



Cox, Castle & Nicholson LLP
3121 Michelson Drive, Suite 200 C
Irvine, California 92612-5678
P: 949.260.4600 F: 949.260.4699

Christopher Burt
949.260.4606
CBurt@coxcastle.com

May 8, 2026

HAND DELIVERY AND E-SUBMITTAL

Chris Veirs
Principal Planner
City of Claremont
207 Harvard Avenue
Claremont, CA 91711

Re: Village South Project - Government Code Section 65589.5.1 Supplemental Information

Dear Chris:

This firm represents VPV South Village Corvette, LLC (“VPV”) in connection with its application to redevelop an approximately 6.9-acre site within the Village South Specific Plan (“VSSP”) area with 140 attached townhomes and associated amenities/infrastructure (the “Project”). VPV previously submitted written notice (March 23, 2026) that, pursuant to Government Code Section 65589.5.1 and identified California Environmental Quality Act (“CEQA”) exemptions, the Project is exempt from further CEQA review (the “Section 65589.5.1 Notice”). That notice itself provided substantial supporting the exemptions – (a) Government Code Section 65457, which exempts projects consistent with a specific plan for which an EIR was certified, and (b) CEQA Guidelines Section 15183, which exempts projects that are consistent with a general plan or zoning for which an EIR was certified.

The Project is exempt under either/both exemptions because (a) it is consistent with the VSSP, a specific plan which serves as the site’s zoning, and (b) the Project would not result in any impacts that were not previously analyzed in the VSSP EIR. The Section 65589.5.1 Notice explains, in detail, and provides substantial evidence that (a) and (b) are true and irrefutable. Nevertheless, to further reinforce the applicability of the identified exemptions, VPV asked EPD Solutions, Inc. to prepare a supplemental analysis comparing the potential impacts of the Project to the VSSP EIR’s analysis. EPD’s analysis confirmed the truth already established by the Section 65589.5.1 Notice – the Project is exempt from CEQA.

Chris Veirs
May 8, 2026
Page 2

As always, VPV appreciates staff's time and attention.

Sincerely,

Cox, Castle & Nicholson LLP

A handwritten signature in black ink, appearing to read "CB", with a stylized flourish extending from the bottom right.

Christopher Burt