

## **Appendix A.**

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### **Notice of Preparation and Responses to the NOP**



## NOTICE OF PREPARATION

TO: Agencies, Organizations and Interested Parties

FROM: City of San Dimas  
Planning Department  
245 E. Bonita Avenue  
San Dimas, CA 91773

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

PROJECT TITLE: Costco Commercial Complex

The City of San Dimas (City) is the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare the Environmental Impact Report (EIR) for the project identified below. We request the views of your agency as to the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by the City when considering your permit or other approval for the project. The project location, description, and the potential environmental effects of the proposed project are contained in Attachment A.

Due to the time limits mandated by State law, your response must be received no later than 30 days after receipt of this notice. Please indicate a contact person in your response and send your response to the following:

Mr. Larry L. Stevens, AICP  
Director of Community Development  
City of San Dimas  
Planning Department  
245 E. Bonita Avenue  
San Dimas, CA 91773

A scoping meeting for the proposed project will be held on Thursday, May 30, 2002 at 7:00 p.m. at the multi-purpose room of the City of San Dimas Community/Senior Center, located at 201 E. Bonita Avenue, San Dimas, California. Interested parties may attend to present questions and concerns that they believe should be addressed in the EIR. If you require additional information regarding the scoping meeting or the proposed project, please contact the Planning Department at (909) 394-6250.

Larry L. Stevens, AICP  
Director of Community Development  
City of San Dimas Planning Department

Date: May 16, 2002

## Attachment A

PROJECT TITLE: Costco Commercial Complex

PROJECT LOCATION: The project is located on the southeast corner of Gladstone Street and Lone Hill Avenue in the City of San Dimas. It is located less than 1/4-mile west of the Foothill Freeway (Interstate Highway 210). The specific plan which includes the proposed development project encompasses approximately 26.5 acres, bounded on the north by Gladstone Street and including some properties on the north side of Gladstone, on the west by Lone Hill Avenue, on the east by the Foothill Freeway (Interstate Highway 210) and on the south by the boundary of a corporate business park. The Southern California Regional Railroad Authority (SCRRA) right-of-way traverses diagonally through the northeastern corner of the proposed project site from Gladstone Street to the Foothill Freeway. Figure 1 shows the regional location map for the proposed project site. The City of Glendora is adjacent to the proposed project site to the north across Gladstone Street.

PROJECT DESCRIPTION: The proposed development project is within Specific Plan Area No. 24 in the City of San Dimas and consists of a retail complex on the 22.8 acres of land located west of the SCRRA right-of-way. This proposed development project includes the following: 148,000 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 proposed site plan is shown in Figure 2.

The majority of the proposed development 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 commercial purposes such as contractor yards. The Ormco Sybron dental manufacturing facility, the Wal-Mart retail store and railroad tracks are located across Gladstone Street (in the City of Glendora) north of the proposed project site. Adjacent properties east of the SCRRA right-of-way are mainly used for light industrial and commercial purposes that include a welding shop, an auto body shop, and a parking area for construction equipment and trucks. Adjacent properties to the west (across Lone Hill Avenue) include a Chevron retail gasoline service station and single-family residences. A corporate business park occupies the adjacent property south of the proposed project site.

The EIR will address the potential environmental impacts of the proposed project including aesthetics, air quality during construction and operation, geology and soils, hazards and hazardous materials, hydrology and water quality, land use, noise during construction and operation, displacement of existing on-site residences, public services and utilities, and traffic along Gladstone Street and Lone Hill Avenue and other area streets. The EIR will also evaluate project alternatives.

