

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
--------------

**Project Title:** Allen Cataract Warehouse Project

Lead Agency: City of San Dimas

Contact Person: Anne Nguyen

Mailing Address: 245 East Bonita Avenue, San Dimas, CA 91773

Phone: (909) 394-6255

City: San Dimas

Zip: 91773

County: Los Angeles

**Project Location:** County: Los Angeles

City/Nearest Community: San Dimas

Cross Streets: Allen Avenue and Cataract Avenue

Zip Code: 91773

Longitude/Latitude (degrees, minutes and seconds): 34 ° 07 ' 05 " N / 117 ° 48 ' 43 " W Total Acres: 2.58 acres

Assessor's Parcel No.: 8392-016-008, -048, and -047

Section: 3

Twp.: 1S

Range: 9W

Base: San Dimas

Within 2 Miles: State Hwy #: I-210 and CA-57

Waterways: None

Airports: None

Railways: None

Schools: Sutherland, Ramona, Vista, Chaparral, Fred Eckstrand, SF

**Document Type:**

- CEQA:  NOP  
 Early Cons  
 Neg Dec  
 Mit Neg Dec

- Draft EIR  
 Supplement/Subsequent EIR  
 (Prior SCH No.) \_\_\_\_\_  
 Other: \_\_\_\_\_

- NEPA:  NOI  
 EA  
 Draft EIS  
 FONSI

- Other:  Joint Document  
 Final Document  
 Other: \_\_\_\_\_

**Local Action Type:**

- General Plan Update  
 General Plan Amendment  
 General Plan Element  
 Community Plan  
 Specific Plan  
 Master Plan  
 Planned Unit Development  
 Site Plan

- Rezone  
 Prezone  
 Use Permit  
 Land Division (Subdivision, etc.)

- Annexation  
 Redevelopment  
 Coastal Permit  
 Other: \_\_\_\_\_

**Development Type:**

- Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. 63,749 Acres 2.58 Employees 65  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

- Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation               |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                 |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: _____                        |

**Present Land Use/Zoning/General Plan Designation:**

Single Family Residential/Light Agriculture/Industrial

**Project Description:** (please use a separate page if necessary)

Consideration of a Zone Change: Case 21-0001, Tree Removal Program: Case 21-0004 and Lot Merger: Case 21-0001 for the development of the Allen-Cataract Warehouse located at 309 West Allen Avenue, 917 North Cataract Avenue, and 929 North Cataract Avenue in the central part of the City of San Dimas, CA. The proposed project would construct a two-story 63,749 square-foot two-unit warehouse facility including Unit One with 23,193 square feet of warehouse space, 1,000 square feet of office space and a 2,000 square-foot mezzanine; Unit Two with 34,556 square feet of warehouse space, 1,000 square feet of office space and a 2,000 square-foot mezzanine. The project site is approximately 2.58 gross acres consisting of three parcels currently developed with nine single-family residences, which will be demolished. The project would also provide landscaping, adequate access and circulation, and adequate parking and loading areas for passenger vehicles, trucks/tractor/trailer vehicles, and pedestrians.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # 7
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # 5
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # 4
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_

**Local Public Review Period (to be filled in by lead agency)**

Starting Date March 7, 2023 Ending Date March 27, 2023

**Lead Agency (Complete if applicable):**

Consulting Firm: UltraSystems Environmental Inc. Applicant: Ignacio Crespo  
 Address: 16431 Scientific Way Address: 7901 Crossway Drive  
 City/State/Zip: Irvine/CA/92618 City/State/Zip: Pico Rivera/CA/90660  
 Contact: Betsy Lindsay Phone: \_\_\_\_\_  
 Phone: (949) 788-4900 ext. 227

Signature of Lead Agency Representative: Luis Torrico Date: 3/2/23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.