

# CITY OF SAN DIMAS DOWNTOWN SPECIFIC PLAN

EIR SCOPING MEETING // NOVEMBER 16, 2022



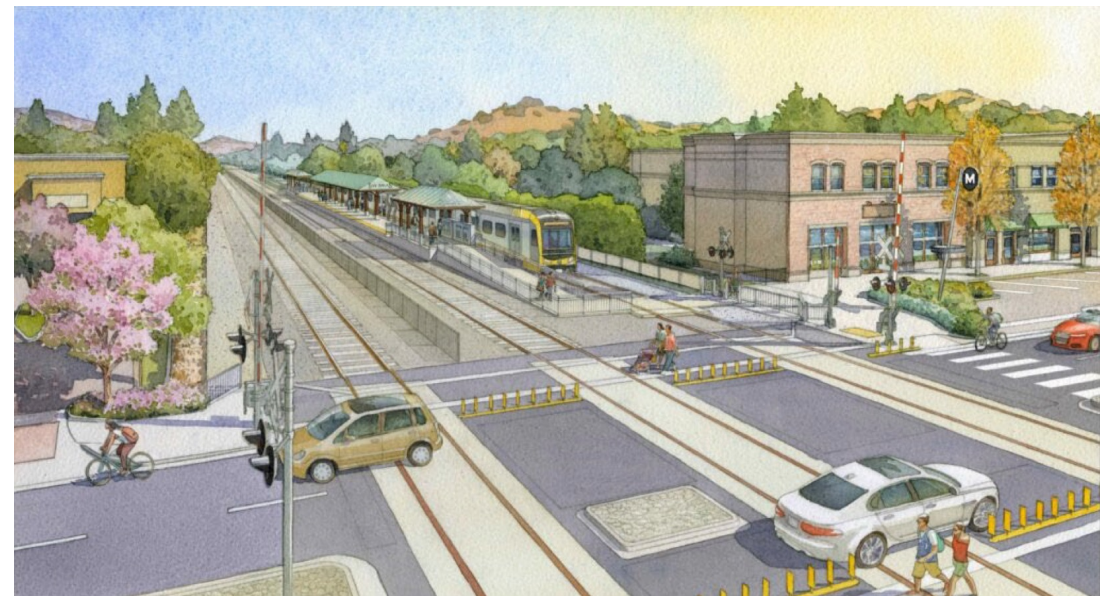
# MEETING AGENDA

- I. Welcome and Introductions
- II. Overview of Specific Plan
- III. Overview of CEQA Process
- IV. Summary of Initial Study
- V. Summary of EIR
- VI. Opportunity for Public Comment

