

NOTICE OF EXEMPTION

To: County Clerk  
County of Ventura  
800 S. Victoria Avenue  
Ventura, CA 93001

From: City of Simi Valley  
2929 Tapo Canyon Road  
Simi Valley, CA 93063

Project Title: TP-S-2022-0001

Project Location - Specific: 2888 to 2986 E. Cochran Street, 633-0-170-365 and 633-0-170-375

Project Location - City: Simi Valley Project Location - County: Ventura

Description of Project: Grant a second three-year administrative time extension to TP-S-0680 in order to create three new parcels in an existing shopping center at 2888 to 2986 E. Cochran Street.

Name of Public Agency Approving Project: City of Simi Valley 03/17/2022  
Date of Approval

Name of Person or Agency Carrying Out Project: FAF Investment Co., c/o Larry N. Fishman

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 15, 15315
- Statutory Exemptions - State code number: \_\_\_\_\_
- General Rule [Sec. 15061(b)(3)]

**Text of exemption and reasons why project is exempt:**

“Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.”

The proposed parcel map is situated within a developed portion of the City, Surrounded by urban development. It has access from Cochran Street. The subject land is generally flat with no slopes greater than 20 percent. There is no variance proposed from any adopted standard. All required utilities and public services currently serve the site.

Lead Agency Contact Person: James Fowler Area Code/Telephone (805) 583-6867

Signature:  Date: 03/18/2022 Title: Assistant Planner  
James Fowler Dept. of Environmental Services

Signed by Lead Agency