

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: PD-S-2025-0004 (Mario's Catering)

Project Location - Specific: 4785 Los Angeles Avenue

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

Description of Project: Administrative Planned Development Permit Modification to convert existing building into a commissary facility for motion picture food trucks and trailers.

Name of Public Agency Approving Project: City of Simi Valley 02-19-2026
Date of Approval

Name of Person or Agency Carrying Out Project: Mario Z. Gonzalez.

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 convert an existing building into an unpack food commissary facility and vehicle storage for food trucks and trailers is consistent with the General Plan land use designation of Mixed-Use. The proposed project does not conflict with applicable policies of the General Plan, regulations in the SVMC, or the Envision Simi Valley Specific Plan. The proposed project does not conflict with applicable policies of the General Plan or regulations in the SVMC or the Envision Simi Valley Specific Plan. The proposed project is located within a 1.06-acre site area in the City of Simi Valley. The project site is already developed and surrounded by urban uses. Due to its location in a highly developed area in the City, the site is not a habitat for endangered, rare, or threatened species. The project poses no significant effects relating to traffic, noise, air quality, or water quality. The Traffic Study prepared for the project found that the project would generate approximately 10 average daily trips, including 2 morning peak hour trips and 1 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 and is within the General Plan thresholds of 45 db(A) for interior locations and 63 db(A) for exterior locations. No direct or indirect impacts to air quality have been identified for the proposed building expansion. Therefore, the project will not result in a significant impact on air quality. The project is required to implement a Storm Water Pollution Control Plan in compliance with the National Pollutant Discharge Elimination System to ensure that the project will not result in significant impacts to water quality. The project is located in a developed part of the City and all required utilities and public services currently serve and are available to serve the project. No exception identified by CEQA Guidelines § 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:** 02/19/2026 **Title:** Associate Planner
 Neal Morrissette

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