

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-2024-0007 (Central Utility Plant)

Project Location - Specific: 2975 Sycamore Drive

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

Description of Project: Modification to the Conditional Use Permit to construct a new central utility plant building and yard with three emergency backup generators for an existing hospital campus.

Name of Public Agency Approving Project: City of Simi Valley 01-22-2025
Date of Approval

Name of Person or Agency Carrying Out Project: Devenney Group Ltd. Architects

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:

"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 proposed project to construct an accessory structure to an existing hospital is consistent with the General Plan land use designation of Commercial Office. The proposed project does not conflict with applicable policies of the General Plan or regulations in the SVMC. The project is located within a 2.74-acre site area in the City of Simi Valley. 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 will not generate any trips, nor affect circulation. Pursuant to the Noise Report and Acoustical Memo, the project would not cause a significant increase in noise levels; as the noise from two running generators is within the General Plan thresholds of 45 db(A) for interior locations and 63 db(A) for exterior locations. The noise is level us under these thresholds at 23 feet from the units, and impacts are considered less than significant. Pursuant to the described use of the generators and the frequency of the use the project will not result in a significant impact on air quality. To ensure that the project will not result in significant impacts to water quality, it is required to implement a Storm Water Pollution control Plan in compliance with the National Pollutant Discharge Elimination System. The project is located in a developed part of the City and wall required utilities and public services currently serve and area available to the serve the project. No exception identified by CEQA Guidelines section 15300.2 applies to this project.

Accordingly, the project is exempt from further CEQA review as a Class 32 Exemption.

Lead Agency

Contact Person: Neal Morrissette

Area Code/Telephone: 805-583-6867

Signature: 
Neal Morrissette

Date: 01/22/2025 Title: Associate Planner

Signed by Lead Agency

Date received for filing at OPR: _____