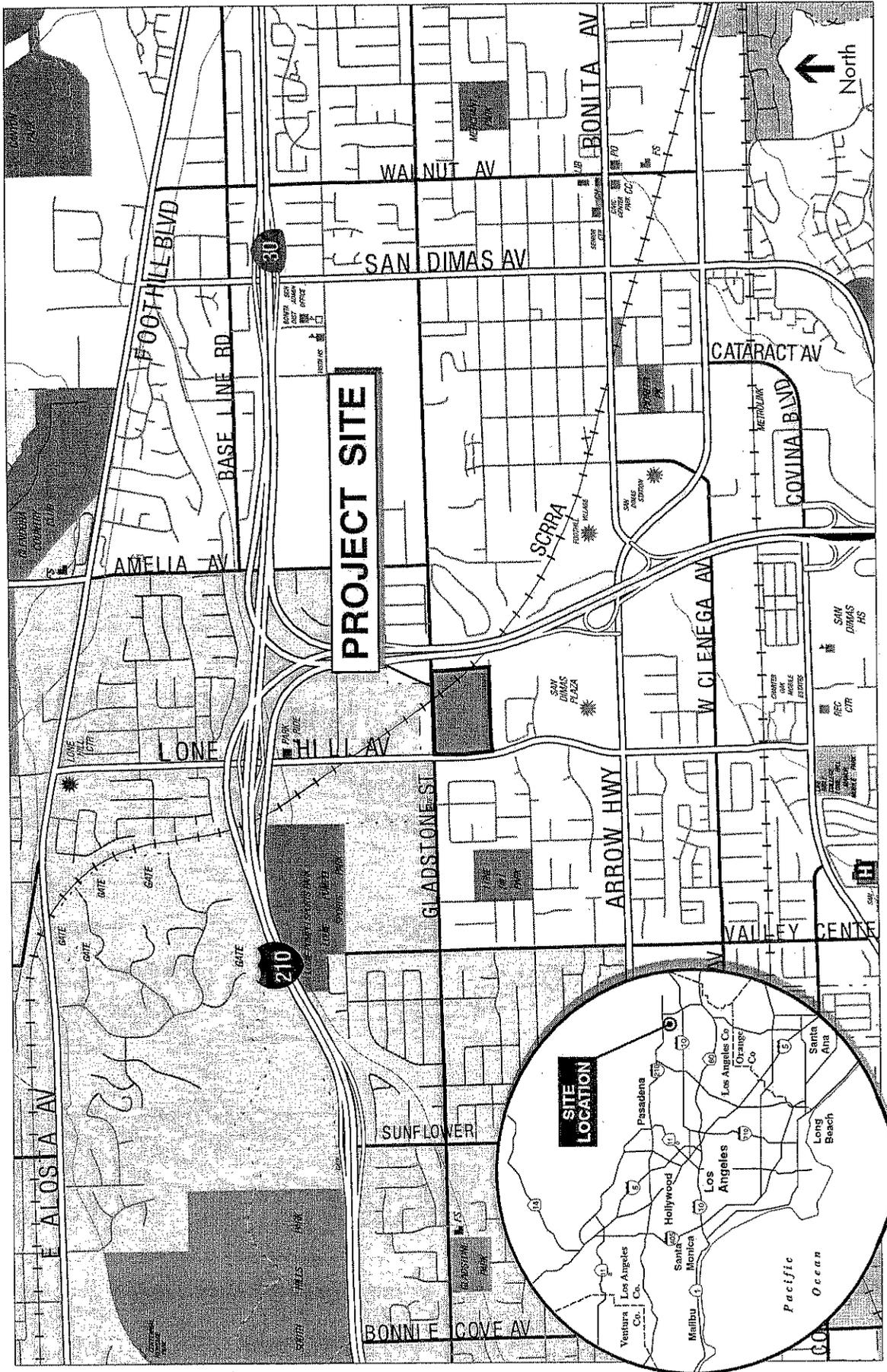
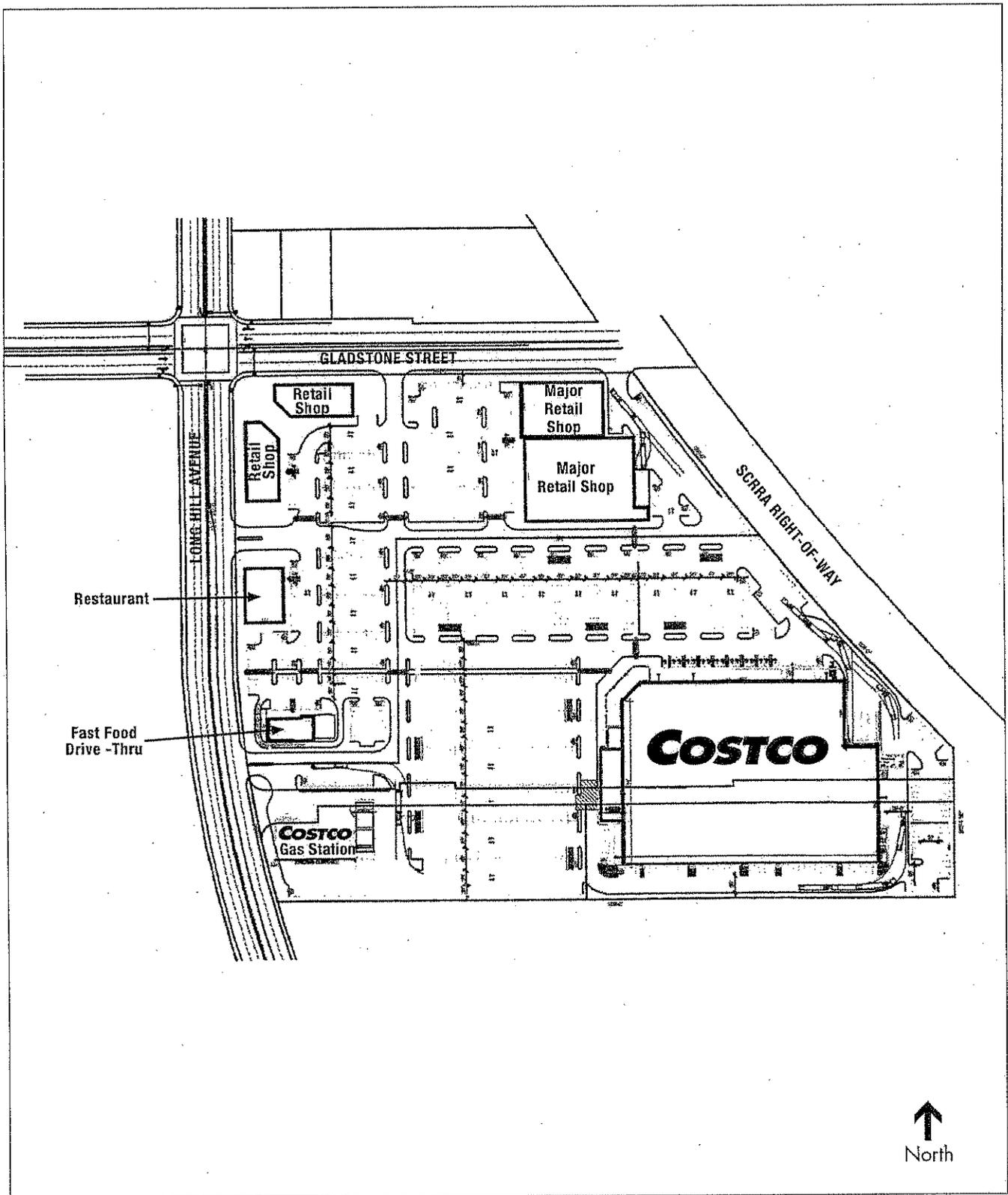


Figure 1  
Regional Location Map

SOURCE: Thomas Brothers Maps.



SOURCE: RK Engineering Group, Inc.

Costco Development / 202394 ■

**Figure 2**  
Proposed Site Plan

## **Responses to NOP**

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Gray Davis  
GOVERNOR

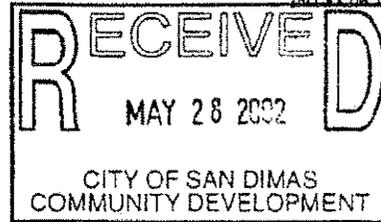
STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse



Tal Finney  
INTERIM DIRECTOR

Notice of Preparation

May 21, 2002



To: Reviewing Agencies  
Re: COSTCO Commercial Complex  
SCH# 2002051116

Attached for your review and comment is the Notice of Preparation (NOP) for the COSTCO Commercial Complex draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Larry Stevens  
City of San Dimas  
245 East Bonita Avenue/pob 307  
San Dimas, CA 91773

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Project Analyst, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2002051116  
**Project Title** COSTCO Commercial Complex  
**Lead Agency** San Dimas, City of

**Type** NOP Notice of Preparation  
**Description** This proposed development project includes the following: 148,000 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.

**Lead Agency Contact**

**Name** Larry Stevens  
**Agency** City of San Dimas  
**Phone** 909 394-6250  
**email**  
**Address** 245 East Bonita Avenue/pob 307  
**City** San Dimas  
**Fax**  
**State** CA **Zip** 91773

**Project Location**

**County** Los Angeles  
**City** San Dimas  
**Region**  
**Cross Streets** Gladstone Street/Lone Hill Avenue  
**Parcel No.**  
**Township**

	<b>Range</b>	<b>Section</b>	<b>Base</b>
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**Proximity to:**

**Highways** I-210  
**Airports**  
**Railways** SCRRA  
**Waterways**  
**Schools** Gladstone School  
**Land Use** Industrial Zoning and General Plan Designation

**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Drainage/Absorption; Economics/Jobs; Fiscal Impacts; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

**Reviewing Agencies** Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Game, Region 5; Native American Heritage Commission; Public Utilities Commission; State Lands Commission; Caltrans, District 7; Department of Housing and Community Development; California Highway Patrol; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 4

**Date Received** 05/21/2002      **Start of Review** 05/21/2002      **End of Review** 06/19/2002

Note: Blanks in data fields result from insufficient information provided by lead agency.

