

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-2023-0004

Project Location - Specific: 600 & 620 E. Cochran Street

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

Description of Project: A Tentative Parcel Map to subdivision of a 2.87-acre industrially zoned parcel into one parcel and six industrial condominium units

Name of Public Agency Approving Project: City of Simi Valley

Date of Approval

Name of Person or Agency Carrying Out Project: Mountain View Business Center, 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: 15315. MINOR LAND DIVISIONS
- Statutory Exemptions - State code number: _____
- General Rule [Sec. 15061(b)(3)]


Text of exemption and reasons why project is exempt:

Section 15315, titled "Minor Land Divisions," reads as follows:

"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 tentative parcel map is for a subdivision for one parcel with six industrial condominium units for a previously developed site. The land division is in conformance with the General Plan and zoning, and services and access to the proposed parcel already exist. The parcel has not been involved in a division of a larger parcel within the previous 2 years and does not have an average slope greater than 20 percent.

Lead Agency Contact Person: Naren Gunasekera Area Code/Telephone (805) 583-6863

Signature:  Date: 02/08/2024 Title: Senior Planner
Naren Gunasekera Dept. of Environmental Services

Signed by Lead Agency