

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: CUP-S-2026-0003 (CUP-S-826 AA#2)

Project Location - Specific: 2225 Tapo Street

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

Description of Project: Approval of an Administrative Action to CUP-S-826 to remove the rooftop deck and combine three 'flex spaces' into a common recreation area, for an approved project to construct a three-story, 60-unit Single Room Occupancy (SRO) project, located at 2225 Tapo Street.

Name of Public Agency Approving Project: City of Simi Valley April 22, 2026
Date of Approval

Name of Person or Agency Carrying Out Project: AMG & Associates

Exempt Status: (check one)

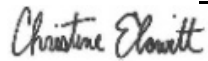
- Ministerial [Sec. 21080(b)(1); 15268];
- Declared Emergency [Sec. 21080(b)(3); 15269(a)];
- Emergency Project [Sec. 21080(b)(4); 15269(b)(c)];
- Categorical Exemption - State type and section number: Class 32, 15332
- Statutory Exemptions - State code number: _____
- General Rule [Sec. 15061(b)(3)]

Text of exemption and reasons why project is exempt:

“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 proposal, to remove the rooftop deck and combine three 'flex spaces' into a common recreation area, for an approved three-story, 60-unit Single Room Occupancy (SRO) project, located at 2225 Tapo Street. The proposed project does not conflict with applicable policies of the General Plan or regulations in the Development Code. The area to be disturbed is 0.70 acres and is surrounded on all sides by urban development. Due to its location in a highly developed area, the site does not have any value as habitat for endangered, rare, or threatened species. The City Traffic Engineer determined that the project would not cause any intersection to operate below level of service C and would not result in a 10-fold increase in traffic volumes on adjacent streets. Therefore, the project would not cause a significant increase (10 dBA) in noise levels. The project will not result in a significant impact on air quality in that it will not generate reactive organic compounds or oxides of nitrogen in excess of 25 pounds per day. The project is required to implement a Storm Water Pollution Control Plan in compliance with the National Pollutant Discharge Elimination System by the Simi Valley Municipal Code. Therefore, the project will not result in significant impacts on water quality. Due to the site's location in a developed portion of the City, all required utilities and public services currently serve the area and are available to serve the project. Based on all of the above facts, the project is categorically exempt from further CEQA review as a Class 32 Exemption.

Lead Agency Contact Person: Christine Elowitz **Area Code/Telephone** (805) 583-6391

Signature:  **Date:** 4/22/2026 **Title:** Associate Planner
Christine Elowitz Dept. of Environmental Services

Signed by Lead Agency