County: *Los Angeles*

**NOP Distribution List**

Resources Agency

- Resources Agency  
Nadell Gayou
- Dept. of Boating & Waterways  
Bill Curry
- California Coastal Commission  
Elizabeth A. Fuchs
- Dept. of Conservation  
Roseanne Taylor
- Dept. of Forestry & Fire Protection  
Allen Robertson
- Office of Historic Preservation  
Hans Kreutzberg
- Dept of Parks & Recreation  
B. Noah Tilghman
- Reclamation Board  
Pam Bruner
- S.F. Bay Conservation & Dev't Comm.  
Steve McAdam
- Dept. of Water Resources  
Nadell Gayou

Fish and Game

- Dept. of Fish & Game  
Scott Flint
- Dept. of Fish & Game 1  
Donald Koch
- Dept. of Fish & Game 2  
Banky Curtis
- Dept. of Fish & Game 3  
Robert Floerke
- Dept. of Fish & Game 4  
William Laudermilk
- Dept. of Fish & Game 5  
Don Chadwick
- Dept. of Fish & Game 6  
Gabrina Gatchel
- Dept. of Fish & Game 6 I/M  
Tammy Allen
- Dept. of Fish & Game M  
Tom Napoli

Independent Commissions

- California Energy Commission  
Environmental Office
- Native American Heritage Comm.  
Debbie Treedway
- Public Utilities Commission  
Ken Lewis
- State Lands Commission  
Betty Silva
- Governor's Office of Planning & Research  
State Clearinghouse Planner

Health & Welfare

- Health & Welfare  
Wayne Hubbard

Food & Agriculture

- Food & Agriculture  
Steve Shaffer

Colorado River Board  
Gerald R. Zimmerman

Tahoe Regional Planning Agency (TRPA)  
Lyn Barnett

Office of Emergency Services  
John Rowden, Manager

Delta Protection Commission  
Debby Eddy

Santa Monica Mountains Conservancy  
Paul Edelman

Dept. of Transportation ICR/Planning  
District 1

Dept. of Transportation 2  
Vicki Roe

Dept. of Transportation 3  
Jeff Pulverman

Dept. of Transportation 4  
Jean Finney

Dept. of Transportation 5  
James Kilmer

Dept. of Transportation 6  
Marc Birnbaum

Dept. of Transportation 7  
Stephen J. Buswell

Dept. of Transportation 8  
Mike Sirm

Dept. of Transportation 9  
Colleen O'Brien

Dept. of Transportation 10  
Chris Sayre

Dept. of Transportation 11  
Lou Salazar

Dept. of Transportation 12  
Aileen Kennedy

Business, Trans. & Housing  
Housing & Community Development  
Cathy Creswell

Caltrans - Division of Aeronautics  
Sandy Hensard

California Highway Patrol  
Lt. Julie Page

Dept. of Transportation  
Ron Heigeson

Dept. of General Services  
Robert Steppy

Air Resources Board  
Airport Projects

Transportation Projects  
Kurt Karpelos

Industrial Projects  
Mike Tolstifup

California Integrated Waste Management Board  
Sue O'Leary

State Water Resources Control Board  
Diane Edwards

Division of Clean Water Programs

State Water Resources Control Board  
Greg Franz

State Water Resources Control Board  
Mike Falkenstein

Dept. of Toxic Substances Control  
CECA Tracking Center

Regional Water Quality Control Board (RWQCB)

RWQCB 1  
Cathleen Hudson

RWQCB 2  
Environmental Document Coordinator

RWQCB 3  
Central Coast Region (3)

RWQCB 4  
Jonathan Bishop

RWQCB 5S  
Central Valley Region (5)

RWQCB 5F  
Central Valley Region (5)

RWQCB 5R  
Central Valley Region (6)

RWQCB 6  
Lahontan Region (6)

RWQCB 6V  
Lahontan Region (6)

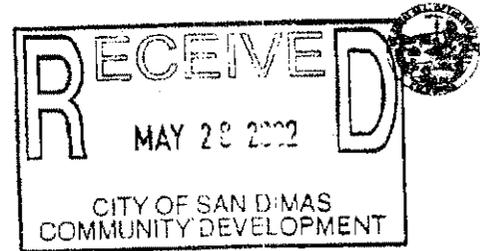
RWQCB 7  
Colorado River Basin Region (7)

RWQCB 8  
Santa Ana Region (8)

RWQCB 9  
San Diego Region (9)

## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-4082  
(916) 657-5390 - Fax



May 24, 2002

Larry Stevens  
City of San Dimas  
245 East Bonita Avenue/pob 307  
San Dimas, CA 91773

RE: SCH# 2002051116 - COSTCO Commercial Complex

Dear Mr. Stevens:

The Native American Heritage Commission has reviewed your letter regarding the above project. To adequately assess and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

- ✓ Contact the appropriate Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check.
  - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Rob Wood  
Environmental Specialist III  
(916) 653-4040

CC: State Clearinghouse

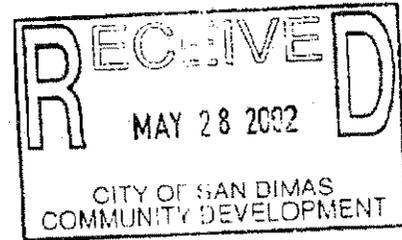


Metropolitan  
Transportation  
Authority

One Gateway Plaza  
Los Angeles, CA  
90012-2952

May 24, 2001

Mr. Larry L. Stevens, AICP  
Director of Community Development  
City of San Dimas  
245 E. Bonita Avenue  
San Dimas, CA 91773



Dear Mr. Stevens:

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for the Costco Commercial Complex project. This letter conveys recommendations from the Los Angeles County Metropolitan Transportation Authority (LACMTA) concerning issues that are germane to our agency's statutory responsibilities in relation to the proposed project.

A Traffic Impact Analysis (TIA), with both highway and freeway, and transit components, is required under the State of California Congestion Management Program (CMP) statute. The CMP TIA Guidelines are published in the "1997 Congestion Management Program for Los Angeles County", Appendix D. The geographic area examined in the TIA must include the following, at a minimum:

1. All CMP arterial monitoring intersections, including monitored freeway on/off-ramp intersections, where the proposed project will add 50 or more trips during either the a.m. or p.m. weekday peak hour (of adjacent street traffic); and
2. Mainline freeway-monitoring locations where the project will add 150 or more trips, in either direction, during either the a.m. or p.m. weekday peak hour.

Among the required steps for the analysis of development-related impacts to transit are:

1. Evidence that the affected transit operators received the NOP for the Draft EIR;
2. A summary of the existing transit services in the area;
3. Estimated project trip generation and mode assignment for both morning and evening peak periods;
4. Documentation on the assumptions/analyses used to determine the number of percentage of trips assigned to transit;
5. Information on facilities and/or programs that will be incorporated in to the development plan that will encourage public transit usage and transportation demand management (TDM) policies and programs; and
6. An analysis of the expected project impacts on current and future transit services along with proposed project mitigation.

