

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 3001

(Address)

Project Title: Cachuma Townhomes

Project Applicant: Ventura 5 Inv, LLC

Project Location - Specific:
1010 Cachuma Avenue

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

Description of Nature, Purpose and Beneficiaries of Project:

A Planned Development, Major Design Review, and a Vesting Tentative Tract Map to build 36 residential condominium units including 6 affordable units with common areas on a 2.19-acre parcel.

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: Cal. Code Regs. Title 14 § 15332 In-Fill Dev.
Statutory Exemptions. State code number:

Reasons why project is exempt:

The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable designation and regulation requirements. The project occurs on a site that is less than 5 acres. No habitat or endangered, rare or threatened species are expected to occupy the Site. The project does not result in any effects relating to traffic, noise, air quality or water quality as demonstrated by technical studies. The site is served by all required utilities.

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: 3/27/25 Title: Principal Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: