

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 (Hartwell): Master Case 25-089

PROJECT LOCATION: 24300, 24308, 24316 and 24322 Main Street and 22505 Market Street (Assessor's Parcel Numbers (APNs) 2831-012-022 through -027)

PROJECT DESCRIPTION: The applicant is requesting a Minor Use Permit (MUP) and Development Review (DR) to modify the Hartwell Mixed-Use Project (previously considered by the City Council on May 13, 2025) which consisted of the redevelopment of the Mac's Pool Supply, Horseshoe on Main (formerly Soundsations), and the historical Masonic Lodge/Courthouse buildings to construct a new five-story mixed-use building, consisting of 78 apartment units and 5,223 square feet of commercial floor area located at the three-way corner of Main Street, Market Street, and Railroad Avenue. This proposed revision expands the project site to include the adjacent property (KHTS Radio Station studio) and increases the project to 98 apartment units and 6,300 square feet of commercial floor area. A total of 158 parking stalls are proposed within one subterranean and the first-floor levels. The height of the building remains at 52 feet. An MUP is required to modify a conditionally approved project involving a cumulative expansion of ten to fifty percent of the approved building area. The subject properties are located in the Arts & Entertainment zone of the Old Town Newhall Specific Plan (OTNSP).

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: August 26, 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.