

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 Road
Simi Valley, CA 93065
Contact: Sara Martinez
Phone: (805) 583-6869

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):

Project Title: PD-S-2025-0013

Project Applicant: Runkle Canyon LLC c/o Blue Mountain Development

Project Location (include county): Tracts 5364-01, -02, and -04 Simi Valley, CA 93065, Ventura County

Project Description:

Consideration of a Modification (PD-S-2025-0013) to Planned Development Permit PD-S-930 to approve the siting and architecture for the construction of 21 single family residences on existing estate lots located at 541, 505, 540, 520, 512, and 504 Comet Avenue; 580 Watson Avenue; 3492, 3484, and 3476 Hazelnut Court; 3563, 3597, 3598, and 3560 High Point Place; 650 and 651 Cobbler Hill Court; 134 Redwood Grove Court; and 4, 28, 34, and 258 White Bark Lane.

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

described project on May 13, 2026 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report 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:

Department of Environmental Services/Planning: 2929 Tapo Canyon Road, Simi Valley, CA 93063

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

Date: May 13, 2026 Date Received for filing at OPR: