



NOTICE OF AVAILABILITY Final Environmental Impact Report – Addendum II

**Costco Commercial Complex
Lone Hill Avenue/Gladstone Street
City of San Dimas**

NOTICE

A Draft Environmental Impact Report (DEIR) was prepared for the proposed new Costco Commercial Complex at the southeast corner of Lone Hill Avenue and Gladstone Street in the City of San Dimas in August 2003, and circulated for public review (August 26, 2003 through October 10, 2003). As a result of comments on the traffic section of the DEIR, the traffic analysis was substantially revised and recirculated three times. The final EIR is comprised of the following documents:

- Costco Commercial Complex Draft Environmental Impact Report (August 2003) – SCH No. 2002051116
- Costco Commercial Complex Recirculated Transportation/Traffic Section of Draft Environmental Impact Report (March 2004) – SCH No. 2002051116
- Costco Commercial Complex Revised Recirculated Transportation/Traffic Section of Draft Environmental Impact Report (July 2004) – SCH No. 2002051116
- Costco Commercial Complex Response to Comments/Final Environmental Impact Report Addendum (September 2004) – SCH No. 2002051116
- Costco Commercial Complex Revision II Recirculated Transportation/Traffic Section of Draft Environmental Impact Report (December 2004) – SCH No. 2002051116
- Costco Commercial Complex Response to Comments II / Final Environmental Impact Report Addendum II (February 2005)

PROJECT LOCATION AND DESCRIPTION

The proposed project site is located on the southeast corner of Gladstone Street and Lone Hill Avenue in the City of San Dimas. 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 SR-57 and on the south by the city boundary of San Dimas and consists of a commercial complex on the 22.83 acres of land located south of Gladstone Street and west of the SCRRA right-of-way. The proposed project consists of redevelopment within Specific Plan Area No. 24 in the City of San Dimas. As part of the proposed project, the City's General Plan would

need to be amended to allow for a commercial complex on a site that is currently designated "Industrial". The existing residential and commercial/light industrial structures located along West 5th Street and West 5th Street itself would be removed, and the residents and businesses would be relocated. The currently proposed development plans would involve the construction of a Costco retail center and other businesses as follows:

- A 149,710 square-foot Costco warehouse/retail facility with a tire center and a separate gasoline service station;
- Retail and restaurant space totaling approximately 61,000 square feet

ANTICIPATED SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL IMPACTS

The proposed project has the potential to cause significant and unavoidable impacts to air quality and traffic. Nine intersections would be impacted; mitigation is available for seven of these intersections. However, six of these intersections are in Glendora, outside the jurisdiction of the Lead Agency, and therefore mitigation cannot be assured.

AVAILABILITY OF DOCUMENTS

The above documents are available for review at the following locations:

City of San Dimas

Planning Department
245 E. Bonita Avenue
San Dimas, CA 91733
Phone: (909) 394-6250

Hours: 7:30AM to 5:30PM (Monday to Thursday)
8AM to 5PM (Friday)

San Dimas Library

145 N. Walnut Avenue
San Dimas, CA 91733
Phone: (909) 599-6738

Hours: 12PM to 8PM (Tuesday)
1PM to 8PM (Wednesday and Thursday)
10AM to 5PM (Friday and Saturday)

Note: Individual members of the community who wish to purchase paper copies of the documents may do so at the City of San Dimas Planning Department for \$5.00 per copy (\$35.00 if technical appendices are requested) to cover reproduction costs. A compact disc (CD) version of the document is available on request from the City for \$5.00 per CD.

PUBLIC HEARINGS

A public hearing on the certification of the final EIR is scheduled before the San Dimas Planning Commission on February 16, 2005. A subsequent hearing before the City Council is tentatively scheduled for March 22, 2005. Both hearings are to be held at San Dimas City Hall.