

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

12400 Imperial Highway

Norwalk, CA 90650

From: (Public Agency): City of Temple City

9701 Las Tunas Drive

Temple City, CA 91780

(Address)

Project Title: 9008 Pentland Street Residential Project (PL25- 5153)

Project Applicant: Philip Chan, PDS Studios

Project Location - Specific:

9008 Pentland Street; AIN: 5388-020-009

Project Location - City: Temple City

Project Location - County: Los Angeles County

Description of Nature, Purpose and Beneficiaries of Project:

Demolition of one single-family residential structure and development of two multi-family residential buildings totaling five dwelling units on 0.18 acre.

Name of Public Agency Approving Project: Temple City

Name of Person or Agency Carrying Out Project: USWest Investment, Inc.

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: Class 3, Section 15303(b)

☐ Statutory Exemptions. State code number:

Reasons why project is exempt:

The project is exempt pursuant to CEQA Guidelines Section 15303, Class 3 Categorical Exemption: New Construction or Conversion of Small Structures. The project includes development of two multi-family residential structures totaling five dwelling units in an urbanized area as defined under CEQA Guidelines Section 15387. Pursuant to CEQA Guidelines Section 15300.2 (a-f), the proposed project does not trigger any exceptions to the Class 3 (Section 15303) Categorical Exemption.

Lead Agency

Contact Person: Andrew J. Coyne, AICP

Area Code/Telephone/Extension: 626-285-2171, ext. 4344

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: Andrew J. Coyne Date: 7/14/26 Title: Associate Planner

x 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: