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: CD-S-2025-0001/TT-2025-0004

Project Location - Specific: 6024 Cochran Street

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

Description of Nature, Purpose, and Beneficiaries of Project: Cluster Development Permit and Tentative Map to construct 58 single-family homes on a 19.53-acre parcel and create one remainder parcel, located at 6024 Cochran Street

Name of Public Agency Approving Project: City of Simi Valley 7-22-2026
Date of Approval

Name of Person or Agency Carrying Out Project: Colton Lee Communities

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 Exemption. State code number 15183
- ☐ Common Sense Exemption [Sec. 15061(b)(3)]

Text of exemption and reasons why project is exempt:

California Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 allows for a streamlined environmental review process for projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

If the above qualifications are met, as stated in CEQA Guidelines Section 15183(b), "a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time of the EIR was certified, are determined to have a more severe impact than discussed in the prior EIR.

A detailed Environmental Checklist was prepared to analyze the proposed Cluster Development Permit and Tentative Map.

As explained in the Environmental Checklist in detail, the proposed project is consistent with the Simi Valley General Plan for which an EIR was prepared and certified, and there are no site-specific or cumulative impacts associated with the proposed project that have not been fully addressed in a previous environmental document, or that cannot be reduced to a

less than significant level through the application of uniformly applied development policies and/or standards. The findings in the Environmental Checklist demonstrate that no additional environmental analysis/review is required CEQA before approval of the proposed project.

Lead Agency
Contact Person: Neal Morrissette **Area Code/Telephone:** 805-583-6867

Signature: Neal Morrissette **Date:** 07/22/2026 **Title:** Associate planner
Neal Morrissette

☑ **Signed by Lead Agency**

☐ **Signed by Applicant**

Date received for filing at OPR: _____