

Notice of Exemption

Appendix E

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

From: (Public Agency): City of La Verne
3660 D Street
La Verne, CA 91750

County Clerk
County of: Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

(Address)

Project Title: 1941 White Avenue Mixed-Use Project

Project Applicant: Novipax Buyer, LLC

Project Location - Specific:
1941 White Avenue (APNs 8377-028-010 and -011)

Project Location - City: La Verne Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The Project proposes to remove on-site improvements and construct a mixed-use development with up to 367 residential units, including 44 affordable units, and approximately 1,588 square feet of ground floor retail within a five-story building partially surrounding a six-level parking structure.

Name of Public Agency Approving Project: City of La Verne

Name of Person or Agency Carrying Out Project: Keith Schroeder, Novipax Buyer, LLC

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: 15182(b) and (c) and 15332
- Statutory Exemptions. State code number: Pub. Res. Code § 21155.4 and Gov. Code § 65457


Reasons why project is exempt:

The Project qualifies under PRC § 21155.4/CEQA Guidelines §15182(b) as a project proximate to transit and under Gov. Code § 65457/CEQA Guidelines §15182(c), Residential Projects Implementing Specific Plans because it is a transit priority mixed-use project and is consistent with the Old Town La Verne Specific Plan for which an EIR has been certified and with Connect SoCal, the applicable regional transportation plan/sustainable communities' strategy for the SCAG region. The Project also qualifies under CEQA Guidelines §15332, In-fill Development Projects, as an infill project meeting specific conditions.

Lead Agency
Contact Person: Candice Bowcock, Principal Planner Area Code/Telephone/Extension: 909-596-8706

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: 01/20/14 Title: Principal Planner

▪ 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: _____