

### **MITIGATED NEGATIVE DECLARATION NO. 17-03**

On the basis of an initial study, and in accordance with Section 15070 of the California Code of Regulations, the Planning Division has determined that there is no substantial evidence that the proposed project may have a significant effect on the environment:

PZ 17-620-04 (General Plan Amendment), PZ 16-630-01 (Specific Plan Amendment), PZ 17-500-15 (Special Use Permit), and PZ 17-310-06 (Lot Line Adjustment): Costco Wholesale, located at 2001 Ventura Blvd., proposes a General Plan Amendment (GPA), Rose Santa Clara Corridor Specific Plan Amendment (SPA), Lot Line Adjustment (LLA), and Special Use Permit (SUP) for the removal, relocation, and expansion of an existing membership-only 16-pump fueling facility (aka “fueling facility”).

The fueling facility will be relocated from its current location on the 16.6 acre property off of Ventura Blvd. to a 1.6 acre vacant lot (Assessor’s Parcel Number 144-0-150-095) which is adjacent and to the east of Costco, near Auto Center Drive opposite Los Olivos. With the relocation and expansion, a total of 24 pumps will be constructed on the new site (known as Site No. 1). The pumps which are currently located on Site No. 2, will be demolished, and the former fueling facility will be redesigned to accommodate additional parking. A traffic signal will be installed at the intersection of Auto Center Drive/Los Olivos with associated changes to the existing median and traffic lanes (known as Site No. 3).

Filed by Costco Wholesale c/o Lloyd Wells, 17083 Old Coach Road, Poway, CA 92064 and Sean Anderson, Barghausen Consulting Engineers, Inc, 18215 72<sup>nd</sup> Avenue South, Kent, WA.

Attached is a copy of the initial study/mitigated negative declaration (IS/MND) documenting the reasons to support the finding of no significant effect on the environment. Mitigation measures are included in the initial study to reduce the identified potential effects to a less than significant level.

Below is the Mitigation Monitoring and Reporting Plan (MMRP) that lists recommended mitigation measures and the responsible Lead Agency department.

Attachments: A. Initial Study/MND 2017-03

Mitigation Monitoring and Reporting Plan (MMRP)

Environmental Impact	Significance Before Mitigation	Recommended Mitigation Measure	Significance After Mitigation	Responsible Party
Aesthetics	Potentially Significant	<b>AES-1</b> Incorporate by Reference from EIR 85-3 and in Ordinance No. 2085, page 8 “Only high cutoff light fixtures that direct lighting downward will be allowed within the project area. The use of high cutoff lighting fixtures will eliminate or substantially reduce any nighttime light and glare impacts.”	Less Than Significant Impact	Planning Division
Air Quality (Short-term)	Temporary Minor Impact	<p><b>AQ-1</b> All construction equipment shall be maintained and tuned to meet applicable California Environmental Protection Agency (Cal/EPA) and the California Air Resources Board (CARB) emissions requirements. At such time as new emission control devices or operational modifications are found to be effective, such devices or operational modifications shall be required on all construction equipment operating pursuant to City permits.</p> <p><b>AQ-2</b> The following dust suppression measures shall be implemented at each project site:</p> <ol style="list-style-type: none"> <li>a. Watering all excavated material to prevent wind erosion while it is on-site or being moved;</li> <li>b. Periodic watering of construction sites or use of APCD approved dust suppression compounds that bind with the surface layers of soil and prevent soil particles from being eroded;</li> <li>c. Controlling the number and activity of vehicles on site at any given time;</li> <li>d. Seeding areas to be left inactive for a long enough period to secure the soil, limiting the area excavated at any given time;</li> <li>e. Limiting on-site vehicle traffic to 15 miles per hour; and</li> <li>f. Sweeping streets adjacent to the construction site to remove dust caused by the construction activities.</li> </ol> <p><b>AQ-3</b> All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 15 miles per hour averaged over one hour) to prevent excessive amounts of fugitive dust.</p> <p><b>AQ-4</b> All trucks hauling excavated or graded material off-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2)</p>	Less Than Significant Impact	<p>At plancheck: Planning Division</p> <p>Onsite: Development Services</p>

Environmental Impact	Significance Before Mitigation	Recommended Mitigation Measure	Significance After Mitigation	Responsible Party
		<p>and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.</p> <p><b>AQ-5</b> Prior to issuance of a grading permit, the applicant and/or contractors shall contact the VCAPCD for more specific guidelines as applicable to the project construction activities, and provide the Planning Manager, or designee, with a memorandum as to the date, contact person, and applicable provisions of Rule 55, which may include (but are not limited to) the following provisions: 1) visible dust from an applicable source is prohibited or limited, 2) Measures must be taken to reduce or prevent track-out onto paved public roadways, 3) track-out must be removed from roadways, 4) visible dust exceeding 100 feet in length from earth-moving equipment is prohibited, 5) outbound trucks with soil must either be tarped or a 6-inch freeboard below the truck rim, or be wetted to minimize loss of material due to wind or spillage.</p> <p><b>AQ-6</b> Signs displaying the VCAPCD Complaint Line Telephone number for public complaints shall be posted in a prominent location visible off-site at Site 1.</p> <p><b>AQ-7</b> Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with VCAPCD regularities regarding Asbestos (Rule 63.7).</p>		
Noise		<p><b>NOISE -1</b> During all excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.</p> <p><b>NOISE -2</b> Construction times shall be limited to 7 a.m. to 7 p.m. daily or in accordance with City Ordinances restricting construction times at the time of construction, whichever is more restrictive.</p>		