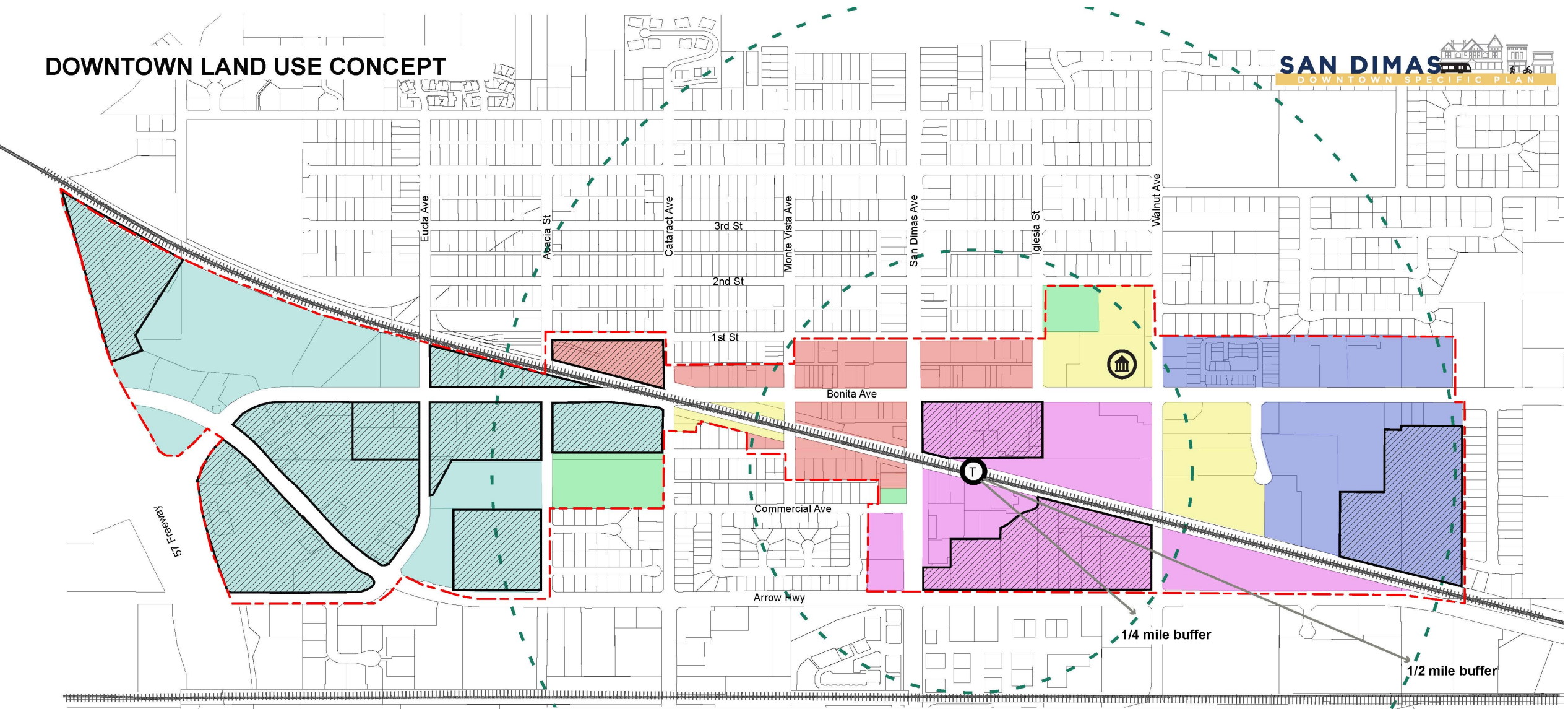


# SPECIFIC PLAN OVERVIEW

- ➔ Provides a vision for Downtown over the next 20 years
- ➔ Guide and incentivize new investment, development, and improvements
- ➔ Establish new zoning regulations (permitted uses, heights, setbacks, site design, etc.)
- ➔ Changes to land use, circulation, and other aspects of the built environment where desired



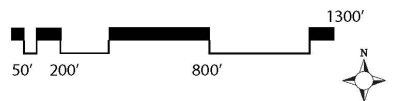
# DOWNTOWN LAND USE CONCEPT



## LEGEND

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

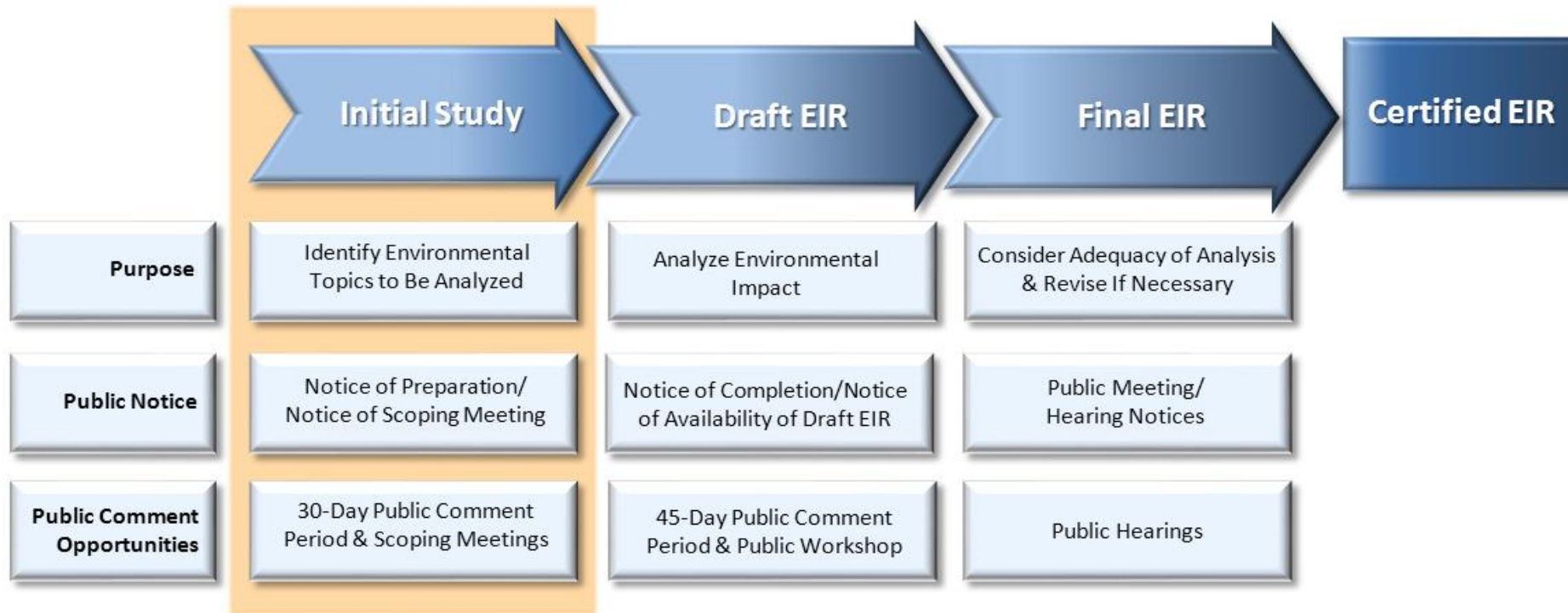
The Housing Element Opportunity Sites represent the sites that the City has identified in the Housing Element Update to be available to meet the City's share of the region's need for housing, by providing a requisite type of development (multi-family or mixed-use), density, and affordability mix of housing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



