

**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-2022-0003

**Project Location - Specific:** 4850 Barnard Street

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

**Description of Nature, Purpose, and Beneficiaries of Project:** A request to subdivide a 2.07-acre residentially zoned parcel into three parcels. The subdivision will result in a 0.91-acre parcel (Parcel 1) and two 0.58-acre parcels (Parcels 2 and 3)

**Name of Public Agency Approving Project:** City of Simi Valley **July 11, 2024**  
Date of Approval

**Name of Person or Agency Carrying Out Project:** Miguel Marquez

**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
- Statutory Exemption. State code number \_\_\_\_\_
- Common Sense Exemption [Sec. 15061(b)(3)]

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

Pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines, the proposed subdivision of the 2-acre residential zoned parcel into three parcels is exempt from CEQA. 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 the subdivision of one parcel into three for a vacant lot. It 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 in the last 2 years, and does not have an average slope greater than 20 percent, as it is relatively flat.

**Lead Agency**

**Contact Person:** Zarui Chaparyan, Associate Planner **Area Code/Telephone:** (805) 583-6774

**Signature:**  **Date:** 06/12/2024 **Title:** Associate Planner  
Zarui Chaparyan

**Signed by Lead Agency**

**Signed by Applicant**

**Date received for filing at OPR:** \_\_\_\_\_