

NOTICE OF DETERMINATION



☒ County Clerk
County of Los Angeles
12400 E. Imperial Hwy., Rm. 1007
Norwalk, CA 90650

☐ State Clearinghouse
1400 Tenth Street
Sacramento, CA 95815

PROJECT NAME: Newhall Mixed-Use Project: Master Case 24-134

PROJECT LOCATION: 24300, 24308, 24316 Main Street and 22505 Market Street (Assessor's Parcel Numbers (APNs) 2831-012-022 through -026)

PROJECT DESCRIPTION: The applicant is requesting a Conditional Use Permit (CUP), Minor Use Permit (MUP), Adjustment Permit (ADJ), Development Review (DR), and Architectural Design Review (ADR) for the redevelopment of the Mac's Pool Supply (24316 Main Street), Horseshoe on Main (24300 Main Street), and the potentially historic Masonic Lodge/Courthouse (22505 Market Street) buildings located on the three-way corner of Main Street, Market Street, and Railroad Avenue. The project is a full-block development consisting of the demolition of the existing structures to construct a new five-story mixed-use building at approximately 52 feet in height. The ground level includes approximately 5,300 square feet of commercial floor area and ground-level parking within the building footprint. The upper levels include 78 apartment units. A total of 122 parking stalls are proposed within one subterranean and the first-floor levels. Vehicle access to the project site would be provided from Railroad Avenue and Market Street. The project requires a CUP to increase the allowable floor area ratio. An MUP with City Council approval is required to demolish the on-site potentially historic building. The applicant is requesting an ADJ for a 20-percent reduction in the amount of shared amenity space to be provided. The subject properties are located in the Arts & Entertainment zone of the Old Town Newhall Specific Plan (OTNSP). The project was contemplated under the OTNSP Final Environmental Impact Report (FEIR) and the project will comply with all mitigation measures to ensure compliance with the FEIR.

PROJECT APPLICANT: Serrano Development Group

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 ☐ Planning Commission ☒ Mayor and City Council on the following date: April 22, 2025.
- 2) ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA (Section 15070 {a}).
- 3) ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA (Section 15070 {b}).
- 4) ☒ An Environmental Impact Report (EIR) was prepared for this project pursuant to the provisions of CEQA.
- 5) ☐ An Addendum to the Final EIR was prepared for this project pursuant to the provisions of CEQA.
- 6) The project ☐ WILL ☒ WILL NOT have a significant impact on the environment.
- 7) Mitigation measures ☒ WERE ☐ WERE NOT made a condition of project approval.
- 8) A Statement of Overriding Considerations ☐ WAS ☒ WAS NOT adopted for this project.

**This is to certify that the ☐ NEGATIVE DECLARATION ☒ ENVIRONMENTAL IMPACT REPORT
☐ ADDENDUM with record of project approval is available for public review at:**

DEPARTMENT OF COMMUNITY DEVELOPMENT

**23920 Valencia Boulevard, Suite 302
Santa Clarita, California 91355
(661) 255-4330**

Contact Person/Title: Emily Rubalcava, Assistant Planner I

Signature: _____

A handwritten signature in black ink, appearing to read "Emily Rubalcava", written over a horizontal line.