

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: TP-S-2023-0003/CUP-S-2023-0008

Project Location - Specific: 2369 Royal Avenue and 1350 Cherry Avenue

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

Description of Nature, Purpose, and Beneficiaries of Project: _____

A request to subdivide a 3.85-acre parcel located at 2369 Royal Avenue into two parcels, and modify an existing Conditional Use Permit (CUP-S-245) for a school at 1350 Cherry Avenue to extend the conditional use over one of the newly created parcels.

Name of Public Agency Approving Project: City of Simi Valley

June 6, 2024
Date of Approval

Name of Person or Agency Carrying Out Project: Grace Church 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 Section 15315, Minor Land Divisions
- Statutory Exemption. State code number _____
- Common Sense Exemption [Sec. 15061(b)(3)]

Text of exemption and reasons why project is exempt:

Pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines, the proposed subdivision of 3.55-acre residential zoned parcel into two parcels is exempt from CEQA as discussed: "Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent."

The proposed tentative parcel map is for the subdivision of one parcel into two for a previously developed site. The land division is in conformance with the General Plan and zoning, and services and access to the proposed parcel already exist. The parcel has not been involved in a division of a larger parcel in the last 2 years, and does not have an average slope greater than 20 percent.

This project is also exempt from CEQA pursuant to Section 15061(b)(3), which reads as follows:

"The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that

there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

The proposed project involves moving lot lines to include the newly created Parcel B as part of an existing school facility. Establishment of these lot lines will not create a significant impact on the environment, as no physical development is proposed. With the same intent, the CUP Modification extends the school’s boundaries over Parcel B, without any physical development, and noise levels from student recreational activities will remain below the 63 dBA CNEL recommendation of the City’s General Plan, at 55 dBA CNEL. As such, there will be no significant impact on the environment.

Lead Agency

Contact Person: Zarui Chaparyan **Area Code/Telephone:** (805) 583-6774

Signature:  **Date:** 06/06/2024 **Title:** Associate Planner
Zarui Chaparyan

- Signed by Lead Agency**
- Signed by Applicant**

Date received for filing at OPR: _____