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 Victora Avenue
Ventura, CA 93009

From: (Public Agency): City of Ventura
501 Poli Street
Ventura, CA 93001
(Address)

Project Title: Cedar Apartments

Project Applicant: Jordan Etebar on behalf of Cedar Housing, LLC.

Project Location - Specific:
799 Cedar Street, Ventura, CA 93001

Project Location - City: Ventura Project Location - County: Ventura

Description of Nature, Purpose and Beneficiaries of Project:

An approved Planned Development permit and Major Design Review for the construction of a 96-unit residential development including 15 affordable units on a 4.86-acre vacant site in the R-3-2 zone (Multiple Family) with a land use designation of Neighborhood High.

Name of Public Agency Approving Project: City of Ventura

Name of Person or Agency Carrying Out Project: Jordan Etebar on behalf of Cedar Housing, LLC.

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: Public Resources Code Section 21080.66 (AB130)

Reasons why project is exempt:

The project is eligible and compliant with AB130 because it is residential project meeting the City housing density requirements on a project site that is less than 20 acres, is located entirely within an incorporated municipality and 75 percent of the area within a ¼ mile is developed with urban uses and aligns with the general plan in effect at the time of completeness and is positioned outside of sensitive zones. The approval is conditioned to conduct a Phase I Environmental Site Assessment and to address fire related and geological/geotechnical related safety measures prior to the issuance of a grading permit and to conduct cultural and environmental resources monitoring. The project complies with a fast-tracked Native American tribal consultation process and the current and/or future developers of the site agree to the conditions of approval dictated by local, state and federal laws and those described in the AB 130.

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: 11/3/2026 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: 11/3/26