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: Real Property Agreements with the County of Ventura for the conveyance of City-owned property and acquisition of County-owned property

Project Location - Specific: 2969 Tapo Canyon Rd, Simi Valley, CA 93063 and 670 W Los Angeles Ave, Simi Valley, CA 93065

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

Description of Nature, Purpose, and Beneficiaries of Project: The City of Simi Valley and County of Ventura propose two separate real property transfers for consideration of $1 each. The City would convey approximately 2.25 acres comprising of the Animal Services facility and adjacent property to the County, while the County would convey approximately 6.74 acres comprising of the Simi Valley Public Library property and associated parking lot to the City. The transfers would align property ownership with the agencies responsible for the respective facilities and services, with no changes to existing uses or physical development proposed.

Name of Public Agency Approving Project: City of Simi Valley October 26, 2026
Date of Approval

Name of Person or Agency Carrying Out Project: City of Simi Valley

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 I, Section 15301
- ☐ Statutory Exemption. State code number
- ☐ Common Sense Exemption [Sec. 15061(b)(3)]
- ☒ Not subject to CEQA. The activity is not a "project" as defined in State CEQA Guidelines Section 15378.

Text of exemption and reasons why project is exempt:

The proposed action involves two separate $1 property transfers between the City of Simi Valley and County of Ventura to align ownership with the agencies responsible for the existing public facilities and services. Pursuant to Section 15378 of the CEQA Guidelines, the transfers are not a "project" subject to CEQA because they constitute administrative changes to ownership that would not result in direct physical change or a reasonably foreseeable indirect physical change in the environment. Under Section 15378 of the State CEQA Guidelines, an organizational or administrative activity of government that will not result in direct or indirect physical changes is not considered a CEQA "project."

The Real Property Agreements would not authorize new development, demolition, construction, building expansion, a change or intensification of use, or any other physical alteration of either property. Therefore, the proposed property transfers would not cause a direct or reasonably foreseeable indirect physical change in the environment and are not a "project" subject to CEQA pursuant to Section 15378 of the State CEQA Guidelines.

The Action also qualifies under Section 15301 of the State CEQA Guidelines, titled "Existing Facilities," reads as follows:

"Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of project which might fall within Class 1. The key consideration is whether the project involved negligible or no expansion of use."

The transfers would allow the existing Animal Shelter and Library facilities to continue operating without expanding either facility, changing its existing use, or increasing its building area. Therefore, the project is exempt from CEQA pursuant to Section 15301 of the State CEQA Guidelines.

Any future physical development or change in use requiring approval would be subject to separate environmental review, as applicable.

Lead Agency
Contact Person: Angel Sierra **Area Code/Telephone:** 805-583-6762

Signature: Angel Sierra **Date:** October 26, 2026 **Title:** Asst. to the City Manager

☒ **Signed by Lead Agency**

☐ **Signed by Applicant**

Date received for filing at OPR: _____