



# NOTICE OF PREPARATION

**TO:** All Interested Parties

**FROM:** City of San Dimas Planning Division  
245 East Bonita Avenue  
San Dimas, CA 91773

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting

**NOP REVIEW PERIOD:** November 2, 2022 through December 2, 2022

The City of San Dimas (City) is considering the adoption of a new specific plan for the City's downtown area (Project). The City is the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and will prepare an Environmental Impact Report (EIR) for the Project. This Notice of Preparation (NOP) has been prepared and distributed by the City to solicit written comments from responsible and trustee agencies, the State Office of Planning and Research, and interested organizations and individuals. The City is requesting input regarding the scope and content of the environmental information to be addressed in the Draft EIR.

## PROJECT LOCATION

The project area is centered along Bonita Avenue and is generally bounded by the 57 (Orange) freeway to the west, Gaffney Avenue to the east, First Street to the north, and Arrow Highway to the south. The project area includes San Dimas City Hall, located on Bonita Avenue, and a future transit station platform, located between Bonita Avenue (north), Arrow Highway (south), San Dimas Avenue (west), and Walnut Avenue (east).

## PROJECT DESCRIPTION

The Proposed Downtown Specific Plan (DTSP) would establish a planning and zoning framework for encouraging transit-oriented development in the greater downtown area while preserving the character of the historic commercial district. The DTSP will encourage compact development near the new Metro Gold Line transit station to decrease automobile dependency, reduce both local and regional traffic congestion and related greenhouse gas emissions, and provide additional guidance and plans to increase multimodal access to and from the historic Downtown area. The DTSP project area includes several opportunity sites within walking distance of the transit station that provide significant potential for infill development and adaptive reuse of existing underutilized downtown properties.

The Project would enable future development that would increase the development potential for downtown San Dimas in compliance with the vision of the City. The scale and timing of potential development will be described and evaluated in the EIR.

A conceptual land use plan is included for reference.

## PROBABLE ENVIRONMENTAL EFFECTS

The City has prepared an Initial Study to identify the potentially significant impacts on the environment that could be associated with the Project. The City has determined that the preparation of an EIR is the appropriate level of environmental documentation pursuant to CEQA and that the EIR should evaluate the following topical areas: Air Quality; Historic Resources; Archeological Resources; Paleontological Resources; Energy; Greenhouse Gas Emissions; Hazardous Materials; Land Use Policy; Noise; Population Growth; Public Services and Recreation; Transportation; Tribal Cultural Resources; and Utilities and Service Systems.

## PUBLIC MEETING

A public meeting will be held to receive public comment regarding the scope and content of the environmental analysis to be included in the EIR. City staff and consultants will be available.

**Day & Time:** Wednesday, November 16, 2022 5:30 - 7:00 PM

**Location:** City Hall Council Chambers 245 E. Bonita Avenue  
San Dimas, CA 91773

## NOP REVIEW AND COMMENT PERIOD

The NOP review and comment period is from **November 2, 2022 through December 2, 2022**. The City will consider all written comments regarding the scope of issues to be addressed in the EIR. Due to the time limits mandated by State law, please submit written comments at the earliest possible date but not later than 4:30 p.m. on the last day of the NOP comment period. In your comment, please include the name of a contact person. Please direct written comments to:

