

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

TO: Responsible Agencies/
Trustee Agencies/
Interested Parties/
Los Angeles County Clerk



FROM: City of San Dimas
Planning Department
Luis Torrico, Associate Planner
245 East Bonita Avenue
San Dimas, CA 91773
909.394.6250

The City of San Dimas hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the staff has analyzed the request for:

PROJECT NAME:

Tentative Tract Map 73711 (TTM 15-01), General Plan Amendment 15-01, Zone Change 15-01, Development Plan Review 15-32 & Tree Removal Permit 15-37.

PROJECT LOCATION:

200 Block of West Allen Avenue, the 800 Block of North Cataract and a portion of the 700-800 Blocks of North San Dimas Avenue.

PROJECT APPLICANT:

MJW Investments, LLC
Attn: Matt Waken
1278 Gleneyre Street, Suite 439
Laguna Beach, CA 92651

PROJECT DESCRIPTION:

An application has recently been filed for a General Plan Amendment to change the land use designation from Single-Family Very Low to Single-Family Low and rezoning from Single-Family Agriculture and Light Agriculture to Single-Family with a minimum lot size of 7,500 square feet for portion of the City that includes the 200 Block of West Allen Avenue, the 800 Block of North Cataract and a portion of the 700-800 Blocks of North San Dimas Avenue that encompasses a total area of 27.41 acres, and the consolidation of seven residential parcels or portions of, within the 27.41 acres, with a total area of 10.55 acres to subdivide into 32 residential parcels.

After reviewing the Initial Study and any applicable mitigating measures for the project, Staff has determined that this project will not have a significant effect on the environment. Accordingly, a MITIGATED NEGATIVE DECLARATION has been prepared.

Public comments on the Mitigated Negative Declaration will be received by the City beginning on September 9, 2016, through September 29, 2016. A public hearing of the Planning Commission and the City Council to consider this proposed MITIGATED NEGATIVE DECLARATION is anticipated to be heard at a later date at the San Dimas City Hall, Council Chambers, 245 East Bonita Avenue, San Dimas. These future public hearings will be noticed as required.

Copies of all relevant material, including the project specifications and all documents referenced in the Mitigated Negative Declaration, are available for public inspection at San Dimas City Hall, Planning Division, 245 East Bonita Avenue, San Dimas. Referenced documents include the

following focused environmental studies: Drainage Report, Water Quality Management Report, Traffic Impact Analysis, Arborist Report, Air Quality & Greenhouse Gases, Geotechnical, Hydrology, Noise Study and Traffic.

The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5. Any information contained in a Hazardous Waste Substances Statement is attached to this Notice.

Date: September 7, 2016

By: Luis Torrico, Associate Planner
Telephone – 909-394-6255

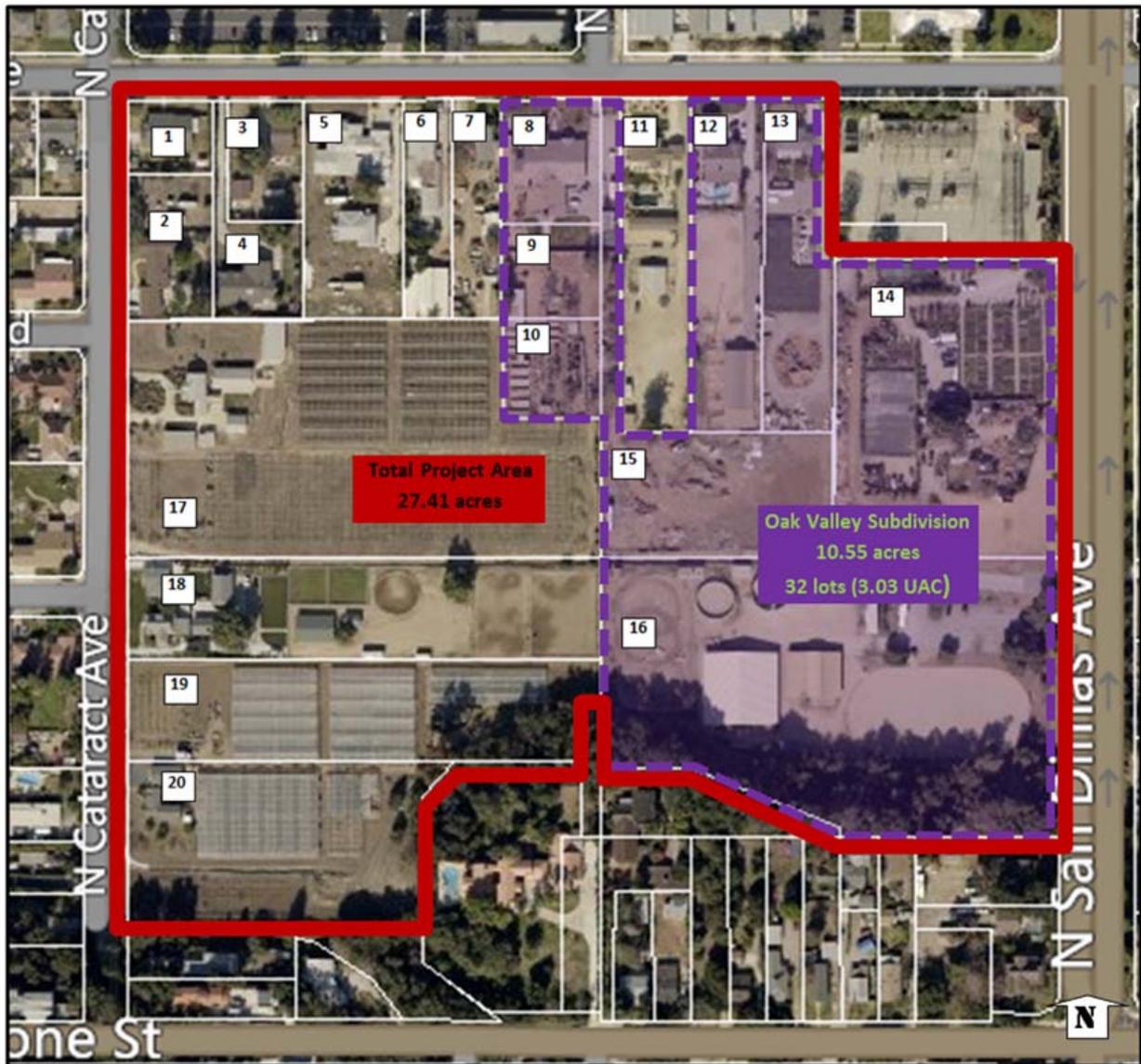


Figure 1 – Project Area