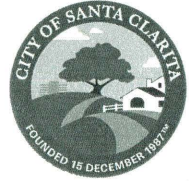


NOTICE OF DETERMINATION



[X] 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 No. 19-067, Conditional Use Permit 19-002, Minor Use Permit 19-008, Development Review 19-006, Architectural Design Review 19-007, Oak Tree Permit 19-002

PROJECT LOCATION: Westfield Valencia Town Center Mall, 24201 Valencia Boulevard (APN: 2861-058-071 through 085)

PROJECT DESCRIPTION: The applicant is requesting to demolish the existing 128,558 square-foot Sears building and construct a 153,930 square-foot Costco. The project also includes a 30-pump automobile fuel sales use, a 34,185 square-foot gym, a 32,000 square-foot cinema, 7,434 square-feet of retail/restaurant uses and a 2,138 square-foot expansion of the existing Canyon music venue. The total improvement would result in a net of 101,129 square feet of new commercial space, reconfigure the existing surface parking lot in the project area and include additional parking on the roof of the proposed Costco. The maximum height of the project is 79 feet. The project is located in the Regional Commercial (CR) zone in the community of Valencia.

PROJECT APPLICANT: Valencia Town Center Venture, L.P.

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: March 26, 2020.
- 2) [] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA (Section 15070 {a}).
- 3) [X] 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 [X] Mitigated Negative Declaration [] Environmental Impact Report with comments and record of project approval is available for public review at:

2020 077319

FILED
May 07 2020

Dean C. Logan, Registrar - Recorder/County Clerk
Electronically signed by MAXINE CARRASCO

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

City of Santa Clarita
City of Planning & Research

THIS NOTICE WAS POSTED
ON May 07 2020
UNTIL June 08 2020

REGISTRAR - RECORDER/COUNTY CLERK

Contact Person/Title: David Peterson, Associate Planner

Signature:
S:\CD\PLANNING DIVISION\CURRENT\2019\MC19-067 (Patios Connection VTC)\Environmental\NOD 19 067.doc

JUN 08 2020

STATE CLEARINGHOUSE

State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202001230560023
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY DEPARTMENT OF COMMUNITY DEVELOPMENT		DATE 01/23/2020	
COUNTY/STATE AGENCY OF FILING LOS ANGELES		DOCUMENT NUMBER 2020018829	
PROJECT TITLE MASTER CASE NO 19-067, CONDITIONAL USE PERMIT 19-002, MINOR USE PERMIT 19-008 DEVELOPMENT REVIE 19-006, ARCHITECTURAL DESIGN REVIEW 19-007, OAK TREE PERMIT 19-002			
PROJECT APPLICANT NAME DAVID PETERSON			PHONE NUMBER
PROJECT APPLICANT ADDRESS 23920 VALENCIA BLVD SUITE 140	CITY SANTA CLARITA	STATE CA	ZIP CODE 91355

PROJECT APPLICANT (Check appropriate box):

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|-------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,343.25 | \$ 0.00 |
| <input checked="" type="checkbox"/> Negative Declaration (ND)(MND) | \$2,406.75 | \$ 2,406.75 |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ 0.00 |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP) | \$1,136.50 | \$ 0.00 |
| <input checked="" type="checkbox"/> County Administrative Fee | \$50.00 | \$ 75.00 |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption | | |
| <input type="checkbox"/> CDFW No Effect Determination (Form Attached) | | |
| <input type="checkbox"/> Other _____ | | \$ 0.00 |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
 \$ 2,481.75

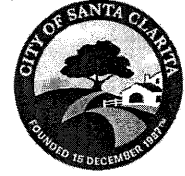
SIGNATURE X 	TITLE ITC
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FILED
May 07 2020

Dean C. Logan, Registrar - Recorder/County Clerk
 Electronically signed by MAXINE CARRASCO

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 No. 19-067, Conditional Use Permit 19-002, Minor Use Permit 19-008, Development Review 19-006, Architectural Design Review 19-007, Oak Tree Permit 19-002

PROJECT LOCATION: Westfield Valencia Town Center Mall, 24201 Valencia Boulevard (APN: 2861-058-071 through 085)

PROJECT DESCRIPTION: The applicant is requesting to demolish the existing 128,558 square-foot Sears building and construct a 153,930 square-foot Costco. The project also includes a 30-pump automobile fuel sales use, a 34,185 square-foot gym, a 32,000 square-foot cinema, 7,434 square-feet of retail/restaurant uses and a 2,138 square-foot expansion of the existing Canyon music venue. The total improvement would result in a net of 101,129 square feet of new commercial space, reconfigure the existing surface parking lot in the project area and include additional parking on the roof of the proposed Costco. The maximum height of the project is 79 feet. The project is located in the Regional Commercial (CR) zone in the community of Valencia.

PROJECT APPLICANT: Valencia Town Center Venture, L.P.

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: January 21, 2020.
- 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:

2020 077319



FILED

May 07 2020

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by MAXINE CARRASCO

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

ORIGINAL FILED

JAN 23 2020

Contact Person/Title: David Peterson, Associate Planner

Signature:

S:\CD\PLANNING DIVISION\CURRENTS\2019\MC19-067 (Pattis Connection YTC)\Environmental\NOD 19 067.doc

LOS ANGELES COUNTY CLERK

State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202005070510007
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF SANTA CLARITA	DATE 05/07/2020
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2020077319

PROJECT TITLE
 MASTER CASE NO. 19-067, CONDITIONAL USE PERMIT 19-002, MINOR USE PERMIT 19-008,
 DEVELOPMENT REVIEW 19-006, ARCHITECTURAL DESIGN REVIEW 19-007, OAK TREE PERMIT 19-002

PROJECT APPLICANT NAME DAVID PETERSON	PHONE NUMBER (661)255-4330
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PROJECT APPLICANT ADDRESS 23920 VALENCIA BOULEVARD SUITE 140	CITY SANTA CLARITA	STATE CA	ZIP CODE 91355
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PROJECT APPLICANT (Check appropriate box):

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,343.25	\$ 0.00
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,406.75	\$ 0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,136.50	\$ 0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 75.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ 0.00

PAYMENT METHOD:

Cash
 Credit
 Check
 Other _____

\$ 75.00

SIGNATURE X 	TITLE ITC
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