

NOTICE OF EXEMPTION



TO: FROM:

[X] County Clerk City of Santa Clarita
 County of Los Angeles Community Development
 12400 E. Imperial Hwy., Rm. 2001 23920 Valencia Boulevard, Suite #302
 Norwalk, CA 90650 Santa Clarita, CA 91355

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

DATE: April 16, 2024

PROJECT NAME: Master Case 23-190: Architectural Design Review 23-027, Conditional Use Permit 23-011, Development Review 23-025

PROJECT APPLICANT: Ashdon Development, Inc. on behalf of Farmer Boys

PROJECT LOCATION: 24525 Copper Hill Drive
 (Assessor's Parcel Number 2810-136-008)

PROJECT DESCRIPTION: The applicant, Ashdon Development, Inc. on behalf of Farmer Boys, is requesting approval of an Architectural Design Review (ADR), Conditional Use Permit (CUP), and Development Review (DR) to construct and operate an approximately 2,710 square-foot, drive-through restaurant on a vacant parcel within the existing Copperhill Shopping Center. The project includes indoor and outdoor seating, 30 parking spaces, and a tandem drive-through lane. The project site is located northwest of Camino Del Arte Drive and south of Los Angeles County Fire Station No. 156, and is within the Neighborhood Commercial (CN) zone in the community of Valencia.

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 April 16, 2024. 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 15303, the project is exempt under Class 3. A Class 3 exemption consists of the construction and location of small facilities or structures.

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: Lauren Eber, Assistant Planner II

Signature: 