**Mail:** Anne Nguyen  
**Planning Division**  
245 E. Bonita Avenue  
San Dimas, CA 91773

**Email:** [ANguyen@sandimasca.gov](mailto:ANguyen@sandimasca.gov)

Date: October 27, 2022

Signature: \_\_\_\_\_



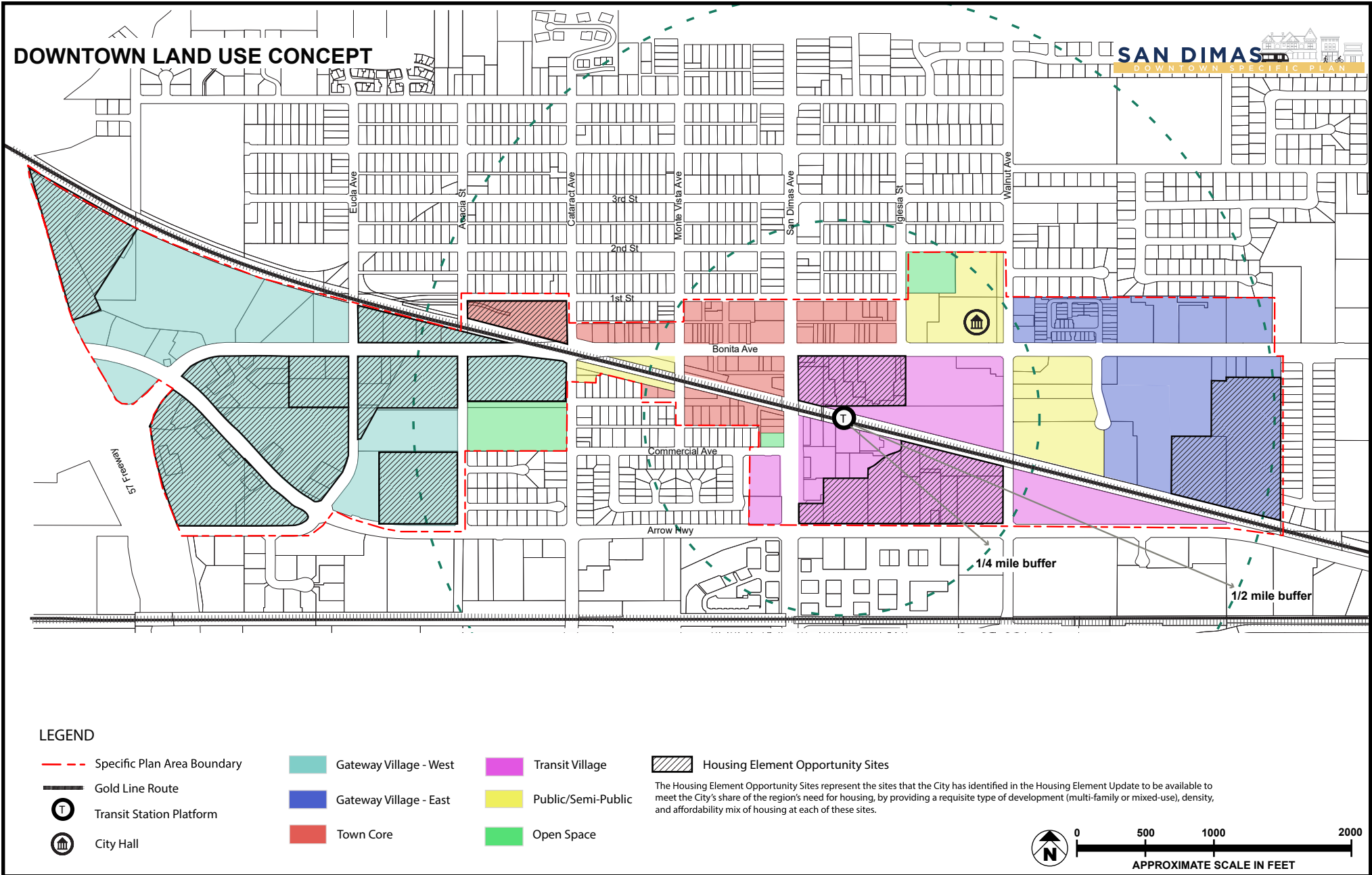
Name/Title: \_\_\_\_\_

Anne Nguyen, Associate Planner

Telephone: \_\_\_\_\_

(909) 394-6255

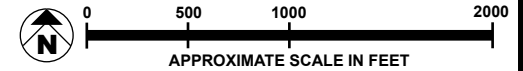
# DOWNTOWN LAND USE CONCEPT



## LEGEND

- - - Specific Plan Area Boundary
- Gateway Village - West
- Transit Village
- Housing Element Opportunity Sites
- Gold Line Route
- Gateway Village - East
- Public/Semi-Public
- T Transit Station Platform
- Town Core
- Open Space
- Ⓜ City Hall

The Housing Element Opportunity Sites represent the sites that the City has identified in the Housing Element Update to be available to meet the City's share of the region's need for housing, by providing a requisite type of development (multi-family or mixed-use), density, and affordability mix of housing at each of these sites.



SOURCE: City of San Dimas - Downtown Land Use Concept;10-21-22