

California Environmental Quality Act  
**Notice of Intent to Adopt a  
Negative Declaration/  
Mitigated Negative Declaration**

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NOTICE IS HEREBY GIVEN that the City of San Dimas has completed an Initial Study for the following described project at the following location:

Allen-Cataract Warehouse Project; Development Plan Review Board: Case 21-0002.


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.

The Initial Study was completed in accordance with the City's Guidelines implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the City's staff has concluded that the project will not have a significant effect on the environment, and has, therefore, prepared a Draft Negative Declaration/Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the City.

1. The Project site  is,  is not, on a list compiled pursuant to Government Code section 65962.5.
2. The proposed Project  is,  is not, considered a project of statewide, regional or areawide significance.
3. The proposed project  will,  will not, affect highways or other facilities under the jurisdiction of the State Department of Transportation.

Copies of the Initial Study and Draft Negative Declaration/Mitigated Negative Declaration are on file at City Hall, 245 East Bonita Ave., San Dimas CA 91773, and are available for public review. Electronic format of the document(s) can also be obtained by contacting Associate Planner, Anne Nguyen at 909-394-6255. **Comments will be received from March 7, 2023 until 5:00 pm on March 27, 2023.** Any person wishing to comment on this matter must submit such comments, in writing, to the City prior to this date. Comments of all Responsible Agencies are also requested.

If the City finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration/Mitigated Negative Declaration. This means that the Planning Commission may proceed to consider the Project without the preparation of an Environmental Impact Report.

Signature:  Date: February 27, 2023  
Name (print or type): Anne Nguyen Title: Associate Planner

Date received for filing and posting: \_\_\_\_\_