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: TP-S-2025-0003

Project Location - Specific: Located northeast of Hook Drive

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

Description of Project: A Parcel Map to subdivide a 11-acre industrial zoned parcel into five parcels

Name of Public Agency Approving Project: City of Simi Valley 07/02/2026
Date of Approval

Name of Person or Agency Carrying Out Project: Easy Street XC, LLC

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)];
- X Categorical Exemption - State type and section number: 15315 MINOR LAND DIVISIONS
- __ Statutory Exemptions - State code number:
- __ General Rule [Sec. 15061(b)(3)]

Text of exemption and reasons why project is exempt:

Section 15315, titled “Minor Land Divisions,” reads as follows:

“Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.”

The project would result in the subdivision of an 11-acre industrial lot into five parcels of land. The area is within the urbanized limit of the City, conforms to the General Plan and zoning, and no variances or exceptions are required. Services and access are available to the parcels in conformance with the requirements of the City of Simi Valley. The site does not have a slope greater than 20 percent.

The tentative parcel map meets all the conditions described in Section 15315, and is therefore exempt from further environmental review pursuant to CEQA Section 15300, et seq.

Lead Agency Contact Person: Neal Morrissette **Area Code/Telephone** (805) 583-6867

Signature: Neal Morrissette **Date:** 07/02/2026 **Title:** Associate Planner
Neal Morrissette
Dept. of Environmental Services

X Signed by Lead Agency