# CEQA Process

- ❖ The California Environmental Quality Act (CEQA) requires the City to evaluate potential adverse impacts before making decisions that could affect the environment.
- ❖ Once the City determines that a project is subject to CEQA, an initial study is prepared to determine if an EIR is necessary and what topics to evaluate in that EIR.
- ❖ The City then issues a Notice of Preparation (NOP) that is filed with the State and the County, mailed to other public agencies and also made available to the public for a review period of 30 days.

# CEQA Process



**We are here**

# Contents of Initial Study

- ❖ Summary Project Description
  - ❖ Enough detail for level of analysis and comment
- ❖ Review of Potential Impacts
  - ❖ Based on State Checklist containing 20 topics
- ❖ Determination of Issues for Further Analysis in EIR
  - ❖ Conclusions of potential for a significant impact

# Contents of EIR

- ❖ Project Description
  - ❖ Greater detail than Initial Study
- ❖ Description of Existing Conditions
  - ❖ Baseline from which change is evaluated
- ❖ Analysis of Potential Environmental Impacts
  - ❖ For those topics identified in Initial Study
- ❖ Identification of Mitigation Measures
  - ❖ For those topics determined to have significant effect
- ❖ Consideration of Project Alternatives
  - ❖ As ways to avoid impacts



# Topics Not Anticipated To Be Evaluated In EIR

- ❖ Identified in Initial Study as not needing further study:
  - ❖ Aesthetics
  - ❖ Agriculture & Forestry
  - ❖ Airport Hazards & Noise
  - ❖ Biological Resources
  - ❖ Geology – Seismology & Soils
  - ❖ Hydrology & Water Quality
  - ❖ Housing Displacement
  - ❖ Mineral Resources
  - ❖ Wildfire

# Potential Construction Impacts

- ❖ The Specific Plan is expected to lead to new construction within downtown San Dimas
- ❖ Based on the Initial Study, construction activity will be evaluated in the EIR for effects on:
  - ❖ Air Quality
  - ❖ Cultural Resources
  - ❖ Geology - Paleontological
  - ❖ Hazards & Hazardous Materials
  - ❖ Noise
  - ❖ Tribal Cultural Resources

# Potential Operational Impacts

- ❖ The Specific Plan is expected to increase the population and activity in downtown San Dimas over time.
  
- ❖ Based on the Initial Study, the development potential of the Plan will be evaluated in the EIR for effects on:
  - ❖ Air Quality
  - ❖ Energy
  - ❖ Greenhouse Gas Emissions
  - ❖ Land Use Policy
  - ❖ Population Growth
  - ❖ Public Services
  - ❖ Recreation
  - ❖ Transportation
  - ❖ Utilities (Water/Wastewater)



# Opportunity for Comment

- ❖ Comment Period: November 2, 2022 through December 2, 2022
- ❖ Ways to Comment
  - ❖ US Mail: Anne Nguyen  
Planning Division  
245 E. Bonita Avenue  
San Dimas, CA 91773
  - ❖ Email: [ANguyen@sandimasca.gov](mailto:ANguyen@sandimasca.gov)
  - ❖ Hand in at Planning Department
  - ❖ Speak Tonight





# THANK YOU

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