill. As a worst-case, all waste generated by the proposed project is assumed to be deposited at a single landfill, thereby reducing the capacity of that specific landfill. In terms of operational activities, the proposed project would represent a 0.004% increase in the daily deliveries to Puente Hills landfill, which would be considered less than significant.

With continued county-wide participation in recycling programs, including the County of Los Angeles Solid Waste Management Action Plan and the California Integrated Waste Management Board Model Ordinance, the estimated daily solid waste generated by new development throughout the county and by the proposed project would be reduced. According to AB 939, these programs must be continued and expanded into the future, as needed. If the operation of the proposed project reduces the total estimated waste output through re-use and recycling by 50 percent, it would be considered in compliance with AB 939.

The amount of operational solid waste generated by the related projects set forth in Chapter 2, Table 2-2 is not quantifiable at this time. However, like the proposed project, the related projects would be subject to the provisions of AB 939, which would reduce the generation of solid waste from these projects by 50% through recycling programs. Furthermore, there are six landfills in Los Angeles County, which would accept solid waste from the project and related projects and additional landfills in Orange County should the Los Angeles County landfills reach capacity. Therefore, the proposed project's incremental effects with respect to solid waste would not be considerable when viewed in connection with the related projects (CEQA Guidelines Section 15064h(3)).

Mitigation Measures

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.*

¹⁶ Assumes 0.005 lbs of solid waste per day per sq. ft. (0.005 lbs/day/sq.ft. x 219,500 sq.ft. / 2000 lbs/ton = 0.55).

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.*

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.*

M-3K.8 *The applicant shall consult with Waste Management for materials collections and trash/recyclables hauling, including tires.*

Residual Impacts

Impacts would be less than significant.

Impact 3K10: The proposed project would comply with federal, state, and local statutes and regulations related to solid waste.

Construction

Documentation of construction and demolition recycling would be submitted to the San Districts prior to construction of the proposed project. The documentation would demonstrate that construction and demolition materials are to be recycled in accordance with applicable federal, state and local statutes and regulations. This effort would result in impacts that are not significant.

Operation

In accordance with the California Solid Waste Reuse and Recycling Act of 1991, the new commercial complex would include adequate, accessible, and convenient areas for collecting and loading recyclable and green waste materials. Implementation of the following mitigation measure ensures that the proposed project will comply with federal, state, and local statutes and regulations related to solid waste.

Mitigation Measure

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.*

Residual Impacts

Impacts would be less than significant.

Impact 3K11: The proposed project would not significantly affect electricity requirements.

Construction

Minimal amount of electricity would be required at the proposed project site during construction since construction equipment would run on diesel and gasoline and there would be no need for electricity until construction of the proposed project is completed. As a result, there would be no significant impacts to the electrical distribution system during construction.

Operation

The proposed project site will be served by existing electrical facilities in the vicinity of the proposed project site.¹⁷ Further, the electricity consumption rate for the proposed project is anticipated to be 9,123.8 kilowatt-hours per day.¹⁸ Electrical service is available and will be provided in accordance with Southern California Edison's Rules and Regulations. The estimated power requirements for this proposed project are within the parameters of the total load growth forecast for the area and has been taken into account in the planned growth of the distribution system.¹⁹ As a result, there would be no significant impacts to the electrical distribution system during operation.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

Impact 3K12: The proposed project would not significantly affect natural gas requirements.

Construction

Natural gas would not be consumed at the proposed project site during construction since there would be no functioning buildings that would require natural gas until construction of the proposed project is completed. As a result, there would be no significant impacts to the natural gas infrastructure system during construction of the proposed project.

¹⁷ Afemata, Kolini. Southern California Edison. Letter to ESA dated March, 26 2003.

¹⁸ SCAQMD, *CEQA Air Quality Handbook*. 1993.

¹⁹ *Ibid*.

Operation

The natural gas consumption rate for the proposed project is anticipated to be 20,928 cubic feet of natural gas per day.²⁰ The natural gas provider is anticipated to have adequate capacity to handle the natural gas demand during the operation phase of the proposed project site.²¹

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

Impact 3K13: Together with other area projects, the proposed project would not have significant cumulative impacts on area public services and utilities.

This analysis is based on the Cumulative Project List provided in Chapter 2. The listed projects include commercial/mixed-use and residential projects located within two miles of the project site that are currently under construction, approved but not built, or proposed for development. The proposed project, as well as the nearby projects, can be considered infill development. This development is occurring in an area that has already been highly impacted by urban development and most, if not all, projects will be built on sites that have already been developed in the past. The development of the proposed project site would occur in a manner consistent with the requirements of the local public services and utilities providers, similar to other development in the area. The local public services and utilities providers cited above have taken into consideration the existing and future conditions of the infrastructure located in the vicinity of the project site through local and regional growth plans and projections. Therefore, the proposed project, in conjunction with the listed projects, would not have significant cumulative impacts on public services and utilities in the area.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would not be cumulatively considerable.

²⁰ SCAQMD, *CEQA Air Quality Handbook*. 1993.

²¹ Corrales, Laura. Southern California Gas Company. Letter to ESA dated June 18, 2002.