

**NOTICE OF DETERMINATION**

[X] County Clerk  
County of Los Angeles  
12400 E. Imperial Hwy., Rm. 2002  
Norwalk, CA 90650

[X] State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95815



PROJECT NAME: Tentative Parcel Map (TPM) 80287: Master Case 18-182, Tentative Parcel Map 18-004, and Initial Study 18-008

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.

PROJECT APPLICANT: Bill Rex

PROJECT AGENT: CRC Enterprises  
27600 Bouquet Canyon Road, Suite 200  
Santa Clarita, CA 91350

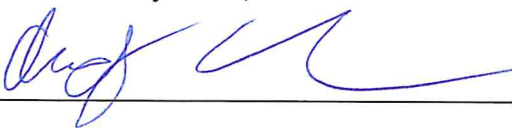
**This is to advise that the City of Santa Clarita has made the following determinations regarding the project described above:**

- 1) The project was approved by the [ ] Director of Community Development [X] Planning Commission [ ] Mayor and City Council on the following date: January 16, 2024.
- 2) [X] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA (Section 15070 {a}).
- 3) [ ] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA (Section 15070 {b}).
- 4) [ ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- 5) The project [ ] WILL [X] WILL NOT have a significant impact on the environment.
- 6) Mitigation measures [X] WERE [ ] WERE NOT made a condition of project approval.
- 7) A Statement of Overriding Considerations [ ] WAS [X] WAS NOT adopted for this project.

**This is to certify that the MITIGATED NEGATIVE DECLARATION with comments and a record of project approval is available for public review at:**

**THE DEPARTMENT OF COMMUNITY DEVELOPMENT**  
23920 Valencia Boulevard, Suite 140  
Santa Clarita, CA 91355  
(661) 255-4330

Contact Person/Title: Andy Olson, Associate Planner

Signature: 

Date: January 16, 2024