The MTA looks forward to reviewing the Draft EIR. If you have any questions regarding this response, please call me at 213-922-2238 or email at [foxs@mta.net](mailto:foxs@mta.net). Please send the Draft EIR to the following address:

LACMTA  
One Gateway Plaza  
Attn: Steve Fox  
Regional Planning, 99-23-2  
Los Angeles, CA 90012-2952

Sincerely,

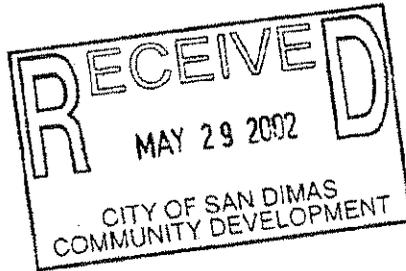
A handwritten signature in black ink that reads "Stephen G. Fox". The letters are cursive and somewhat stylized, with the first letters of each word being larger and more prominent.

Stephen G. Fox  
Program Manager, Regional Planning

# THE CITY OF POMONA

CHRISTINE E. KELLY  
Community Development Department  
Director

Planning Division



May 28, 2002

Planning Department  
City of San Dimas  
Attn: Larry L. Stevens, Director of Community Development  
245 E. Bonita Avenue  
San Dimas, California 91773

**Re: Notice of Preparation of a Draft Environmental Impact Report**

Dear Larry L. Stevens,

The City of Pomona Planning Division was pleased to receive a Notice of Preparation from your agency. Please forward a copy of the Initial Study. We appreciate being included in the review process for the Costco Commercial Complex project. We look forward to reviewing the draft Environmental Impact Report and contributing in the process.

If you have any further questions please feel free to contact Planning Manager Candida Neal at (909) 620-2191.

Sincerely,

A handwritten signature in cursive script that reads "Paul Samaras".

Paul Samaras,  
Assistant Planner

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7, REGIONAL PLANNING

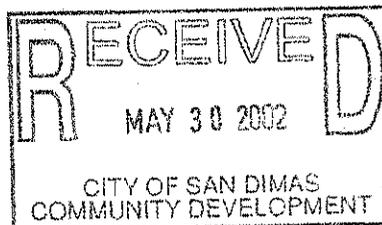
IGR/CEQA BRANCH

120 SO. SPRING ST.

LOS ANGELES, CA 90012

PHONE (213) 897-6536

FAX (213) 897-1337



*Flex your power!  
Be energy efficient!*

MR. Larry Stevens  
City of San Dimas  
Department of Planning  
245 East Bonita Ave./pob 307  
San Dimas, CA. 91773

IGR/CEQA #020572NY  
NOP/Costco Commercial Complex  
LA - 210 - 44.4

May 29, 2002

Dear Mr. Stevens:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the proposed Costco Commercial Complex in the City of San Dimas.

To assist us in our efforts to evaluate the impacts of this project on State transportation facilities, please forward a copy of a traffic study, if available.

If a traffic study will be prepared, it should include the following information:

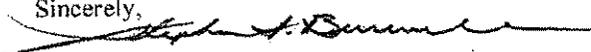
1. Traffic impacts on Freeway 210 and all significantly impacted ramps, streets, crossroads and controlling intersections, as well as analysis of existing and future conditions.
2. Traffic volume counts to include anticipated AM and PM peak-hour volumes.
3. Level of service (LOS) before and after development.
4. Future conditions, which include both, project and project plus cumulative traffic generated up to the completion year.
5. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts, including sharing of mitigation costs.

Mr. Stevens

May 29, 2002

If you have any questions, you can reach me at (213) 897-4429 and refer to IGR/CEQA # 020572NY.

Sincerely,



STEPHEN J. BUSWELL  
IGR/CEQA Branch Chief  
Transportation Planning Office  
Caltrans, District 7

*\*Caltrans improves mobility across California\**

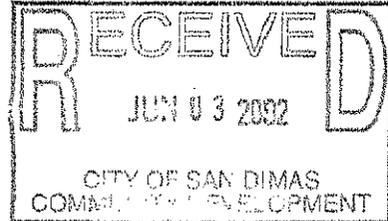


# South Coast Air Quality Management District

21865 E. Copley Drive, Diamond Bar, CA 91765-4182  
(909) 396-2000 • <http://www.aqmd.gov>

May 31, 2002

Mr. Larry L. Stevens, AICP  
Director of Community Development  
City of San Dimas  
Planning Department  
245 E. Bonita Avenue  
San Dimas, CA 91773



Dear Mr Stevens:

## **Notice of Preparation of a Draft Environmental Impact Report for Costco Commercial Complex**

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The AQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR).

### **Air Quality Analysis**

The AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the AQMD's Subscription Services Department by calling (909) 396-3720.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be considered. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the evaluation. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

**Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the AQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, AQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

**Data Sources**

AQMD rules and relevant air quality reports and data are available by calling the AQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the AQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The AQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Dr. Charles Blankson, Transportation Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,

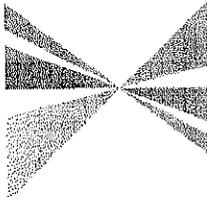
*Steve Smith*

Steve Smith, Ph.D.  
Program Supervisor, CEQA Section  
Planning, Rule Development and Area Sources

SS:CB:li

LAC020521-02LI  
Control Number

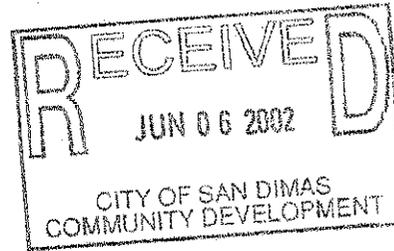
SOUTHERN CALIFORNIA



ASSOCIATION OF GOVERNMENTS

June 5, 2002

Mr. Larry L. Stevens, AICP  
Director of Community Development  
City of San Dimas, Planning Department  
245 E. Bonita Avenue  
San Dimas, CA 91773



RE: SCAG Clearinghouse No. I 20020268 Costco Commercial Complex

Main Office

818 West Seventh Street  
12th Floor  
Los Angeles, California  
90017-3435  
t (213) 236-1800  
f (213) 236-1825

www.scag.ca.gov

Officers: President: Councilmember Hal Benson, Los Angeles • First Vice President: Mayor Pro Tem Bev Perry, Brea • Second Vice President: Supervisor Charles Smith, Orange County • Immediate Past President: Supervisor Jon Mikels, San Bernardino County

