

**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-2024-0009 (YMCA Modification)

**Project Location - Specific:** 3200 Cochran Street

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

**Description of Project:** Modification to the Conditional Use Permit to construct an addition consisting of a gymnasium, fitness studios, and family-accessible locker rooms for an existing YMCA facility.

**Name of Public Agency Approving Project:** City of Simi Valley 04-23-2025  
Date of Approval

**Name of Person or Agency Carrying Out Project:** Southeast Ventura County YMCA

**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 addition consisting of a gymnasium, fitness studios, and family-accessible locker rooms for an existing YMCA facility 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 4.61-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 Traffic Study prepared for the project found that the project would generate approximately 428 average daily trips, including 74 morning peak hour trips and 96 evening peak hour trips. The City's Traffic Engineer confirmed that the additional trips would not significantly affect existing traffic operations in the area. The Noise Study prepared for the project determined that the project would not cause a significant increase in noise levels as the noise from the new gymnasium, fitness rooms, HVAC equipment, and parking lot is within the General Plan thresholds of 45 db(A) for interior locations and 63 db(A) for exterior locations. Pursuant to the described use of 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 will 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:**  **Date:** 04/23/2025 **Title:** Associate Planner  
Neal Morrissette

**Signed by Lead Agency** **Date received for filing at OPR:** \_\_\_\_\_