

NOTICE OF DETERMINATION

[X] County Clerk
County of Los Angeles
12400 E. Imperial Hwy., Rm. 2002
Norwalk, CA 90650

[X] State Clearinghouse
1400 Tenth Street
Sacramento, CA 95815



PROJECT NAME: Santa Clarita Commerce Center Project: Master Case 20-091, Conditional Use Permit 22-007, Development Review 20-009, Architectural Design Review 20-014, Oak Tree Permit (Class 2) 23-006, Administrative Permit 22-041, and Initial Study 23-002

PROJECT LOCATION: Springbrook Avenue and Oak Ridge Drive, Santa Clarita, Los Angeles County (APN: 2836-076-001, -016 and -017, -023 through -028, and 2836-006-029)

PROJECT DESCRIPTION: The Project would involve the construction and operation of four industrial/warehouse buildings, totaling 430,407 square feet on a 22.3-acre Project Site. Building 1 would be 262,522 square feet; Building 2 would be 49,308 square feet; Building 3 would be 78,467 square feet; and Building 4 would be 40,110 square feet. The Project Site was previously subdivided, graded, and developed with storm drain infrastructure as part of a prior approval (MC06-286); the Project consists of developing the buildings and associated improvements on the existing site. Project tenants have not been identified; however, the proposed buildings would accommodate standard warehousing uses. Cold storage or storage of significant quantities of hazardous materials is not anticipated. Building 1 would have a maximum height of 55 feet, and the other three buildings would have a maximum height of 50 feet. Other associated on-site improvements would include a truck court with a loading dock at each building, landscaping, 526 parking spaces and exterior lighting. Access to the Project Site would be provided via Springbrook Avenue off of Oak Ridge Drive.

PROJECT APPLICANT: Covington Development Partners LLC
3 Corporate Plaza, Suite 230
Newport Beach, CA 92660

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: June 20, 2023.
- 2) [X] A Mitigated 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 [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 MITIGATED NEGATIVE DECLARATION with comments and a record of project approval is available for public review at:

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

Contact Person/Title: Andy Olson, Associate Planner

Signature: 

Date: June 20, 2023

ORIGINAL FILED
JUN 21 2023

LOS ANGELES, COUNTY CLERK

ORIGINAL FILED

JUN 21 2023

LOS ANGELES, COUNTY CLERK

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2023 ENVIRONMENTAL FILING FEE CASH RECEIPT

| |
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| RECEIPT # 202306211230001 |
| STATE CLEARING HOUSE # (If applicable) |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

| | | | |
|---|-----------------------|-------------|-------------------------------|
| LEAD AGENCY CITY OF SANTA CLARITA | | | DATE 06/21/2023 |
| COUNTY/STATE AGENCY OF FILING LACC | | | DOCUMENT NUMBER 2023135611 |
| PROJECT TITLE SANTA CLARITA COMMERCE CENTER PROJECT | | | |
| PROJECT APPLICANT NAME ANDY OLSON | | | PHONE NUMBER |
| PROJECT APPLICANT ADDRESS 23920 VALENCIA BOULEVARD 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) | \$3,839.25 | \$ 0.00 |
| <input checked="" type="checkbox"/> Negative Declaration (ND)(MND) | \$2,764.00 | \$ 2,764.00 |
| <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) | \$1,305.25 | \$ 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 _____
 \$ 2,839.00

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| SIGNATURE X  | TITLE ITC |
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