Imperial County: Hank Kruper, Imperial County • Jo Shields, Brawley

Los Angeles County: Yvonne Brailwaite Burke, Los Angeles County • Zev Yaroslavsky, Los Angeles County • Melanie Andrews, Compton • Harry Baldwin, San Gabriel • Bruce Barzosa, Carrizo • George Bax, Bell • Hal Berason, Los Angeles • Ken Blackwood, Lantana • Robert Brauch, Rosemead • Gene Daniels, Paramount • Ruth Galtner, Los Angeles • Eric Green, Los Angeles • Wendy Gruel, Los Angeles • James Hahn, Los Angeles • Janice Hahn, Los Angeles • Rafe Heiden, Los Angeles • Sandra Jacobs, El Segundo • Tom LaBonge, Los Angeles • Bonnie Lowenthal, Long Beach • Lawrence Kinley, Inglewood • Kristi McCarthy, Rosemead • Cindy Masiakowski, Los Angeles • Pam O'Connor, Santa Monica • Dick Pacheco, Los Angeles • Alex Padilla, Los Angeles • Jan Perry, Los Angeles • Beatrice Proo, Drexel Rivera • Mark Ridley-Thomas, Los Angeles • Ed Reyes, Los Angeles • Eason Rosenhal, Chatsworth • Dick Stanford, Azusa • Tom Sykes, Walnut • Paul Talbot, Alhambra • Sidney Tyler, Jr., Pasadena • Dennis Wachburn, Calabasas • Jack Weiss, Los Angeles • Bob Yonessian, Glendale • Dennis E. Zane, Los Angeles

Orange County: Charles Smith, Orange County • Ron Bates, Las Alamos • Ralph Bauer, Huntington Beach • Art Brown, Buena Park • Lou Bone, Tustin • Elizabeth Cowan, Costa Mesa • Catherine DeYoung, Laguna Niguel • Richard Dixon, Lake Forest • Aha Duke, La Palma • Shirley McCracken, Anaheim • Bev Perry, Brea • Ted Rodgers, Newport Beach

Riverside County: Bob Butler, Riverside County • Ron Loseridge, Riverside • Greg Potts, Cathedral City • Ron Roberts, Temecula • Jan Rudman, Corona • Charles White, Moreno Valley

San Bernardino County: Jon Mikels, San Bernardino County • Bill Alexander, Rancho Cucamonga • Lee Ann Garcia, Grand Terrace • Bob Hunter, Victorville • Susan Lien, San Bernardino • Gary Oritt, Ontario • Debra Robertson, Rialto

Ventura County: Judy Mikels, Ventura County • Glen Becker, Santa Valley • Carl Marchoux, San Buenaventura • Tom Young, Port Hueneme

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Bill Davis, Santa Valley

Dear Mr. Stevens:

Thank you for submitting the Costco Commercial Complex to SCAG for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the Costco Commercial Complex, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). The proposed project is not a commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space. Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's May 31, 2002 Intergovernmental Review Clearinghouse Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1867. Thank you.

Sincerely,

JEFFREY M. SMITH, AICP  
Senior Planner,  
Intergovernmental Review

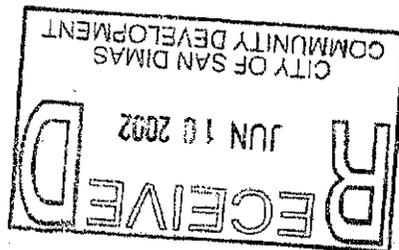


**DEPARTMENT OF FISH AND GAME**

http://www.dfg.ca.gov  
4949 Viewridge Avenue  
San Diego, CA 92123  
(858) 467-4201



June 6, 2002



Mr. Larry Stevens  
City of San Dimas  
245 East Bonita Avenue/pob 307  
San Dimas, CA 91773

Dear Mr. Stevens:

**Notice of Preparation of a Draft Environmental Impact Report for  
COSTCO Commercial Center  
SCH# 2002051116, Los Angeles County**

The Department of Fish and Game (Department) appreciates this opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report for the above-referenced project, relative to impacts to biological resources. The project includes the development of approximate 26.5 acres of land for the construction of a COSTCO warehouse/retail facility, restaurants, additional retail shops and associated infrastructure. The site is located at the southeast intersection of Gladstone Street and Lone Hill Avenue, City of San Dimas. The majority of the site is vacant and highly disturbed. Portions of the site are landscaped with shrubs and several non native mature trees. Several single-family residents are located on the site which is surrounded by urbanization.

To enable the Department to adequately review and comment on the proposed environmental document, we recommend the following information be evaluated and included in the document.

**Impacts to Biological Resources**

1. Nesting Birds – Project impacts on nesting native birds should be evaluated. The proposed project may result in removal and/or disturbance of vegetation, ground substrates and buildings and therefore has the potential to directly impact nesting native bird species.
  - a. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
  - b. Proposed project activities (including disturbances to native and non-native vegetation and man-made nesting substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for

raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).

- c. If the project activities cannot feasibly avoid the breeding bird season, the Department recommends that beginning thirty days prior to the disturbance of suitable nesting habitat the project proponent should arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors). The surveys should be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work. If a protected native bird is found, the project proponent should delay all clearance/construction disturbance activities in suitable nesting habitat or within 300 feet of nesting habitat (within 500 feet for raptor nesting habitat) until August 31 or continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing. Construction personnel should be instructed on the sensitivity of the area. The project proponent should record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

Thank you for this opportunity to provide comment. Questions regarding this letter and further coordination on these issues should be directed to Mr. Scott Harris, Associate Wildlife Biologist at (818) 360-8140.

Sincerely,



Ms. Morgan Wehtje  
Environmental Scientist IV

cc: Mr. Scott Harris  
Department of Fish and Game

State Clearinghouse  
Sacramento



# BONITA UNIFIED SCHOOL DISTRICT

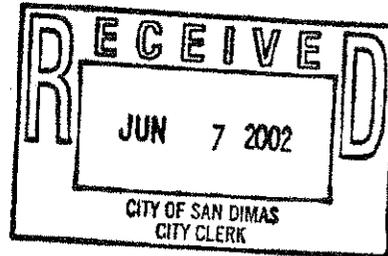
115 West Allen Avenue San Dimas, California 91773 (909) 971-8200 Fax (909) 592-8703

**Superintendent**  
Robert C. Otto, Ed.D.

**Assistant Superintendents**  
Mitch Hovey, Ed.D. – Educational Services  
William Brinegar, Ed.D. – Human Resources Development  
Ann Sparks – Business Services

**Board of Education**  
Robin Carder  
Ed Jones  
Patti Latourelle  
Michele McClowry  
Ron White

June 7, 2002



Blaine Michaelis  
City Manager  
City of San Dimas  
245 E. Bonita Avenue  
San Dimas, CA 91773

Dear Mr. Michaelis:

In regards to the proposed Costco project, the Bonita Unified School District has concerns related to the impact the project will have on traffic flows near our schools. The potential increase in traffic on Lone Hill Avenue and Gladstone Street will directly impact the following elementary schools.

Gladstone Elementary School  
1314 Gladstone Street  
San Dimas, CA

Arma J. Shull Elementary School  
825 N. Amelia Avenue  
San Dimas, CA

Increased traffic on Lone Hill Avenue may also impact the traffic flow at Lone Hill Middle School. Lone Hill Middle School is located at 700 S. Lone Hill Avenue in San Dimas.

The safety of our students as they cross the streets while walking to school and the ability of our parents to be able to drop off and pick up their children at the school sites without being caught in heavy traffic are issues that we want the City to be aware of as they discuss the Costco project.

The staff at Bonita USD would be interested in discussing any plans that the City develops for traffic mitigation in the areas surrounding the schools mentioned above.

