

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

TO: Responsible Agencies/
Trustee Agencies/
Interested Parties/
Los Angeles County Clerk



FROM: City of San Dimas
Planning Department
Jennifer Williams, Associate Planner
245 East Bonita Avenue
San Dimas, CA 91773
909.394.6254

COMMUNITY MEETING DATE AND TIME

Thursday, May 24, 2018 at 6:00 P.M.

MITIGATED NEGATIVE DECLARATION PUBLIC REVIEW PERIOD

May 18, 2018 through June 6, 2018 at 5:30 P.M.

PLANNING COMMISSION PUBLIC HEARING DATE AND TIME

Thursday, June 21, 2018 at 7:00 P.M.

COMMUNITY MEETING AND PLANNING COMMISSION PUBLIC HEARING LOCATION

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

PROJECT NAME:

Walnut Avenue Project
Tentative Tract Map 73584 (TTM 16-01), Zone Change 16-01, Development Plan Review Board Case Nos. 16-02, 16-03, 16-04, Tree Removal Permit 16-03, and Municipal Code Text Amendment 18-01

PROJECT LOCATION:

300 N. Walnut Avenue, 343 Moore Place, and APN's 8390-009-031 & 8390-009-011. The property located at 216 N. Walnut Avenue is not a part of the subdivision but would also be affected by the zone change and municipal code text amendment. The site is generally located east of Walnut Avenue, south of Juanita Avenue, west of Basilio Avenue, and north of Dakota Court

PROJECT DESCRIPTION:

The project involves a request for a zone change from Single-Family 16,000 to Single-Family 7,500 with a minimum lot size of 7,500 square feet for a project area of just under 4 acres. The Walnut Avenue subdivision proposes to subdivide approximately 3 acres of the project area into 12 residential lots to be developed with 12 two-story single-family homes. The project also includes the demolition of two structures listed on the City's historic inventory list and the removal of mature

trees. A municipal code text amendment (MCTA) is also being prepared by Staff for the Planning Commission and City Council's consideration of additional development standard overlay requirements to encourage compatibility with adjacent development.

PROJECT APPLICANT:

John Begin
133 E. Bonita Avenue
San Dimas, CA 91773

STAFF CONTACT:

Jennifer Williams, Associate Planner
909.394.6254
jwilliams@ci.san-dimas.ca.us

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, Planning Division, 245 East Bonita Avenue, San Dimas, CA 91773.

A detailed description of the subject application is on file in the Planning Division at City Hall. If you would like more information about the proposed project prior to the public hearing, please contact the Planning Division at 909.394.6250 and request information about this project.

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 at, or prior to, this public hearing.

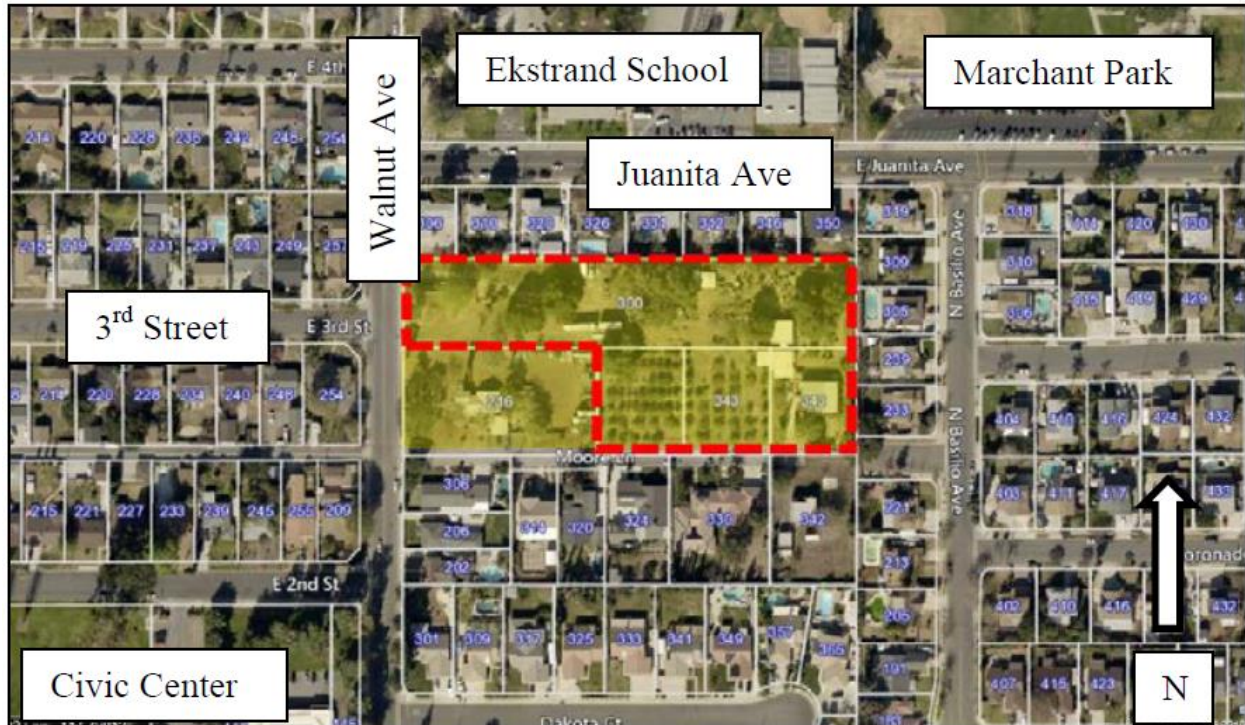
Additionally, the City of San Dimas hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Staff has analyzed the request for the following:

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 May 18, 2018, through **June 6, 2018 at 5:30pm**. As stated above, a community meeting for the proposed project is being held on Thursday, May 24, 2018 at 6pm in the San Dimas City Hall Council Chambers at 245 E. Bonita Avenue and a public hearing of the San Dimas Planning Commission will be held to consider the proposed project and the proposed Mitigated Negative Declaration on **June 21, 2018 at 7pm** 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.

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 <http://www.cityofsandimas.com/ps.publicinformation.cfm?ID=2313> Referenced documents include the following focused environmental studies: Air Quality & Greenhouse Gases, Biological Assessment, Arborist Report, Cultural Resources Analyses/Onyx Reports, Hydrology/Low Impact Development, and Noise Readings. The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.



Entire project area for consideration of zone change shown in yellow- approximatley 4 acres

Properties under applicant's ownership for consideration of tract map shown in red border- approximatley 3 acres