

NOTICE OF PREPARATION

TO: All Interested Parties

FROM: City of San Dimas Planning Division
245 East Bonita Avenue
San Dimas, CA 91773

SUBJECT: 914 W. Cienega Project - Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting

NOP REVIEW PERIOD: October 15, 2025 through November 13, 2025

The City of San Dimas (City) has received an application for a proposed industrial development located at 914 W. Cienega Project (Project). The City is the Lead Agency pursuant to the California Environmental Quality Act (CEQA). This Notice of Preparation (NOP) has been prepared and distributed by the City to responsible and trustee agencies, the Los Angeles County Clerk and interested organizations and individuals to provide a summary of the proposed Project and the issues to be examined in a Draft Environmental Impact Report (EIR) as required by CEQA. The City is requesting input regarding the scope and content of the environmental information to be addressed in the Draft EIR.

PROJECT LOCATION

The Project site is located at 914 W. Cienega Avenue in the City of San Dimas, in Los Angeles County, California. At the local scale, the Project site is located north of West Covina Boulevard, south of West Cienega Avenue, west of State Route 57 (SR-57), and east of South Lone Hill Avenue (see Figure 1, *Vicinity Map*). The Project site encompasses approximately 7.5 acres consisting of Assessor Parcel Number (APN) 8385-006-041.

PROJECT DESCRIPTION

Development Plan Review 24-12 and Tree Removal Permit 24-23 consist of the construction and operation of a single building encompassing 129,089 square feet of light industrial and warehouse uses with flexibility for logistics uses, such as a distribution and non-sort fulfillment center or cold storage, and including 8,000 square feet of office space (see Figure 2). The building would be oriented with the office space located along the northern West Cienega Avenue frontage. Seventeen dock doors would be located along the building's western façade. Automobile parking would be provided along the building's eastern façade, as well as in the southwestern portion of the site. A total of 78 automobile parking spaces would be provided. In addition to the construction of the proposed warehouse, the Project will also include the removal of 57 mature trees and the demolition of a single-family residence on the City's historic resources survey.

The City of San Dimas General Plan designates the Project site for Industrial uses, and the zoning is Light Manufacturing (M-1), both of which allow the proposed development.

PROBABLE ENVIRONMENTAL EFFECTS

The City has determined that the preparation of an EIR is the appropriate level of environmental documentation pursuant to CEQA and that the Draft EIR should evaluate the following topical areas: Aesthetics, Air Quality; Biological Resources, Cultural Resources, Energy, Geology and Soils; Greenhouse Gas Emissions; Hazardous Materials; Hydrology and Water Quality; Land Use; Noise; Transportation; Tribal Cultural Resources; and Wildfire.

PUBLIC SCOPING MEETING

A public meeting will be held to provide information on the Project, explain the CEQA process, and receive public comment regarding the scope and content of the environmental analysis to be included in the EIR. City staff and environmental consultants will be available.

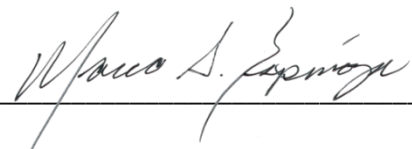
Day & Time: Thursday, October 30, 2025, from 6:30 p.m.-7:30 p.m.
Location: Stanley Plummer Community Building
245 E. Bonita Avenue
San Dimas, CA 91773

NOP REVIEW AND COMMENT PERIOD

The NOP review and comment period is from **October 15, 2025 through November 13, 2025**. The City will consider all written comments regarding the scope of issues to be addressed in the Draft EIR. Due to the time limits mandated by State law, please submit written comments at the earliest possible date but not later than 4:30 p.m. on the last day of the NOP comment period. In your comment, please include the name of a contact person. Please direct written comments to:

Mail: Marco Espinoza, Planning Manager
Planning Division
245 E. Bonita Avenue
San Dimas, CA 91773