*The Bonita Unified School District is an equal opportunity employer and does not discriminate on the basis of any class protected by law.*

If you need additional information on our concerns, please call me at 909-971-8320 ext. 5220.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ann Sparks".

Ann Sparks  
Assistant Superintendent  
Business Services



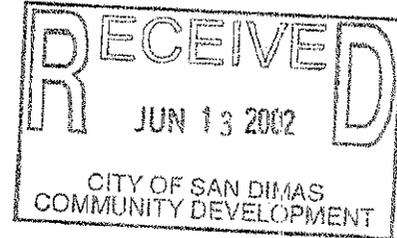
LEROY D. BACA, SHERIFF

County of Los Angeles  
Sheriff's Department Headquarters  
4700 Ramona Boulevard  
Monterey Park, California 91754-2169  
(909) 599-1261



June 11, 2002

Larry L. Stevens, ACIP  
Director of Community Development  
City of San Dimas  
245 East Bonita Avenue  
San Dimas, California 91773



Dear Mr. Stevens:

As you requested, my staff has reviewed the likely impact of the proposed Costco Shopping Center located at the corner of Gladstone Street and Lone Hill Avenue. We anticipate that the Costco Center will increase traffic congestion and property and vehicle theft often associated with large parking lots.

Traffic Concerns

Two elementary schools are nearby the shopping center. Gladstone Elementary is located less than a quarter mile west of the proposed center and already experiences congestion on Gladstone Street. Increased customer and truck traffic may amplify this problem. We recommend making an approach lane of approximately two hundred feet. This approach lane may allow delivery trucks and customer vehicles to merge safely into the Costco parking lot without creating a traffic hazard. Gladstone Street is currently reduced to a single lane eastbound from Lone Hill Avenue. This may have to be widened to accommodate additional traffic flow into the Costco Center.

Crime Prevention

We recommend parking lot security patrols supplemented by video surveillance cameras to reduce theft, robberies, and assaults common to large shopping centers.

*A Tradition of Service*

Larry L. Stevens, ACIP

- 2 -

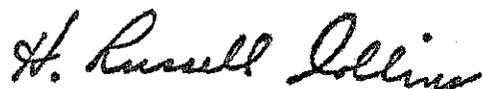
June 11, 2002

The railroad tracks located on the northeastern section of the center are routinely used by transients and criminals. We recommend that a fence be erected and maintained blocking access to the railway area.

Should you have any questions, please feel free to contact me or my staff.

Sincerely,

LEROY D. BACA, SHERIFF

A handwritten signature in cursive script that reads "H. Russell Collins".

H. Russell Collins, Captain  
Commander, San Dimas Station



**CITY OF GLENDORA** CITY HALL

(626) 914-8200

116 East Foothill Blvd., Glendora, California 91741  
www.ci.glendora.ca.us

June 18, 2002

Mr. Larry Stevens, AICP  
Community Development Director  
City of San Dimas  
245 E. Bonita Avenue  
San Dimas, CA 91773

Re: Notice of Preparation for the Costco Commercial Complex

Dear Larry:

The City of Glendora welcomes the opportunity to provide input under the NOP process to assist the City of San Dimas in identifying issues which are appropriate for discussion in the project's Draft EIR. The City of Glendora has the following concerns:

*Transportation/Traffic*

The City anticipates that several intersections could be impacted as a result of the proposed project. The City of Glendora believes the traffic study should include the following intersections and appropriate mitigation measures in determining impacts to level of service at these intersections:

- a) Lone Hill Ave./ Route 66
- b) Lone Hill Ave./ Kenoma St.
- c) Lone Hill Ave./ Petunia St.
- d) Lone Hill Ave./ SR 30 westbound on/ off ramps
- e) Lone Hill Ave./ SR 30 eastbound on/ off ramps
- f) Lone Hill Ave./ Glendora Marketplace Driveway
- g) Lone Hill Ave./ Gladstone St.
- h) Amelia Ave./ Route 66
- i) Amelia Ave./ Auto Centre Dr.
- j) I-210 northbound off-ramp at Auto Centre Dr.
- k) Auto Centre Dr./ Walmart driveway
- l) Gladstone St./ Shellman Ave.
- m) Gladstone St./ Valley Center
- n) Gladstone St./ Willow St.
- o) Gladstone St./ Sunflower Ave.

**PRIDE OF THE FOOTHILLS**

The City's General Plan also provides that development may not cause LOS at intersections to drop below LOS "C".

The increase in project traffic may also result in increased safety issues around existing schools. Gladstone School, Sunflower School, Schull Elementary and Sutherland School are located at or near intersections which will be impacted by this development.

#### *Water/ Hydrology*

Gladstone Street is served by a 66-inch RCP storm drain line and is maintained by L.A. County. In preparing the Marketplace EIR, it was determined that on-site detention facilities were required since the off-site storm drain line was inadequately sized. The EIR should address storm drain capacity in the area to ensure sufficient capacity is available or that adequate mitigation is provided.

#### *Cumulative Projects*

The following projects are under construction, in the entitlement process or are reasonably foreseeable and should be included in a discussion of cumulative impacts:

- 1) Greystone Homes: 55 units at Amelia Avenue & Route 66 (construction). A 10 unit expansion of the project is also being contemplated.
- 2) Vintage Communities: 22 units at Foothill Boulevard and Amelia Avenue (construction).
- 3) Eagle Land (Tracts 45858/ 46680/ 46916): 67 Units (construction).
- 4) Tesoro Service Station: New service station at Auto Centre Drive & Lone Hill Avenue (Zoning Approval).
- 5) NJD: Application for 81 single-family dwelling units at Amelia Avenue between Foothill Blvd. And Route 66. (Application Pending).
- 6) Kaiser Property: A proposal for +/- 250 units and a 10-acre park at Valley Center Avenue and Gladstone Street (Preliminary Review).
- 7) Pompei Park Expansion: Existing facilities will be enhanced to provide additional active play spaces for youth and adult sports (Plan Approval).
- 8) On-going development at the Marketplace: +/- 150,000 square feet of new construction will be occurring by the end of the year (Zoning Approval).
- 9) Route 66 Specific Plan: The City will be preparing a specific plan to accommodate 600,000-750,000 square feet of office and business park space along Route 66 between Glendora Avenue and Amelia Avenue (Approved in Concept).
- 10) Gold Line Extension: MTA anticipates operating the line in the near future. The impact of the line's operation on traffic and safety in the area should be addressed.

#### *Aesthetics*

An economic analysis prepared for the Glendora Marketplace projected the Marketplace would create an oversupply of certain types of goods and services within the market area,

June 18, 2002  
Mr. Larry Stevens  
Page 3

possibly resulting in business closures which would have a negative aesthetic impact on those communities in which those businesses are located. The proposed project would provide nearly identical goods and services provided by the Marketplace within a market area which may already have an oversupply of certain goods and services. The potential economic impacts of the development to existing businesses in the market area should be evaluated to determine which types of businesses could be affected. An evaluation of the aesthetic impact on the environment resulting from any potential business closures should be addressed.

