



**NOTICE OF INTENT  
to Adopt a  
Mitigated Negative Declaration**

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

**Date:** December 20, 2023  
**To:** Interested Agencies, Organizations, and Individuals  
**Subject:** **Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration**

Pursuant to Section 15072 of the California Environmental Quality Act (CEQA) Guidelines, the City of Santa Clarita (Lead Agency) is providing notice that it intends to adopt an Initial Study/Mitigated Negative Declaration for the project identified below:

**Project Title:** Tentative Parcel Map (TPM) 80287 – Four-lot Subdivision  
**Application:** **Master Case 18-182**  
Tentative Parcel Map 18-004 and Initial Study 18-005  
**Applicant:** Bill Rex  
**Agent:** CRC Enterprises  
27600 Bouquet Canyon Road, Suite 200  
Santa Clarita, CA 91350  
(661) 297-2336  
**Project Location:** South of Sultus Street, between Triumph Avenue and Tannahill Avenue  
Assessor's Parcel Number (APN): 2841-018-071

**Project Description:** The applicant is requesting approval of Tentative Parcel Map (TPM) 80287. The proposed TPM would subdivide the existing 19.87-acre parcel and would create four new lots. Two lots would be accessed from Triumph Avenue and two lots would be accessed from Tannahill Avenue. A single-family home could be developed on each newly created lot in the future, but no new development is being proposed with this request. No oak trees onsite would be removed as part of this subdivision. The project site is zoned Non-Urban 4 in the community of Canyon Country, within the Sand Canyon Special Standards District.

**Review Period:** 12:00 p.m. on December 26, 2023, until 12:00 p.m. on January 16, 2024.

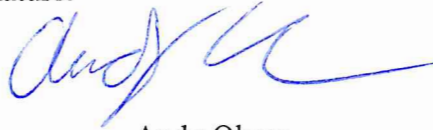
**Notice of Public Hearing:** This item will be heard at a regular public hearing before the City of Santa Clarita Planning Commission at, or after, 6:00 p.m. on January 16, 2024. The hearing will be

held in the City Council Chambers, First Floor, 23920 Valencia Boulevard, Santa Clarita, CA 91355.

**Availability of Documents:** Copies of the Initial Study/Mitigated Negative Declaration and all documents referenced therein are available for review at Santa Clarita City Hall, 23920 Valencia Boulevard, Suite 120, Santa Clarita, California, during normal business hours. A copy of the Initial Study/Mitigated Negative Declaration will also be posted on the City of Santa Clarita Planning Division website at <https://santaclarita.gov/planning/environmental-documents/>.

For additional information on the Initial Study/Mitigated Negative Declaration or on the project's requested discretionary entitlements, please contact Andy Olson, Associate Planner at (661) 255-4330. It is requested that any written comments on the proposed project be submitted to the Department of Community Development prior to the hearing date. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else has raised at the Public Hearing, or in written correspondence delivered to the Department of Community Development.

Signature:



Andy Olson

Title: Associate Planner

Date: December 20, 2023

**Master Case 18-182**  
**Tentative Parcel Map 80287**  
**South of Sultus Street, between Triumph Avenue and Tannahill Avenue**  
**Assessor's Parcel Number (APN): 2841-018-071**