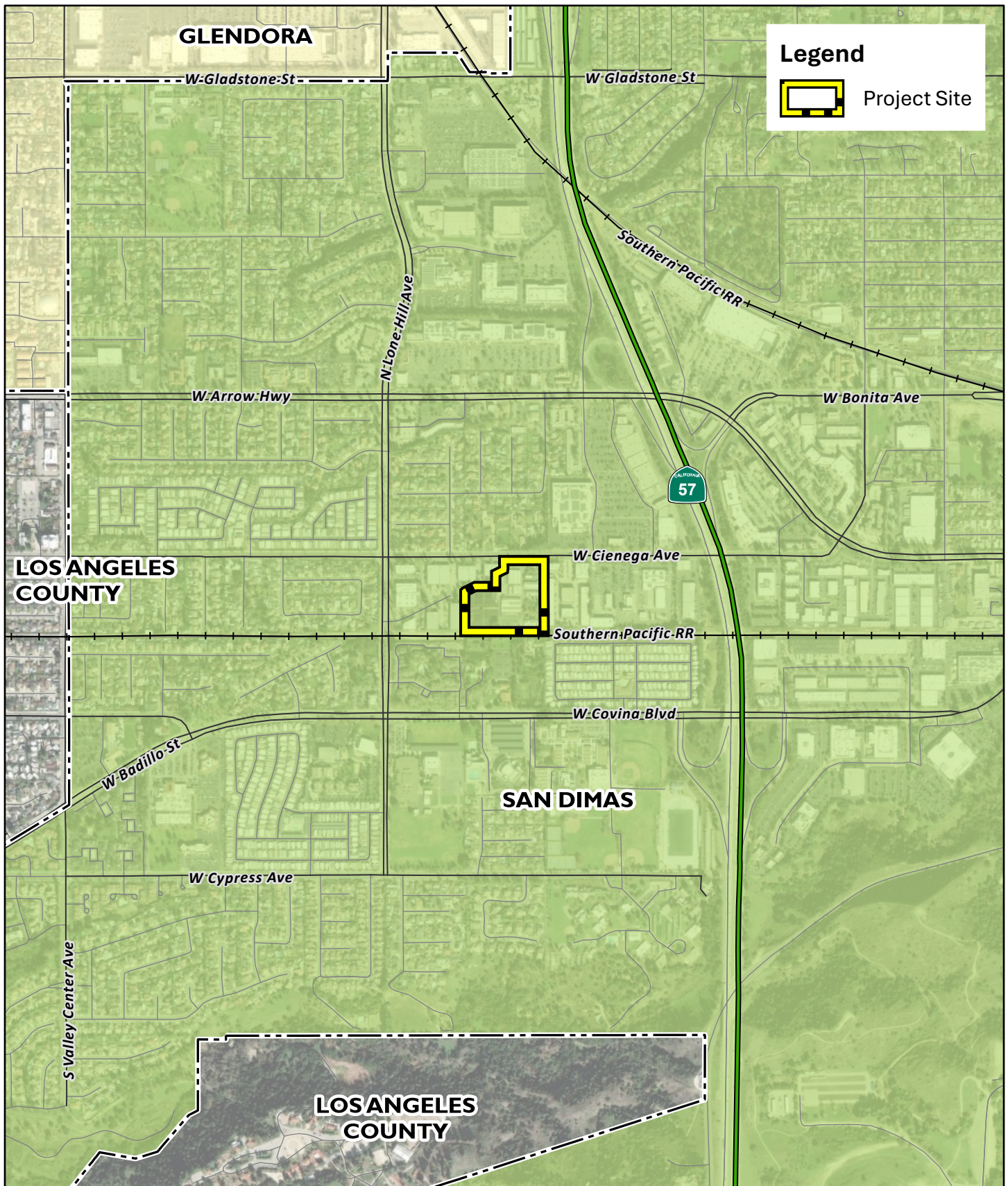
Email: planning@sandimasca.gov

Signature: _____

Name/Title: Marco Espinoza, Planning Manager

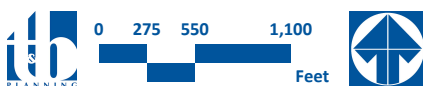
Telephone: (909) 394-6250

Date: October 14, 2025



