

Notice of Intent to Adopt a Mitigated Negative Declaration

The City of San Dimas has completed an Initial Study for the following project:

APPLICATION-PROJECT DESCRIPTION:

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 lots from two existing lots, 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.

PROJECT APPLICANT: Development 1 Group

STAFF CONTACT: Ken Fichtelman, Associate Planner

KFichtelman@sandimasca.gov, (909) 394-6256

COMMENT PERIOD: February 19, 2024 to 5:00 PM on March 20, 2024



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.

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.

Any future public meetings/hearings will be noticed as required.