

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-2025-0001

Project Location - Specific: 2627 Yosemite Ave

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

Description of Nature, Purpose, and Beneficiaries of Project: Construct a 1,477 square foot expansion of an existing gas station canopy, the addition of one fuel pump, a 420 square feet addition to the existing mini mart, a new 120 square foot car wash equipment room, and related site improvements

Name of Public Agency Approving Project: City of Simi Valley 07/24/25

Date of Approval

Name of Person or Agency Carrying Out Project: Peter Hong (Conico Oil)

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 1, Section 15301
- Statutory Exemption. State code number _____
- Common Sense Exemption [Sec. 15061(b)(3)]

California Environmental Quality Act (CEQA) Section 15301, "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 use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects that might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use."

The proposed addition of one fuel pump, a 1,477-square-foot canopy expansion, a 120 square foot equipment room for the existing carwash, and a 420-square-foot addition to the existing mini mart at an existing fuel facility constitutes a minor alteration to a private facility with negligible of the current land use. The project also includes relocating and replacing two existing 15,000-gallon underground fuel tanks with two 25,000-gallon tanks. This replacement represents a negligible expansion of the existing use. Therefore, the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines.

Lead Agency

Contact Person: Alexandra Clingman **Area Code/Telephone:** (805)583-6772

Signature:  _____ **Date:** 07/24/25 **Title:** Associate Planner

Alexandra Clingman
 Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: _____