

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-2026-0007 Billiards Hall

Project Location - Specific: 3200 East Lost Angeles Avenue, Suite No. 23-27, known as Ventura County Assessor's Parcel No. 642-0-290-080

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

Description of Nature, Purpose, and Beneficiaries of Project: Conditional Use Permit to allow the operation of an indoor recreation facility, including 15 billiards tables and a bar area.

Name of Public Agency Approving Project: The City of Simi Valley July 22, 2026
Date of Approval

Name of Person or Agency Carrying Out Project: Edik Aslanyan

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:

Under the provisions of Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, interior modifications to an existing commercial building to accommodate a commercial recreation facility, with no expansion of the existing structure where it will be located, is categorically exempt from CEQA.

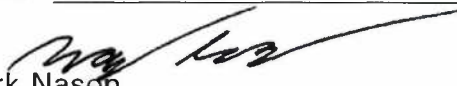
Section 15301 of the State CEQA Guidelines, titled "Existing Facilities," reads as follows:

"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 the operation of an indoor recreation facility in an existing commercial 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:  **Date:** 07/22/2026 **Title:** Assistant Planner

☒ **Signed by Lead Agency**

Date received for filing at OPR: _____