

## NOTICE OF PREPARATION

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**To:** Responsible and Trustee Agencies & Other Interested Agencies  
(Distribution List is attached to this notice)

**Subject:** Notice of Preparation of a Draft Environmental Impact Report

**Lead Agency:**

Agency Name: City of San Dimas  
Mailing Address: 245 East Bonita Ave., San Dimas, CA 91773  
Business Address: Temporary City Hall, 186 Village Court, San Dimas, CA 91773  
Contact: Larry Stevens, AICP  
Consulting Firm: TBD

The City of San Dimas will be the Lead Agency for an environmental impact report to be prepared for the proposed project described in the attachments to this Notice of Preparation. The City needs to know the views of your agency regarding the scope and content of the environmental information that should be included in this EIR. The document to be prepared by the City should include any information necessary for your agency to meet any statutory responsibilities related to the proposed project. Your agency will need to use the EIR prepared by the City when considering any permit or other approvals necessary to implement the project. An Initial Study has been completed by the City for this project. It is available in electronic form at [www.cityofsandimas.com](http://www.cityofsandimas.com). If the topics of concern to your agency have already been identified for analysis, your agency need not provide a response to this notice.

The project description, location, and the environmental issues to be addressed in the EIR are contained in the attached materials. **Due to the time limits mandated by State law, your response must be sent to the City at the earliest possible date but not later than 30 days after receipt of this notice. Please send your response to Larry Stevens, Assistant City Manager for Community Development, Community Development Department, City of San Dimas, 245 East Bonita Ave, San Dimas, California 91773.** Agency responses to this NOP should include the name of a contact person within the commenting agency.

**Project Title:** General Plan Amendment 08-02  
Specific Plan Amendment 08-04  
Tentative Tract Map 70583  
Development Agreement

**Project Location:** City of San Dimas, County of Los Angeles

**Project Description (brief):**

The proposed project consists of: (1) Amendments to the City's General Plan and Specific Plan No. 25 to implement obligations contained in the Settlement Agreement and to enable approval of the tentative tract map (described below). (2) A tentative tract map to subdivide approximately 270 acres located in the western portion of the Northern Foothills into 61 single-family residential lots, 7 on-map common area lots (or "lettered lots") including private roadways, 1 remainder parcel that is anticipated to remain open space/habitat conservation and which will be offered for dedication to the City or a conservancy, related infrastructure (including entry gates, utilities, water quality control basins and a water storage facility), and an easement for an approximately 2.83-acre portion of property to the south for the purpose of access, drainage, grading, utilities, landscaping and maintenance. The project site, including the Tentative Map and the 2.83-acre easement area, consists of a total acreage of approximately 273 acres.

The Tentative Map consists of 61 single-family residential lots, with an average lot size of 2 acres. The residential lots range in size from approximately ½ acre to 17.81 acres. Pad sizes on the residential lots average 25,204 square feet, with a range of 13,485 to 70,559 square feet. Some residential lots include designated "no build areas. Nine of the residential lots are designated as "equestrian lots." Sixteen lots are designated for construction of two-story structures. Residential lots are planned to have setbacks of 25 feet (front yard, from curb), 25 feet combined (side yard) and 20 feet (rear). Parking is intended to be accommodated on each individual lot. The proposed single-family residences will range in size between approximately 4,000 - 14,999 square feet, with the average home size estimated to be between approximately 5,000-6,000 square feet. The project proponent anticipates that the residential lots will be offered for sale to the general public as executive level home sites.

Primary access to the project site will be taken from a gated entryway to a private road beginning at the northern terminus of Cataract Avenue (a paved public street). The project site's residential circulation consists of 26-foot-wide paved private roads. Emergency access to and from the project site would be taken from Cataract Avenue and up to four other access points. Two proposed emergency access points are along the western boundary of the project site and lead into Glendora via the project applicant's adjacent property. The other two proposed emergency access points are located on the eastern side of the project site.

Date: May 5, 2010

Signature:



Larry Stevens, AICP

Title: Assistant City Manager for Community Development

Telephone: (909) 394-6250

Reference: California Administrative Code, Title 14 (CEQA Guidelines), Sections 15082(a), 15103, 15375.

## **PROJECT LOCATION**

As shown in **Figure 1**, the project site is within eastern Los Angeles County. More specifically, it is located in the San Gabriel Valley within the City of San Dimas. The site itself is located within the approved Specific Plan No. 25 area, which is located in the Northern Foothills of the City near the Angeles National Forest.

