

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-2025-0011

Project Location - Specific: 1742 E Los Angeles Avenue, Unit A

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

Description of Nature, Purpose, and Beneficiaries of Project: To operate a kennel (pet hotel for dogs and cats) within an existing building.

Name of Public Agency Approving Project: City of Simi Valley February 5, 2026  
Date of Approval

Name of Person or Agency Carrying Out Project: Edan Lifshitz

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 involves obtaining approval to operate a kennel within an existing commercial building, which constitutes the leasing of an existing private structure. There is no increase in the building square footage and no expansion of the existing land use. 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: Sara Martinez Date: 02/05/2026 Title: Assistant Planner

Signed by Lead Agency