

# CITY OF SAN DIMAS

## NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

**TO:** All Interested Parties

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

**DATE:** June 21, 2024

**CONTACT:** Luis Torrico, Director of Community Development

**PROJECT TITLE:** MCTA 20-0005

**SCH NUMBER:** 2022120594

**REVIEW PERIOD:** June 21, 2024 to 5:00 PM July 21, 2024

NOTICE IS HEREBY GIVEN that the City of San Dimas has completed an Initial Study for the following described project at the following location:

Municipal Code Text Amendment 20-0005; Specific Plan No.11.

Consideration of a Municipal Code Text Amendment of Title 18-Zoning, Chapter 18.518 Specific Plan 11 of the San Dimas Municipal Code, to amend grading limits within Planning Area I and make various clean-up text amendments (Project).

The proposed Municipal Code Text Amendment (MCTA) would allow for up to one thousand (1,000) cubic yards of grading, cut and fill, beyond that grading necessary for the primary residence, driveway and garage for properties located within SP-11 Planning Area 1 (36 residential lots, up to 36,000 CY grading). Per the previous Development Plan Review Board policy, a swimming pool and five (5) feet of decking surrounding the pool were exempted from the additional grading calculations, and will be codified as part of the proposed MCTA. The proposed MCTA would also include development standards for the grading, landscaping and any retaining walls that the additional grading would require. Additional clean-up items are proposed by removing sections which dealt with the initial development of the area and codifying previous policies regarding Conditional Uses within the specific plan.

The Initial Study was completed in accordance with the City's Guidelines implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the City's staff has concluded that the project will not have a significant effect on the environment, and has, therefore, prepared a Draft Negative Declaration/Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the City.

1. The Project site  is,  is not, on a list compiled pursuant to Government Code section 65962.5.
2. The proposed Project  is,  is not, considered a project of statewide, regional or areawide significance.

3. The proposed project  will,  will not, affect highways or other facilities under the jurisdiction of the State Department of Transportation.

Copies of the Initial Study and Draft Negative Declaration/Mitigated Negative Declaration are on file at City Hall, 245 East Bonita Ave., San Dimas CA 91773, and are available for public review. Electronic format of the document(s) can also be obtained by contacting Luis Torrico, Director of Community Development, at 909.394.6208. **Comments will be received from June 21, 2024 to 5:00 PM on July 21, 2024.** Any person wishing to comment on this matter must submit such comments, in writing, to the City prior to this date. Comments of all Responsible Agencies are also requested.

If the City finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration/Mitigated Negative Declaration. No public hearings to consider the Initial Study/Draft Negative Declaration/Mitigated Negative Declaration 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