

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: Ventura
Address: 800 S. Victoria Avenue Ventura, CA 93009

From:

Public Agency: City of Simi Valley
Address: 2929 Tapo Canyon Rd Simi Valley, CA 93063
Contact: Elizabeth Richardson
Phone: 805-583-6334

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024071172

Project Title: 1845 Oak Road 70 Unit Multi-family Residential Condominium

Project Applicant: City Ventures Homebuilding, LLC

Project Location (include county): 1845 Oak Road, Simi Valley, Ventura County 93063

Project Description:

The Applicant, City Ventures, proposes to demolish six existing, non-operational, vacant preschool buildings and construct a three story, 70-unit condominium townhouse complex on a 3.61-acre property located east of the Yosemite Avenue and Los Angeles Avenue intersection in the City of Simi Valley. The proposed project includes a General Plan Land Use change from General Commercial and Medium Density Residential (4.6-5.0 du/acre) to High Density Residential (10.1-20 du/acre) and would rezone

This is to advise that the City of Simi Valley has approved the above (Lead Agency or Responsible Agency)

described project on 10-7-2024 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: www.simivalley.org/CEQA; Department of Environmental Services, 2929 Tapo Canyon Road, Simi Valley

Signature (Public Agency): [Handwritten Signature] Title: Senior Planner

Date: 10/8/2024 Date Received for filing at OPR: