

# CITY OF SAN DIMAS

## NOTICE OF AVAILABILITY OF DRAFT EIR

**TO:** All Interested Parties

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

**DATE:** June 7, 2024

**CONTACT:** Marco Espinoza, Acting Planning Manager

**PROJECT TITLE:** Downtown Specific Plan

**SCH NUMBER:** 2022110018

**REVIEW PERIOD:** June 7, 2024 to July 22, 2024

The City of San Dimas (City) is proposing the adoption of a new specific plan (Project) for the City's downtown area (Project Site). The City is the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and has prepared a Draft Environmental Impact Report (EIR) for the Project. This Notice of Availability (NOA) is being distributed by the City to solicit written comments from responsible and trustee agencies and other interested organizations and individuals on the Draft EIR.

### PROJECT LOCATION

The Project Site 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 Site 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 Area includes several opportunity sites for new development providing significant potential for infill development and adaptive reuse of existing underutilized downtown properties within walking distance of the transit station. The DTSP is also proposed to establish the zoning for the development of additional housing identified in the City's Housing Element.

The Project would increase the development potential in downtown San Dimas in compliance with the vision of the City. The proposed DTSP would allow new housing, retail commercial, employment, and hospitality uses within the DTSP Area. The potential maximum development capacity of 3,687 dwelling units is analyzed in the Draft EIR. For the purposes of analysis, the development is assumed to occur over a 20-year period. In addition to approval of the DTSP, associated actions proposed include approval of a General Plan Amendment, Zone Change, and a Municipal Code Text Amendment.

## **ENVIRONMENTAL REVIEW FINDINGS**

The potential impacts of the Project were determined to be less than significant for the following topics identified in the Draft EIR: energy, greenhouse gas emissions, hazards and hazardous materials, land use, population and housing, public services, transportation, and utilities and service systems. The potential impacts of the Project were determined to be less than significant for the following topics with the mitigation measures identified in the Draft EIR: cultural resources, geology and soils, noise, and tribal cultural resources. The potential impacts of the Project were determined to be significant and unavoidable for the following topic identified in the Draft EIR: air quality.

## **COMMENTING ON THE DRAFT EIR**

Consistent with the requirements of Sections 15087 of the State CEQA Guidelines, this Draft EIR is being made available on June 7, 2024 for public review for a period of 45 days. During this period, responsible and trustee agencies and other interested organizations and individuals may submit written comments on the content of this Draft EIR to the City of San Dimas. Written responses to all comments received on the Draft EIR will all be provided in the Final EIR.

## **DOCUMENT AVAILABILITY**

The Draft EIR is available on the City of San Dimas website at:

[https://sandimasca.gov/departments/community\\_development/planning\\_division/downtown\\_specific\\_plan.php](https://sandimasca.gov/departments/community_development/planning_division/downtown_specific_plan.php)

Copies of the Draft EIR (appendices may be viewed digitally) will be available for viewing at the San Dimas Planning Division through July 22, 2024 at:

San Dimas City Hall - Planning Division  
245 E. Bonita Avenue  
San Dimas, CA 91773  
Monday – Thursday: 7:30 AM – 5:30 PM  
Fridays: 7:30 AM – 4:30 PM

## **HOW TO COMMENT**

Please provide written comments to:

Mail: Marco Espinoza  
Planning Division  
245 E. Bonita Avenue  
San Dimas, CA 91733

Email: [Mespinoza@sandimasca.gov](mailto:Mespinoza@sandimasca.gov)

Comments must be received prior to the close of the 45-day public review period at 5:00 p.m. on July 22, 2024.

## **PUBLIC HEARINGS**

No public hearings to consider the EIR and Project have been scheduled as of this date. The City will provide public notices identifying the date, time, and place of public hearings in accordance with the City's public hearing noticing requirements once dates have been identified.