**Figure 2** depicts the existing character of the general area and surrounding land uses. As shown, the project site is presently undeveloped. Aside from care-takers quarters, existing water tanks, stables, corrals, several barns, fencing and a leach field, the project site is vacant. The project site is primarily accessible from Cataract Avenue, a paved public road; additionally, several unpaved motorways and fire-roads provide limited access to the project site and to the surrounding foothill areas. A number of unpaved motorways, including Wildwood Motorway, Ferguson Motorway and Sycamore Canyon Road, transect portions of the project site. The topography of the project site consists of rolling hills, steep hill and valley areas and a significant lower-lying bowl area that is relatively flat.

## **PROJECT BACKGROUND**

In 1999, the City of San Dimas approved a General Plan Amendment 99-1 and Specific Plan No. 25 for a 972 acre portion of the City known as the “Northern Foothills.” At that time, the City also certified the Northern Foothills Implementation Project – Program Environmental Impact Report. The 972 acre Northern Foothills are generally located north of Foothill Boulevard between the boundaries of adjoining Glendora and La Verne. It is bounded on the north by the Angeles National Forest.

General Plan Amendment 99-1 and Specific Plan No. 25 revised underlying land use designations and densities. As analyzed in the NF-PEIR, General Plan Amendment 99-1 and Specific Plan No. 25 could (depending on a number of design factors) lead to a range of 45-198 lots in the Northern Foothills, with lot sizes ranging between 5 and 80 acre. However, due to the implementation of development criteria, these land use documents concluded that actual lot count could be less. The minimum density of the Northern Foothills was expressed as at least one dwelling unit on each of the forty-seven undeveloped assessor’s parcels described in the Northern Foothills documents, assuming those were legal parcels. These documents further emphasized the need for equestrian lots and trails, limited residential development to single story structures and limited grading and infrastructure (including prohibiting development grading in areas over 35% and all development in areas over 50% and near or on certain “primary” and “secondary” ridges).

Shortly thereafter, the project proponent (NJD) filed a legal challenge in Los Angeles County Superior Court against the City’s approval of General Plan Amendment 99-1 and Specific Plan No. 25. On March 4, 2002, the trial court dismissed the case, holding that the project proponent must first present an actual application to the City for a decision under General Plan Amendment 99-1 and Specific Plan No. 25 before seeking further judicial relief. That decision was appealed unsuccessfully and later an appeal with the California Supreme Court was also filed. The project proponent and the City entered into a Settlement Agreement and Release in 2004 which dismissed the project

proponent's claims and litigation in exchange for allowing the City, while retaining its final discretionary and legislative authority, to approve or deny a project.

The Settlement Agreement established a framework and a set of standards for this process. Some of these standards and framework consist of: (1) promoting open space and the natural setting for residentially zoned property by offering the project proponent's property to various conservancies, (2) providing the project proponent with a concurrent right or the City with an obligation to process amendments to General Plan Amendment 99-1 and Specific Plan No. 25 (to recognize the unique features of the project proponent's property), (3) providing for cooperative CEQA and entitlement processing, (4) increasing the range of dwelling unit densities on the project proponent's then-held property of 202 acres per an exhibit entitled "San Dimas Lotting Concept Plan" showing approximately 38 large private lots and (5) allowing for a limited number of two story dwelling units. The Settlement Agreement discussed access, inclusion of dwelling units consolidated from adjoining properties acquired by the project applicant, or transfers of development rights purchased from other property owners in the Northern Foothills.

## **PROJECT CHARACTERISTICS**

### **Proposed Project Actions**

At this time, the City of San Dimas has identified the following actions that will need to be taken by the City, acting as lead agency for this project. The City believes the project may require actions by a Responsible Agency. Additional actions may be identified as a result of consultation facilitated by the environmental review process.

