

This 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: The Bunker & Clubhouse

Project Location - Specific: 4180 Guardian Street, Units 108 & 109, known as Ventura County Assessor's Parcel No.'s 6260370085 and 6260370095

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

Description of Nature, Purpose, and Beneficiaries of Project: Approval of an Administrative Conditional Use Permit to allow a commercial recreation facility which includes four simulated golf bays, with accessory on-site beer and wine sales and food service.

Name of Public Agency Approving Project: The City of Simi Valley

02/05/2026

Date of Approval

Name of Person or Agency Carrying Out Project: Mark Nason

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 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 that might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use."

The proposed use for a commercial recreation facility in an existing industrial building constitutes the leasing of an existing private structure. There would not be any increase in the building square footage and no expansion of the existing land use. Therefore, the project is exempt from further review under CEQA pursuant to Section 15301 of the State CEQA guidelines.

Lead Agency

Contact Person: Mark Nason

Area Code/Telephone: (805) 583-6836

Signature: Mark Nason Date: 2/9/2026 Title: Asst. Planner
Mark Nason

☒ Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at OPR: _____