NOTICE OF EXEMPTION

TO:

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

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

FROM:

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

DATE: August 20, 2025

PROJECT NAME: Master Case 25-048, Conditional Use Permit 25-004, and Development Review 25-006

PROJECT APPLICANT: LaTerra SS Investors III, LLC (c/o Allen Park and Bryan Miranda)

PROJECT LOCATION: 26477 Ruether Avenue (Assessor's Parcel Number 2836-017-030)

PROJECT DESCRIPTION: The permittee is approved to convert the existing industrial building located at 26477 Ruether Avenue (Assessor's Parcel Number: 2836-017-030) into a three-story self-storage facility within the existing shell building. The project consists of converting the existing approximately 39,840 square-foot industrial building into a 124,515 square-foot three-story self-storage facility within the existing shell building. Additionally, approximately 1,794 square feet of the existing loading dock area will be enclosed for additional square footage to accommodate a new lobby, two restrooms, and two elevators. The Project also includes new vehicle loading and unloading spaces; a management office on the ground floor; replacement and relocation of the existing access gate; a new six-foot-tall perimeter wall; and refreshing the exterior paint and landscaping.

This is to advise that the [ ] Director of Public Works [X] Planning Commission [ ] City Council of the City of Santa Clarita has approved the above project on August 19, 2025. 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: The project is exempt from the California Environmental Quality Act under Article 19 Categorical Exemptions, Section 15301, Class 1. A Class 1 includes the minor alteration of existing public or private structures and facilities involving negligible or no expansion of existing or former use. The Project consists of the revitalization of an underused site with additional square footage under the threshold identified in the CEQA guidelines.

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: Marlene Mancia, Assistant Planner II

Signature: _____