The ***City of San Dimas*** would be responsible for the following actions:

- Approve an Amendment to the Land Use Element of the General Plan
- Approve an Amendment to Specific Plan No. 25
- Approve a Tentative Tract Map.
- Approve a Development Agreement

Figure 1

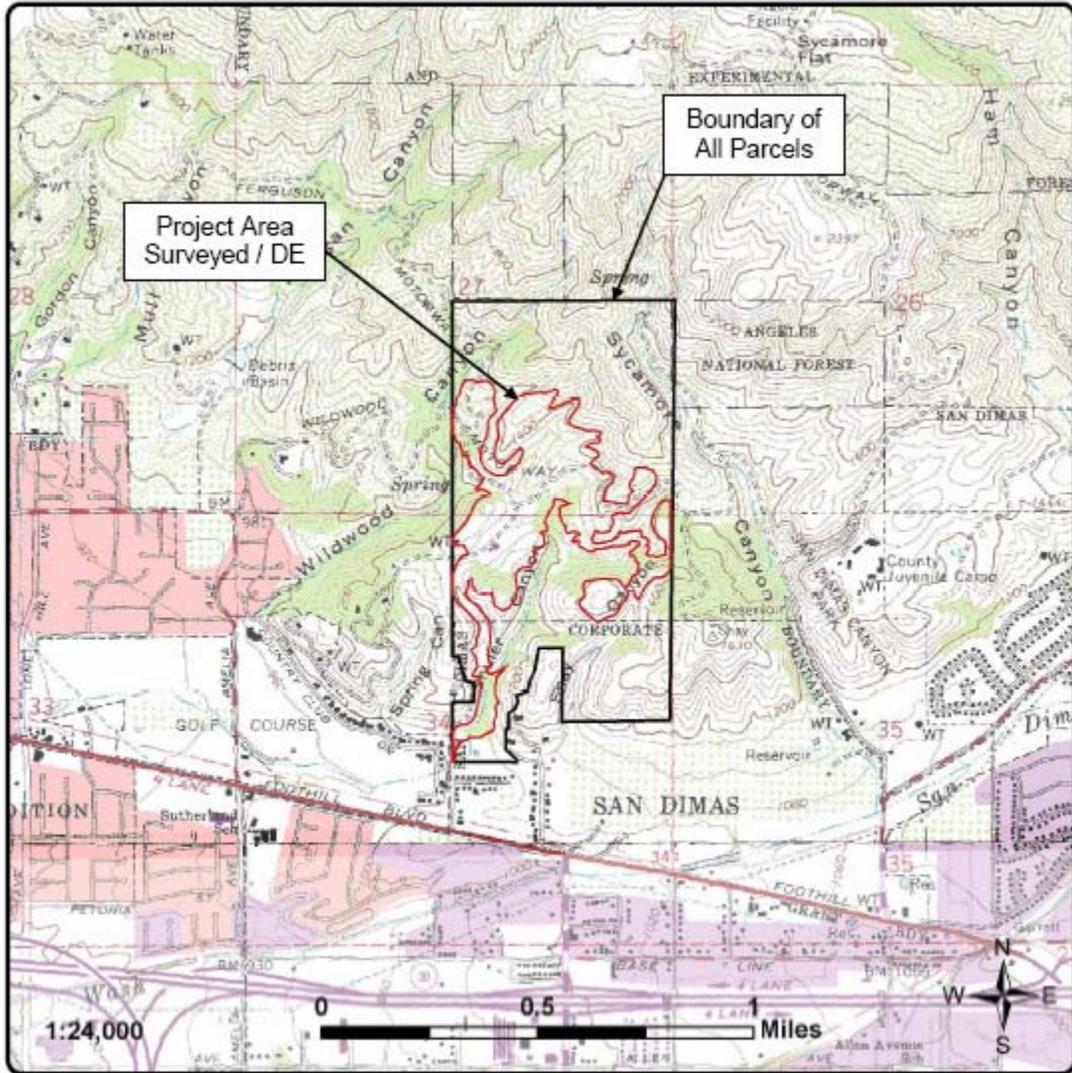
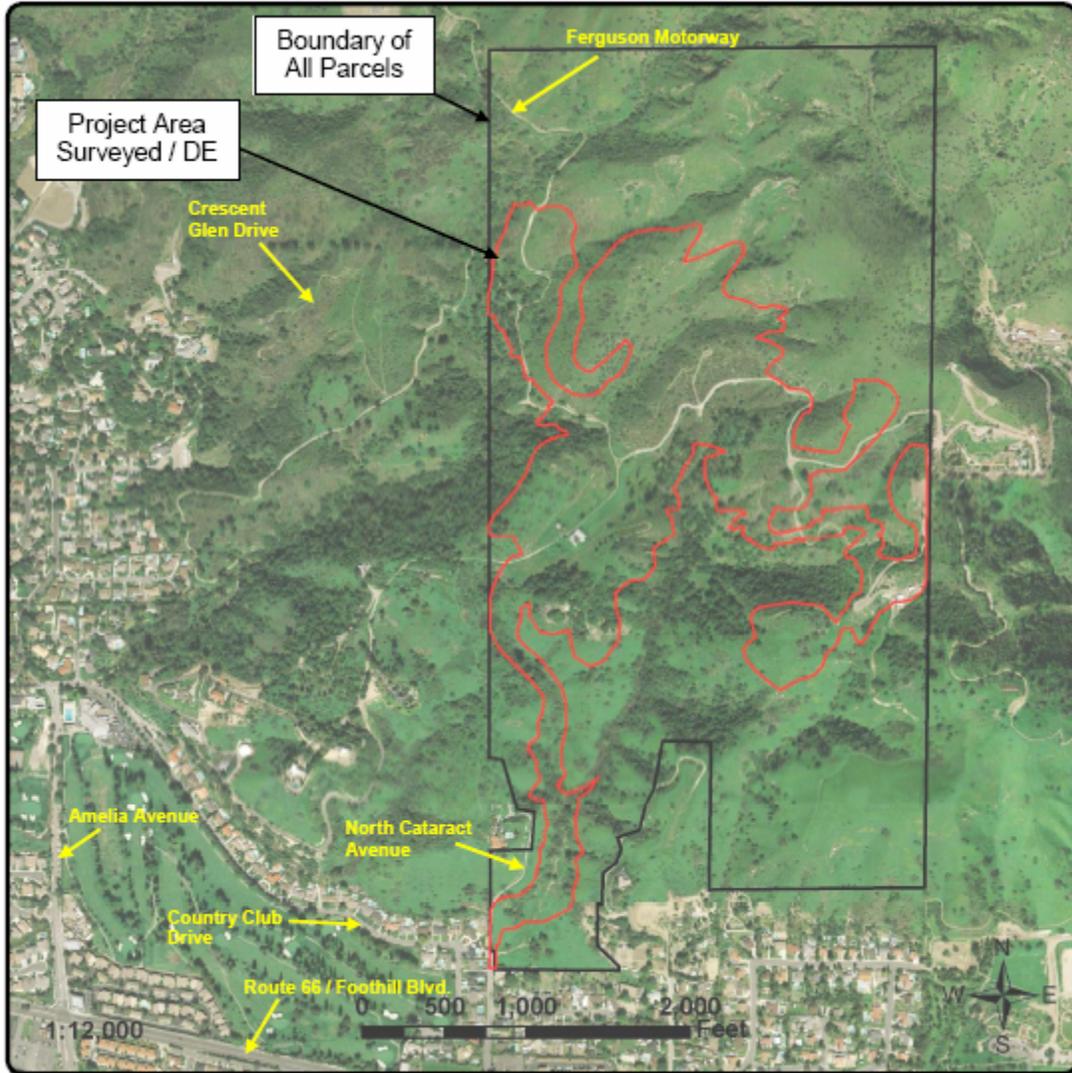


