

# NOTICE OF EXEMPTION

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**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-2023-0011

**Project Location - Specific:** APN: 615-0-172-345; North of 875 Cochran Street and approximately 600 feet west of First Street

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

**Description of Nature, Purpose, and Beneficiaries of Project:** Construct 24,290-square foot industrial building, with accompanying outdoor storage

**Name of Public Agency Approving Project:** City of Simi Valley      January 22, 2025  
Date of Approval

**Name of Person or Agency Carrying Out Project:** Coolt Rentals

**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:

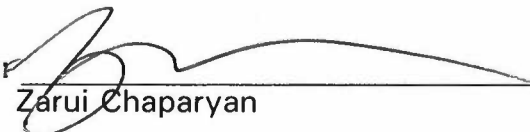
- a. The proposed project to construct a manufacture and warehousing building with open storage is consistent with the General Plan land use designation of Industrial and the WESP's zoning designation of Auto Industrial (AI). The proposed project does not conflict with applicable policies of the General Plan or regulations in the Development Code, nor the WESP.
- b. The proposed project is located on a 3.84-acre parcel in the City of Simi Valley.
- c. The project site is surrounded by urban uses (Refer to Table 1), and due to its location in a highly developed area in the City, the site is not habitat for endangered, rare or threatened species.
- d. The City's Traffic Engineer determined that the project would not cause any intersection to operate below LOS C, as the Traffic and Circulation Study indicates that the study area intersections would continue to operate in the LOS A range with the addition of project generated traffic. Additionally, the project would not cause a significant increase in noise levels; together, with its cumulative traffic noise impacts, the project's specific contribution to the cumulative increase in noise levels remains below 0.1 dBA CNEL, and impacts are considered less than significant (Refer to Exhibit 4).  
The project will not result in a significant impact on air quality in that it will not generate reactive organic compounds (ROC)

or oxides of nitrogen (NOx) in excess of 25 pounds per day (Refer to Exhibit 5). 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.

- e. The project is located in a developed part of the City and all required utilities and public services currently serve and area available to serve the project.

**Lead Agency**

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

**Signature:**  **Date:** 12/12/2020 **Title:** Associate Planner  
Zarui Chaparyan

**Signed by Lead Agency**

**Signed by Applicant**

**Date received for filing at OPR:** \_\_\_\_\_