

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-2024-0004

Project Location - Specific: Northwest corner of Royal Avenue and Thompson Lane (1695 Royal Avenue)

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

Description of Project: Tentative Parcel Map to subdivide a 2.08-acre commercial lot into two parcels

Name of Public Agency Approving Project: City of Simi Valley 04/03/2025
Date of Approval

Name of Person or Agency Carrying Out Project: Peter Gray, DRG Inc.

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:

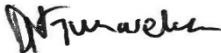
Under the provisions of Section 15315 of the California Environmental Quality Act (CEQA) Guidelines, the proposed land division is categorically exempt from CEQA.

Section 15315 of the State CEQA Guidelines, 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 two years, and the parcel does not have an average slope greater than 20 percent.

The project would result in the subdivision a 2.08 acre commercial lot into two parcels of land. The area is within the urbanized limit of the City, conforms to the General Plan and zoning, and no variances or exceptions are required. Services and access are available to the parcels in conformance with the requirements of the City of Simi Valley. The site does not have a slope greater than 20 percent.

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

Signature:  Date: 04/03/2025 Title: Principal Planner
Naren Gunasekera Dept. of Environmental Services

Signed by Lead Agency