

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Ventura
800 South Victoria Avenue
Ventura, CA 93009-1260

From: (Public Agency): City of San Buenaventura
501 Poli Street
Ventura, CA 90001
(Address)

Project Title: Arrive Ventura

Project Applicant: FPA Ventura Olivas, LLC

Project Location - Specific:
Northeast corner of Olivas Park Drive and S. Victoria Avenue

Project Location - City: San Buenaventura Project Location - County: Ventura

Description of Nature, Purpose and Beneficiaries of Project:
A mixed-use development consisting of 285 residential units, including 104 affordable units, 12 live/work units, and 15,900 square feet of commercial space on a 13.75-acre vacant site. https://www.cityofventura.ca.gov/AgendaCenter/ViewFile/Agenda/_03042025-3356

Name of Public Agency Approving Project: City of San Buenaventura

Name of Person or Agency Carrying Out Project: Community Development Department

- 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:
[] Statutory Exemptions. State code number: Pub. Res. Code § 21083.3, 14 CCR § 15183

Reasons why project is exempt:
The project is found to be consistent with the development density established by the City's existing General Plan and Zoning, including the 2005 General Plan and associated EIR, which authorize a mixed use development including residential and commercial uses at the densities proposed by the project. Potential project impacts are mitigated by uniform policies and would not constitute new peculiar impacts that were not previously analyzed under the General Plan.

Lead Agency
Contact Person: Valerie Darbouze Area Code/Telephone/Extension: 805-654-7741

- If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Valerie Darbouze Date: 3/5/25 Title: Principal Planner
Signed by Lead Agency Signed by Applicant