

NOTICE OF DETERMINATION



☒ County Clerk
County of Los Angeles
12400 E. Imperial Hwy., Rm. 1201
Norwalk, CA 90650

☐ State Clearinghouse
1400 Tenth Street
Sacramento, CA 95815

PROJECT NAME: Master Case 21-146: Architectural Design Review ADR21-021, Development Review 21-014, Hillside Development Review 421-002, Minor Use Permit 21-018, Oak Tree Permit 421-002, Conditional Use Permit 22-008, Tentative Map 83761

PROJECT LOCATION: 23755 Newhall Avenue, Santa Clarita, CA
(Assessor's Parcel Numbers 2827-003-016, -017, -018, -019, -020, and -021)

PROJECT DESCRIPTION: The applicant is requesting entitlements for the development of the Newhall Avenue Mixed-Use Project (Project), consisting of 106 multifamily units including 70 apartments and 36 townhome units, and 4,000 square feet of commercial floor area. Buildings on-site would range from one- to four-stories, maximum of 61 feet in height. The Project would require grading export of approximately 63,000 cubic yards. The Project includes the removal of 48 non-heritage oak trees and the encroachment of 17 oak trees.

PROJECT APPLICANT: Community Multihousing, Inc.

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: June 17, 2025.
- 2) ☐ A 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 ☒ WILL NOT have a significant impact on the environment.
- 6) Mitigation measures ☒ WERE ☐ WERE NOT made a condition of project approval.
- 7) A Statement of Overriding Considerations ☐ WAS ☒ WAS NOT adopted for this project.

This is to certify that the ☒ Mitigated Negative Declaration ☐ Environmental Impact Report with comments and record of project approval is available for public review at:

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

Contact Person/Title: Erika Iverson, Senior Planner

Signature: _____