

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: PD-S-2023-0010/ TT-2023-0003/ TP-S-2024-0002/ CUP-S-2023-0015/ AHA-2023-0005

Project Location - Specific: 4868 Cochran Street, Simi Valley, CA 93063

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

Description of Nature, Purpose, and Beneficiaries of Project: Planned Development Permit (PD-S-2023-0010), Tentative Tract Map (TT-2023-0003), Tentative Parcel Map (TP-S-2024-0002), and Affordable Housing Agreement (AHA-2023-0005) with related Density Bonus, Concessions, and Waivers to create a new parcel and construct a 26-unit, 3-story multi-family residential condominium townhome development and a modification to an existing Conditional Use Permit for a religious facility (CUP-S-2023-0015)

Name of Public Agency Approving Project: City of Simi Valley March 31, 2025
Date of Approval

Name of Person or Agency Carrying Out Project: Eric Miller, City Ventures, 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 15332
- Statutory Exemption. State code number _____
- Common Sense Exemption [Sec. 15061(b)(3)]

Text of exemption and reasons why project is exempt:

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the state CEQA Guidelines, which reads:

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*
- (c) The project site has no value as habitat for endangered, rare or threatened species.*
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
- (e) The site can be adequately served by all required utilities and public services.*

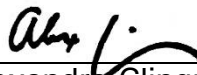
The project is consistent with CEQA, pursuant to Section 15332, in that:

- (a) The project is to create a new parcel and construct a 26-unit, 3-story multi-family residential condominium townhome development and a modification to an existing Conditional Use Permit for a religious facility. The project does not propose any changes to the existing General Plan or Zoning designation of Residential High Density and complies with the General Plan Policies as described in Section 2.
- (b) The proposed development is within the City of Simi Valley City limits on a 2.58-acre property surrounded by urban uses such as a senior apartment complex to the west, single-family homes to the north and south, and a religious facility to the east.
- (c) The project site is not located within or adjacent to any wildlife corridors or bodies of water, is surrounded by urban development, and has an existing religious facility on the site.
- (d) The project poses no significant effects relating to traffic, noise, air quality, or water quality
 - The Traffic Study prepared for the project found that the project would generate approximately 175 average daily trips, including 10 morning peak hour trips and 16 evening peak hour trips. The City's Traffic Engineer confirmed that the additional trips would not significantly affect existing traffic operations in the area.
 - The Noise Study prepared for the project determined that the project complies with the General Plan's interior noise standard of 45 CNEL and exterior standard of 63 CNEL.
 - The Air Quality, Greenhouse Gas, and Energy Impact Study prepared for the project concluded that both construction and operational emissions will not generate reactive organic compounds (ROC) or oxides of nitrogen (NOx) in excess of 25 pounds per day and will remain below the significance thresholds set by the Ventura County Air Pollution Control District (VCAPCD).
 - The project is required to implement a Storm Water Pollution Control Plan in compliance with the National Pollutant Discharge Elimination System to ensure that the project will not result in significant impacts to water quality.
- (e) The project has been reviewed by the City's Utilities division and the Ventura County Fire Department and determined that the project can be adequately served by all required utilities and public services. Conditions have been imposed to ensure full compliance with applicable regulations (all B and D conditions).

Therefore, it can be seen with certainty that no special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment.

Lead Agency

Contact Person: Alexandra Clingman **Area Code/Telephone:** (805) 583-6772

Signature:  **Date:** 03/31/25 **Title:** Associate Planner
 Alexandra Clingman

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: _____