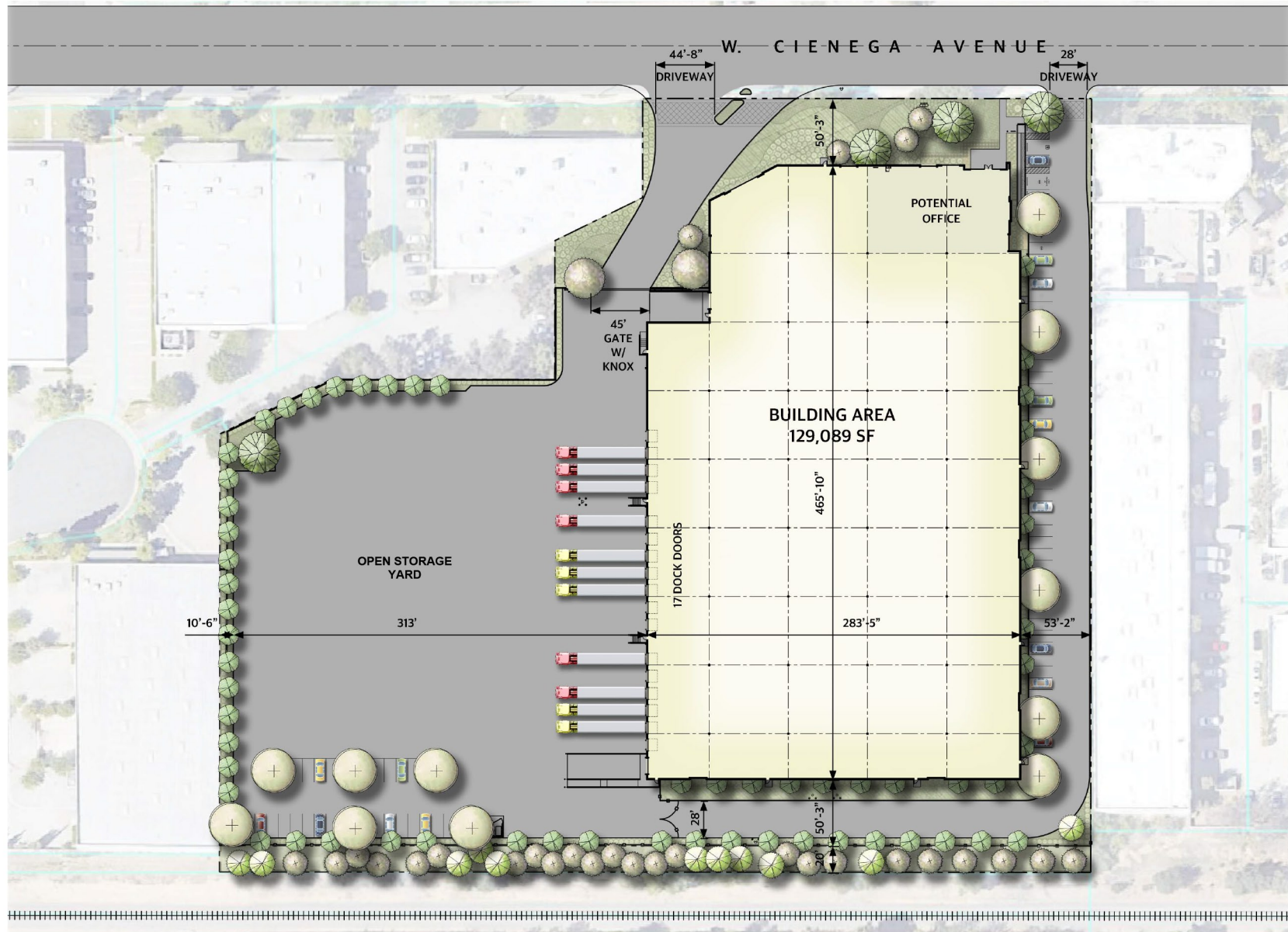
Source(s): Esri, LA County (2025)

Figure 1



Vicinity Map

JN: 909-014
Date: 06-03-2025



Source(s): SKH Architect (06-12-2025)

Figure 2



Conceptual Site Plan

JN: 909-014
Date: 06-16-2025