Figure 2



**Probable Environmental Effects**

The City of San Dimas has completed a preliminary review of the applications for this project, as described in Section 15060 of the CEQA Guidelines, and has determined that an EIR should be prepared for the project. Based on the characteristics of the project, the City intends to prepare a Project EIR on the proposed general plan amendment, specific plan amendment and tentative tract map. The scope of work for this EIR will involve research, analysis, and study of the following issues and concerns. The City is planning to address the following environmental topics (identified by an “x”) in the EIR for this project:

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology & Soils
<input type="checkbox"/> Hazards & Waste Materials	<input checked="" type="checkbox"/> Hydrology & Water Quality	<input checked="" type="checkbox"/> Land Use & Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population & Housing
<input checked="" type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input checked="" type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Utilities & Service Systems	<input checked="" type="checkbox"/> Mandatory Findings of Significance	<input checked="" type="checkbox"/> Greenhouse Gas Emissions

If you require additional detail regarding these topics, please refer to the Initial Study which is available on the City website at [www.cityofsandimas.com](http://www.cityofsandimas.com).

The City of San Dimas will consider the comments received in response to this Notice of Preparation in determining the scope and content of the EIR for this project. Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the EIR.

Please provide your comments in writing to:

Larry Stevens, AICP  
Assistant City Manager for Community Development  
City of San Dimas  
Community Development Department  
245 East Bonita Ave.  
San Dimas, CA 91773

Thank you for your participation in the environmental review of this project.