

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-2025-0008 (Administrative Action)

Project Location - Specific: 3401 Flora Drive

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

Description of Nature, Purpose, and Beneficiaries of Project: Approval of an Administrative Action to CUP-S-0684 for minor floor plan and elevation changes to a 2,800 square foot one-story building.

Name of Public Agency Approving Project: City of Simi Valley December 30, 2025
Date of Approval

Name of Person or Agency Carrying Out Project: Nicholas Biro

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)]

Text of exemption and reasons why project is exempt:

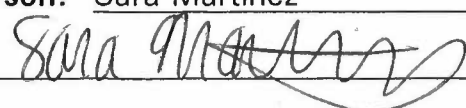
Section 15301 of the State CEQA Guidelines, titled "Existing Facilities," reads as follows:

"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 existing or former use. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use."

The proposed project constitutes a minor alteration of a proposed facility with negligible expansion of use, as there is less than a 5% change in the project's gross floor area due to the proposed elevation changes and floor plan reconfiguration. Therefore, the project is exempt from CEQA pursuant to Section 15301 of the State CEQA Guidelines.

Lead Agency

Contact Person: Sara Martinez **Area Code/Telephone:** (805) 583-6869

Signature:  **Date:** 12/30/2025 **Title:** Assistant Planner

☒ **Signed by Lead Agency**