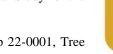
California Environmental Quality Act

Revised Notice of Intent to Adopt a Mitigated Negative Declaration

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.

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 sta	atewide, regional or areawide significance.
3. The proposed project \(\square\) will, \(\square\) will not, affect highways or o Department of Transportation.	ther facilities under the jurisdiction of the State
Copies of the Initial Study and Draft Negative Declaration/Mitigated 245 East Bonita Ave., San Dimas CA 91773, and are available for pub can also be obtained by contacting Associate Planner, Ken Fichtelman from February 19, 2024 to 5:00 PM on March 20, 2024. Any person such comments, in writing, to the City prior to this date. Comments of	olic review. Electronic format of the document(s in at 909.394.6256. Comments will be received wishing to comment on this matter must submi
Architectural review for the proposed project will be considered by the a later date. Additionally, the proposed project and the associated M be heard by the San Dimas Planning Commission and the San Dimas meetings/hearings by either the DPRB, San Dimas Planning Commoticed as required.	itigated Negative Declaration are anticipated to s City Council at a later date. Any future public
If the City finds that the project will not have a significant effect of Declaration/Mitigated Negative Declaration. This means that the Pla 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	