*Noise*

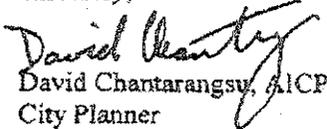
Noise impacts associated with an increase in traffic volumes should be evaluated for significance.

*Air Quality*

Air Quality impacts associated with mobile and stationary emissions should be evaluated for significance including an evaluation for CO hotspots and impacts on sensitive receptors.

Should you have any questions, please feel free to contact me at (626) 914-8217. The City would also like to be put on a mailing list to receive future notices concerning CEQA notifications and public hearing notices.

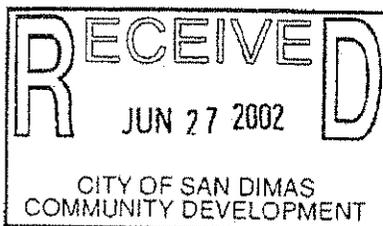
Sincerely,

  
David Chantarangsu, AICP  
City Planner



SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY

June 24, 2002



File: G0000325  
S0000132

Member Agencies:  
Los Angeles County  
Metropolitan Transportation  
Authority  
Orange County  
Transportation Authority  
Riverside County  
Transportation Commission  
San Bernardino  
Associated Governments  
Ventura County  
Transportation Commission  
Ex Officio Members:  
Southern California  
Association of Governments  
San Diego Association  
of Governments  
State of California

Larry L. Stevens, Director of Community Development  
City of San Dimas  
Planning Department  
245 E. Bonita Avenue  
San Dimas, CA 91773

**Subject: Costco Commercial Complex NOP Draft Environmental Impact Report (DEIR)  
Adjacent to Gladstone Street Railroad Crossing  
in the City of San Dimas**

Dear Mr. Stevens:

We are in receipt of the Notice of Preparation (NOP) for the proposed subject project that involves the development of the 26.5-acre property that is adjacent to the Los Angeles-Pasadena Metro Blue Line Construction Authority's (Authority), Pasadena Subdivision railroad right-of-way between Gladstone Street and easterly project limits (near the Interstate 210 Freeway). This development will also have an impact on the at-grade crossing located at railroad mile-post 111.40, on Gladstone Avenue from Lone Hill Avenue to Amelia Avenue.

We request the following concerns be addressed prior to or during the preparation of the report:

1. In order to provide safe conditions to trains and the general public, a 6' high welded wire mesh fencing shall be placed along the OCTA right-of-way.
2. The median island west of the at-grade crossing on Gladstone Avenue shall be extended from the existing median to at least 50' west of the northeasterly driveway entrance of the project site. This will mitigate the concern of vehicular cross-traffic so close to the railroad at-grade crossing which may result in backing-up and stopping vehicular traffic over the tracks.
3. Federal Railroad Administration (FRA) Title 49 (Transportation), Chapter II, Part 229 (Railroad Locomotive Safety Standards), Section 129, requires that each lead locomotive be provided with an audible warning device. The device must produce a minimum sound level of 96 dB(A) at 100 feet forward of the locomotive in its direction of travel. California Public Utilities, Code Section 7604 requires that a stream whistle, or air siren, or an air whistle shall be attached, and be sounded at a distance of at least 1,320 feet from the place where the railroad crosses any street, road, or highway, and be kept sounding at intervals until it has crossed the street, road, or highway. Any railroad corporation violating this section is subject to a penalty of one hundred dollars (\$100) for each violation. The railroad corporation is also liable for all damage sustained by any person, and caused by its locomotive, train, or cars, when the provision of this section are not complied with. The

Larry L. Stevens (Gladstone Ave)

June 24, 2002

Page 2

proposed development is located near an existing at-grade crossing. The locomotive engineer is required to sound the horn prior to this crossing. The developer and the people who will work at this development should be made aware of these regulatory requirements.

If you have any questions please call me at (213) 452-0254 by phone, (213) 452-0423 by fax and [pateln@scrta.net](mailto:pateln@scrta.net) by e-mail.

Sincerely,



NARESH D. PATEL, P.E.

Public Projects Engineer

NP:dq [A:S0155]

Attachments

cc: Stuart Ondeck (MTA)  
Ron Mathieu  
David Quirk  
SCRRA Central Files

Mr. Paul Taylor  
Project Manager  
Los Angeles-Pasadena Metro Blue Line Construction Authority  
625 Fair Oaks Avenue, Suite 200  
South Pasadena, CA 91030



# California Regional Water Quality Control Board

## Los Angeles Region

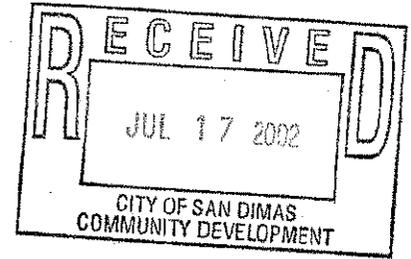
Winston H. Hickox  
Secretary for  
Environmental  
Protection

320 W. 4th Street, Suite 200, Los Angeles, California 90013  
Phone (213) 576-6600 FAX (213) 576-6640  
Internet Address: <http://www.swrcb.ca.gov/~rwqcb4>

Gray Davis  
Governor

July 15, 2002

Larry Stevens  
City of San Dimas  
245 East Bonita Avenue/pob 307  
San Dimas, CA 91773



RE: COSTCO COMMERCIAL COMPLEX NOTICE OF PREPARATION (NOP) SCH # 2002051116

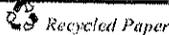
Dear Mr. Stevens:

We appreciate the opportunity to comment on the Notice of Preparation (NOP) for the Costco Commercial Complex. For your information a list of permitting requirements and Regional Board contacts is provided in Attachment A.

The project site lies within the San Gabriel River watershed that was listed as being impaired pursuant to Section 303 (d) of the Clean Water Act. Constituents causing impairment in this watershed include pesticides, nutrients and metals (see Attachment B hereto for a complete listing). The Los Angeles Regional Water Quality Control Board will be developing Total Maximum Daily Loads (TMDLs) for the watershed, but the proposed project is expected to proceed before applicable TMDLs are adopted. In the interim, the Regional Board must carefully evaluate the potential impacts of new projects that may discharge to impaired waterbodies. Please provide the following additional information for both the construction and operational phases of this project.

- Estimates of concentrations (mpn/100 mL) and loads (lbs/day) from point and non-point sources of each of the constituents for which the system is impaired (listed above);
- Estimates of the amount of runoff generated by the project during wet and dry weather;
- Surface water management for the stormwater, wash water and other wastewater generated during the project, especially as it pertains to land-based equipment;
- Wastewater management from water-based equipment, such as boats;
- Estimates of the amount of increased or decreased percolation due to the project;
- Estimates of the net change in cubic feet per second of surface water contributions under historic drought conditions (as compiled by local water purveyors, the Department of Water Resources, and others), and 10-year, 50-year and 100-year flood conditions; and
- Effects of the project on local groundwater conditions (water elevations, and net change in recharge in cubic feet per second) under the following conditions:
  - during construction, including effects of dewatering activities
  - under historic drought conditions and

*California Environmental Protection Agency*



*Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.*

ATTACHMENT A

- ✓ If the proposed project will result in a **discharge of dredge or fill into a surface water** (including a dry streambed), and is subject to a **federal license or permit**, the project may require a *Section 401 Water Quality Certification*, or waiver of Waste Discharge Requirements. For further information, please contact:

Jason Lambert, Nonpoint Source Unit at (213) 576-5733.

