

CITY OF SAN DIMAS

Planning Commission

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING OF THE SAN DIMAS PLANNING COMMISSION

APPLICATION - PROJECT DESCRIPTION: Case No. MCTA 20-0005

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.

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.

PROJECT LOCATION: Specific Plan 11, Area I

The Project Site is located within the southwestern portion of the City and is located within Area I of Specific Plan-11. Specific Plan-11, Area I is bordered by Puente Street to the north, Via Verde to the southeast, East Covina Hills Road to the southwest and the City of Covina to the west. The majority of the Specific Plan has been developed with single-family residences within hillside areas and is surrounded by existing hillside single-family residences. Local access to the Project Site is provided by Via Verde and regional access is provided by the San Bernardino Interstate-10 (I-10) Freeway, approximately 1-mile to the south.



Entire Specific Plan No. 11 (project area) is highlighted in yellow.

ENVIRONMENTAL:

Additionally, the City of San Dimas hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Staff has analyzed the request for the following:

After reviewing the Initial Study and any applicable mitigating measures for the project, Staff has determined that this project will not have a significant effect on the environment. Accordingly, a MITIGATED NEGATIVE DECLARATION has been prepared.

Public comments on the Mitigated Negative Declaration will be received by the City beginning on December 22, 2022, through 5:00 PM on January 18, 2023. As stated above, a public hearing of the San Dimas Planning Commission will be held to consider the proposed project and the proposed Mitigated Negative Declaration and then forward a recommendation to the City Council on January 19, 2023 at 7:00 PM in the San Dimas City Hall Council Chambers at 245 East Bonita Avenue, San Dimas CA 91773. The proposed project and the proposed Mitigated Negative Declaration are anticipated to be heard by the San Dimas City Council at a later date. Any additional future public hearings by either the San Dimas Planning Commission or the San Dimas City Council will be noticed as required.

PROJECT APPLICANT:

The City of San Dimas

STAFF CONTACT:

Ken Fichtelman, Associate Planner
KFichtelman@sandimasca.gov (909) 394-6256

**PUBLIC HEARING
DATE AND TIME:**

Thursday, January 19, 2023
at 7:00 PM

**PUBLIC HEARING
LOCATION:**

City Hall Council Chamber
245 E. Bonita Avenue
San Dimas, California 91773

Copies of all relevant material, including the project specifications and all documents referenced in the Mitigated Negative Declaration, are available for public inspection at San Dimas City Hall, Planning Division, 245 East Bonita Avenue, San Dimas and the City of San Dimas website https://sandimasca.gov/departments/community_development/planning_division/development_projects_environmental_info.php. Electronic format of the document(s) can also be obtained by contacting Ken Fichtelman at 909.394.6256. City Hall is open Monday through Thursday, 7:30 a.m. to 5:30 p.m., and on Fridays from 7:30 a.m. to 4:30 p.m. The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

The City is requesting your participation in this public hearing process. If you are unable or do not desire to attend, you also have the opportunity to submit written comments in favor of or in opposition to this project. Correspondence should be addressed to the City of San Dimas, Community Development Department, 245 East Bonita Avenue, San Dimas, CA 91773. All comments must be received by no later than 5:00 p.m. on January 19, 2023, to ensure that the Planning Staff has time to print the emails and type verbal comments prior to the beginning of the meeting.

If you challenge the action taken on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division Staff at, or prior to, this public hearing.