



**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: June 25, 2024

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: Riverview Development Project

Application: Master Case No. 21-205: Architectural Design Review 21-025, Conditional Use Permit 21-014, Development Review 21-019, Initial Study 21-008, Landscape Plan Review 21-015, Minor Use Permit 21-027, Oak Tree Permit 21-003, and Tentative Tract Map 83605



Project Location: 22500 Soledad Canyon Road
(Assessor's Parcel Number 2836-011-018)

Project Description: The applicant, Integral Communities, is requesting to construct 318 residential units (122 detached single-family condos and 196 attached townhomes, 22 of which are identified as affordable) and an approximately 127,000 square-foot light manufacturing industrial building. The project also includes a community recreation area, and other on-site improvements including on-site parking and landscaping. The project site is approximately 35.2 acres in size on a property formerly occupied by the Saugus Speedway and is directly adjacent to the existing Santa Clarita Metrolink Station. The site is zoned Mixed Use Corridor and is within the Jobs Creation Overlay Zone and the Alquist Priolo Fault Zone.

Applicant: Integral Communities
Contact: Peter Vanek
888 San Clemente, Suite 100
Newport Beach, CA 92660
(949) 999-5716

Review Period: June 25, 2024, and ending at noon on July 16, 2024

Notice of Public Hearing: The City of Santa Clarita Planning Commission will conduct a public hearing on this matter on the following date:

DATE: Tuesday, July 16, 2024
TIME: At or after 6:00 p.m.
LOCATION: City Hall, Council Chambers
23920 Valencia Blvd., First Floor
Santa Clarita, CA 91355

Availability of Documents: During the public review period, a copy of the Draft Initial Study/ Mitigated Negative Declaration and all supporting documents will be located in the City Clerk's office located in the City Hall building at 23920 Valencia Boulevard, Suite 120, Santa Clarita, CA 91355. In addition, a copy will be available on the Planning Division's website. <https://santaclarita.gov/planning/environmental>

For additional information on the Initial Study/Mitigated Negative Declaration or on the project's requested discretionary entitlements, please contact Justin Sauder, Associate Planner at (661) 255-4916. 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.



David Peterson
Title: Senior Planner
Date: June 25