

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

From: (Public Agency): City of San Dimas
245 E. Bonita Ave
San Dimas, CA 91773

(Address)

Project Title: Vesting Tentative Tract Map 24-04, General Plan Amendment 24-04, Development Plan Review 24-13, Tree Removal Permit 24-04

Project Applicant: San Dimas Bonita LLC, C/O Matthew Waken

Project Location - Specific:

Just east of 444 E. Bonita Ave. (Apn's: 8390-016-008 & 8390-014-025)

Project Location - City: San Dimas Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Approving Vesting Tentative Tract Map 24-04 (84663), General Plan Amendment 24-04, Development Plan Review 24-13, Tree Removal Permit 24-04; with an Associated Affordable Housing Agreement; The project is exempt under Government Code Section 65457 and CEQA Guidelines 151829(C) A Request to Approve a Vesting Tract Map for Condominium Purposes for the Development of 164 Units (Attached Two- and Three-stories), 17 of which will be Affordable Units (Moderate-income); Amend the Housing Element to Reallocate 89 Units Across Affordability Levels from the Subject Site to Seven (7) other Existing Housing Sites (No's 4, 5, 7, 9, 10b, 11, 12). Reduce the Density of the Subject Site from 45-55 DUA to 16-25 DUA, and Create Two Sites from Site #13 (13a & 13b); Development Plan Review for the Architectural and Site Layout Review, and the Associated Removal of a Total of 116 Trees (80 Mature And 36 Non-mature Trees). The Project Site is Located just East of 444 E. Bonita Ave. (Apn's: 8390-016-008 & 8390-014-025)

Name of Public Agency Approving Project: San Dimas

Name of Person or Agency Carrying Out Project: Luis Torrico, Director of Community Development

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: Other: See below

Reasons why project is exempt:

The project is exempt pursuant to CEQA Guidelines 151829(C), as it's a residential development implementing a specific plan and under Government Code Section 65457.

Lead Agency

Contact Person: Luis Torrico, Director of Community Development Area Code/Telephone/Extension: 909.394.6208

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____

Date: 10/16/25

Title: DIRECTOR OF COMMUNITY DEVELOPMENT

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____