

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
Marco A. Espinoza, Senior Planner
245 East Bonita Avenue
San Dimas, CA 91773
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MITIGATED NEGATIVE DECLARATION PUBLIC REVIEW PERIOD

February 25, 2019 through March 18, 2019 at 5:30 P.M.

PROJECT NAME:

Walnut Villas Housing Project at 299 E. Foothill Blvd., San Dimas, CA. 91773, Vesting Tentative Tract Map No. 72368 (15-02), General Plan Amendment 15-02, Zone Change 15-02, DPRB Case No. 15-33, Precise Plan Case No. 15-01, Tree Removal Permit 15-38 and Development Agreement with the City.

PROJECT LOCATION:

299 E. Foothill Blvd., San Dimas, California 91773 (Assessor Parcel Numbers: 8665-008-017 & -016). The site is generally situated north of the intersection of East Foothill Boulevard and North Walnut Avenue and is bordered by residential developments to the west, Horsethief Canyon Park to the north, the San Dimas Wash to the east and southeast.

PROJECT DESCRIPTION:

The project site at 299 E. Foothill Blvd. in San Dimas comprises approximately 6.25 acres of land that was formerly occupied by an equestrian center and .44 acres of City owned park land. The developer is requesting a land exchange to acquire the piece of land that separates the two parcels under the applicant's ownership and a strip of land north of the project site. Existing improvements within the project site include several buildings, two mobile homes, stables, corrals, and other related equestrian improvements which will be demolished. The water tank/wireless facility located on site near the main entrance of the site will remain. The site contains a total of 59 mature trees that include different tree species such as Ash, California Pepper, and Coast Live Oak which will all be removed. The Vesting Tentative Tract Map is proposing 20 single-family lots and three common lots, which will be developed for different uses; a 3,020 cubic yards debris retention basin, a common use area with an existing wireless facility and Lot No. 22 will be developed as park land to be granted to the City as an extension of Horsethief Canyon Park. The 20 proposed houses will all be two-stories in height and range in size from 2,893 square feet to 3,312 square feet with either a two- or three-car garage.

PROJECT APPLICANT:

Hagop Sargisian
San Dimas Foothill Partners LLC
2913 El Camino Real, #335
Tustin, CA 92782

STAFF CONTACT:

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PUBLIC REVIEW AND WRITTEN COMMENTS:

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 February 25, 2019 through March 18, 2019. A public hearing of the Planning Commission and the City Council to consider this proposed MITIGATED NEGATIVE DECLARATION is anticipated to be heard at a later date at the San Dimas City Hall, Council Chamber, 245 East Bonita Avenue, San Dimas. These future public hearings will be noticed as required.

DOCUMENT AVAILABILITY:

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>. Referenced documents include the following focused environmental studies: Air Quality & Greenhouse Gases, Biological Assessment, Arborist Report, Hydrology/Low Impact Development, and Traffic Study. The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

