Print Form

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 E. Imperial Highway
Norwalk, CA 90650

From: (Public Agency): City of Norwalk
12700 Norwalk Blvd.
Norwalk, CA 90650
(Address)

Project Title: Precise Development Plan No. 2026-01, Vesting Tentative Tract Map No. 85119, and Conditional Use Permit No. 2026-01

Project Applicant: Joe A. Leyva, Global Pacific Investment Co.

Project Location - Specific:
12501 Imperial Highway

Project Location - City: Norwalk Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Request for: (1) Precise Development Plan No. 2026-01 to construct a six (6)-story building consisting of four (4)- stories of 142-unit multi-family residential units constructed over two (2) levels of podium parking ("Proposed Residential Development") along with associated site improvements; (2) Vesting Tentative Tract Map No. 85119 for the subdivision of Parcel "D" of Lot Line Adjustment No. LLA-20250001 (APN No. 8025-025-010) for condominium purposes, consisting of 142 residential units and (3) Conditional Use Permit No. 2026-01 to allow for horizontal mixed-use consisting of the Proposed Residential Development and an existing six (6)-story commercial (office) building in the Professional/Office (P/O) Zone.

Name of Public Agency Approving Project: City of Norwalk

Name of Person or Agency Carrying Out Project: Joe A. Leyva

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: Section 21080.66

Reasons why project is exempt:

Pursuant to the California Environmental Quality Act (CEQA), the project satisfies all statutory requirements for exemption pursuant to Assembly Bill (AB) 130, codified at California Public Resources Code Section 21080.66. The Proposed Project is located on less than 20 acres within an incorporated city, is consistent with both the General Plan and zoning standards, meets the required density thresholds, and does not involve any disqualifying environmental conditions or involve the demolition of any listed historic resources.

Lead Agency Contact Person: Nancy Lee Area Code/Telephone/Extension: 562-929-5744

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: 9/24/2026 Title: Development Services Manager

▪ 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: _____

Revised 2011

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