

**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: \_\_\_\_\_