

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022110018

Project Title: San Dimas Downtown Specific Plan

Lead Agency: City of San Dimas

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Project Location: San Dimas, Los Angeles

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

The Downtown Specific Plan (DTSP) would establish a planning and zoning framework for encouraging transit-oriented development in the greater downtown area while preserving the character of the historic commercial district. The DTSP will encourage compact development near the new Metro A Line transit station to decrease automobile dependency, reduce both local and regional traffic congestion and related GHG emissions, and provide additional guidance and plans to increase multimodal access to and from the historic Downtown area. The DTSP Area includes opportunity sites for new development providing significant potential for infill development and adaptive reuse of existing underutilized downtown properties within walking distance of the transit station. The DTSP would establish the zoning for the development of additional housing identified in the City's Housing Element. The DTSP would increase the development potential in downtown San Dimas in compliance with the vision of the City, and would allow new housing, retail commercial, employment, and hospitality uses within the DTSP Area. The potential maximum development capacity of 3,687 dwelling units. The development is assumed to occur over a 20-year period. Associated actions proposed include approval of a General Plan Amendment, Zone Change, and a Municipal Code Text Amendment.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

A Draft Environmental Impact Report (EIR) has been prepared to address the potential environmental impacts of the Project. The Draft EIR has considered all possible impacts and incorporated Mitigation Measures for the impact areas of air quality, cultural resources, geology and soils, and noise. The construction and operational emissions of future development would exceed SCAQMD regional thresholds. MM AQ-1 requires CEQA review of future projects air quality impacts and implement respective mitigation measures to minimize impacts. MM AQ-2 requires applicants for individual development project prepare and implement a worker training program. MM AQ-3 requires the ability to supply the compliant construction equipment prior to any ground-disturbing and construction activities. MM AQ-4 requires incorporation of low-emission technology including solar water heaters, air-source heat pump, natural gas, and/or gas boosted solar as deemed appropriate by future project specific analysis. The DTSP land use plan includes guidelines to retain and reflect the historic feel and scale of the buildings along Bonita Avenue in the historic core of the downtown area. MM CUL-1 requires a historical resources evaluation shall be prepared if the property on which the project or development is proposed is not currently designated but contains built environment features over 45 years of age. MM CUL-2 requires historical resource documentation prior to obtaining a building permit for any structure that would modify a structure included on the City's list of historic resources. If future development enabled by the Project involves excavation of previously undisturbed soils, and unknown resources are inadvertently discovered, MM GEO-1 requires evaluation of the discovery. Construction activities would cause an increase in noise levels. MM NOI-1 requires development projects to develop a Construction Noise Reduction Plan to minimize construction noise.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Comments received in response to the Notice of Preparation (NOP) identified the following potential impacts that are evaluated in the Draft EIR: the potential for contamination of the site with hazardous materials from past uses, potential noise impacts from construction and operation of subsequent development projects, and the potential for impacts on pedestrian, cyclist, vehicular movement, and transit service in the Project area.

Provide a list of the responsible or trustee agencies for the project.

None.