- ✓ If the project involves **inland disposal of nonhazardous contaminated soils and materials**, the proposed project may be subject to *Waste Discharge Requirements*. For further information, please contact:

Rodney Nelson, Landfills Unit, at (213) 576-6719.

\*\*\*\*\*

- ✓ If the overall project area is **larger than five acres**, the proposed project may be subject to the *State Board's General Construction Activity Storm Water Permit*. For further information, please contact:

Tracy Woods, Statewide General Construction Activity Storm Water Permits at (213) 576-6684.

- ✓ If the project involves a facility that is proposing to discharge storm water associated with **industrial activity** (e.g., manufacturing, recycling and transportation facilities, etc.), the facility may be subject to the *State Board's General Industrial Activities Storm Water Permit*. For further information, please contact:

Kristie Chung, Statewide General Industrial Storm Water Permits at (213) 576-6807.

- ✓ If the proposed project involves requirements for new development and construction pertaining to **municipal storm water programs**, please contact:

Dan Radulescu, Municipal Storm Water Permits, Los Angeles County at (213) 576-6668;  
Matt Yeager, Municipal Storm Water Permits, Ventura County at (213) 576-6749.

- ✓ The proposed project also shall comply with the local regulations associated with the applicable **Regional Board stormwater permit**:

Los Angeles County and Co-permittees:

NPDES No. CAS614001  
Waste Discharge Requirements Order No. 96-054.

Long Beach County and Co-permittees:

NPDES CAS004003  
Waste Discharge Requirements Order No. 99-060.

Ventura County and Co-permittees:

NPDES No. CAS004002  
Waste Discharge Requirements Order No. 00-108.

\*\*\*\*\*

- ✓ If the proposed project involves any construction and/or groundwater **dewatering to be discharged to surface waters**, the project may be subject to *NPDES/Waste Discharge Requirements*. For further information, please contact:

Augustine Anijelo, General Permitting and Special Projects Unit at (213) 576-6657 (All Region 4 Watersheds).

- ✓ If the proposed project involves any construction and/or groundwater **dewatering to be discharged to land or groundwater**, the project may be subject to *Waste Discharge Requirements*. For further information, please contact:

Kwang-Il Lee, Non-Chapter 15 Unit, at (213) 576-6666 (All Region 4 Watersheds).

## ATTACHMENT B

### San Gabriel River Watershed Constituents Causing Impairment

<b>Parameter</b>	<b>Units</b>
Nitrate as N	mg/L
Nitrite as N	mg/L
Organic Nitrogen	mg/L
Ammonia as N	mg/L
Phosphate as P	mg/L
Arsenic	mg/L
Bacteria (coliform)	organisms/100 mL
Chlordane	µg/L
Copper	mg/L
DDT	µg/L
Lead	mg/L
Mercury	mg/L
PCBs	µg/L
Trash	lbs



Station 86 is located at 520 South Amelia Avenue, Glendora, CA 91740-4027. Station 64 is located at 164 South Walnut, San Dimas, CA 91773-2620.

An engine company (basic life support unit) and a paramedic squad (advanced life support unit) are dispatched to each medical emergency incident. Transport to a hospital, if needed, is provided by a private ambulance contractor.

Fire protection serving the area appears to be adequate for the existing development/land use; however, each additional development creates greater demands on existing resources. Consequently, the impact that this project will have on the adequacy of the Fire Department's level of service remains uncertain.

The Notice of Preparation indicates that the approximately 20 homes on the site will be removed. The Environmental Impact Report should specify how much square footage of existing structures will be demolished to clear the land for the project. The Fire Department is interested in the *net* building area to be added by new development.

**GENERAL REQUIREMENTS - LAND DEVELOPMENT UNIT:**

The proposed development may necessitate multiple ingress/egress access for the circulation of traffic, and emergency response issues. The Department may condition future development to provide additional means of access.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and hydrants. Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.

Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all weather surface of not less than the prescribed width, unobstructed, clear-to-sky. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.

When a bridge is required to be used as part of a fire access road, it shall be constructed and maintained in accordance with nationally recognized standards and designed for a live load sufficient to carry a minimum of 75,000 pounds.

The maximum allowable grade shall not exceed 15% except where the topography makes it impractical to keep within such grade, and then an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade including topography difficulties shall be no more than 17%. Grade breaks shall not exceed 10% in ten (10) feet.

When involved with a subdivision, Fire Department requirements for access, fire flows and hydrants are addressed during the subdivision tentative map stage.

**NON-RESIDENTIAL - COMMERCIAL - RETAIL:**

Development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of the buildings, their relationship to other structures, property lines, and types of construction used. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:

1. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
2. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
3. Additional hydrants will be required if hydrant spacing exceeds specified distances.

Turning radii shall not be less than 42 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs. All on-site driveways shall provide a minimum unobstructed width of 26 feet, clear-to-sky. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. Driveway width for non-residential developments shall be increased when any of the following conditions will exist:

1. Provide twenty-eight (28) feet in width when a building has three or more stories, or is more than thirty-five (35) feet in height above access level. Also, for using fire truck ladders, the centerline of the access roadway shall be located parallel to, and within 30 feet of the exterior wall on one side of the proposed structure.
2. Provide thirty-four (34) feet in width when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure.
3. Provide forty-two (42) feet in width when parallel parking is allowed on each side of the access roadway/driveway.
4. "Fire Lanes" are any ingress/egress, roadway/driveway with paving less than thirty-four (34) feet in width, and will be clear-to-sky. All "Fire Lanes" will be depicted on the final map.
5. For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.

**LIMITED ACCESS DEVICES (GATES, ETC.):**

1. All limited access devices shall be of a type approved by the Fire Department.

Larry L. Stevens, AICP

July 22, 2002

Page 4

2. Gate plans shall be submitted to the Fire Department prior to installation. These plans shall show all locations, widths and details of the proposed gates.

**TRAFFIC CALMING MEASURES:**

All proposals for traffic calming measures (speed humps/bumps, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review prior to implementation.

Should any questions arise regarding design and construction, and/or water and access, please contact Inspector Mike McHargue at (323) 890-4243 (E-mail: mmchargu@lacofd.org).

**OTHER ENVIRONMENTAL CONCERNS:**

The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed in the final Environmental Impact Report.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



DAVID R. LEININGER, ACTING CHIEF, FORESTRY DIVISION  
PREVENTION BUREAU

DRL:lc