

California Environmental Quality Act  
**Revised Notice of Intent to Adopt a  
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:

Zone Change 22-0001, General Plan Amendment 22-0001, Tentative Tract Map 22-0001, Tree Removal Permit 22-0029 and Development Plan Review Board 21-0002

Consideration of a Zone Change, General Plan Amendment, Vesting Tentative Tract Map, Tree Removal Permit and Development Plan Review Board for the creation of seven single-family parcels from two existing parcels, with an associated Zone Change from SF-A16,000 to SF-7,500 and General Plan Amendment from Single-Family Very Low to Single-Family Low. The project site is currently developed with one single-family residence, which will be demolished. The project would complete the existing cul-de-sac. In addition to the project site, an additional 17 parcels, which are already developed with single-family residences that meet SF zoning standards, will be rezoned from SF-A 16,000 to SF 7,500 and have their General Plan Designation changed from Single-Family Very Low to Single-Family Low.

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, Ken Fichtelman at 909.394.6256. **Comments will be received from February 19, 2024 to 5:00 PM on March 20, 2024.** 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.

Architectural review for the proposed project will be considered by the Development Plan Review Board (DPRB) at a later date. Additionally, the proposed project and the associated Mitigated Negative Declaration are anticipated to be heard by the San Dimas Planning Commission and the San Dimas City Council at a later date. Any future public meetings/hearings by either the DPRB, San Dimas Planning Commission or the San Dimas City Council will be noticed as required.

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 12, 2024

Name (print or type): Ken Fichtelman Title: Associate Planner

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