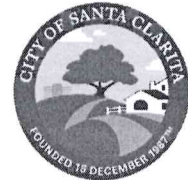


NOTICE OF EXEMPTION



TO:

FROM:

[X] County Clerk
County of Los Angeles
12400 E. Imperial Hwy., Rm. 2001
Norwalk, CA 90650

City of Santa Clarita
Community Development
23920 Valencia Boulevard, Suite #302
Santa Clarita, CA 91355

[] Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

DATE: June 9, 2026

PROJECT NAME: Master Case 24-210: Minor Use Permit 24-028

PROJECT APPLICANT: David Ortega, Filthy Fitness Club

PROJECT LOCATION: 25647 Rye Canyon Road (Assessor's Parcel Number: 2866-009-041)

PROJECT DESCRIPTION: The applicant is requesting a Minor Use Permit (MUP) to permit the continued operation of a new instructional use and health and fitness club, known as Filthy Fitness. The hours of operation will be 24 hours per day seven days a week. The applicant will also be making minor parking lot modifications, including: repaving the parking lot, restriping parking spaces, and removing and replacing on-site landscaping. The proposed use includes an approved 20 percent parking reduction, resulting in an adjusted parking requirement of 49 spaces, which is accommodated by on-site parking supply, and all business-related activity would take place within the interior of the tenant space. The subject property is located in the Business Park zone within the community of Valencia.

This is to advise that the [X] Hearing Officer [] Planning Commission [] City Council of the City of Santa Clarita has approved the above project on June 8, 2026. Review of the project by the Department of Community Development found that the project is exempt from the provisions of the California Environmental Quality Act.

EXEMPT STATUS: California Environmental Quality Act under Article 19 Section 15301, the project is exempt under Class 1. A Class 1 exemption consists of the operation, repair, maintenance, or minor alterations of existing private structures or facilities with no expansion of existing use. Further, none of the exceptions to categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply to the project.

Person or agency carrying out the project: City of Santa Clarita, Community Development Department

This is to certify that the Notice of Exemption with comments/responses and record of project approval is available for public review at:

City of Santa Clarita
Community Development Department
23920 Valencia Boulevard, Suite 302
Santa Clarita, California 91355
(661) 255-4330

Contact Person/Title: Kyla Danforth, Assistant Planner I

Signature: 