

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. 21-205: Architectural Design Review 21-025, Conditional Use Permit 21-014, Development Review 21-019, Initial Study 21-008, Landscape Plan Review 21-015, Minor Use Permit 21-027, Oak Tree Permit 21-003, and Tentative Tract Map 83605

PROJECT LOCATION: 22500 Soledad Canyon Road, Santa Clarita, Los Angeles County (APN: 2836-011-018)

PROJECT DESCRIPTION: The applicant, Integral Communities, is requesting to construct 318 residential units (122 detached single-family condos and 196 attached townhomes, 22 of which are identified as affordable) and an approximately 127,000 square-foot light manufacturing industrial building. The project also includes a community recreation area, and other on-site improvements including on-site parking and landscaping. The project site is approximately 35.2 acres in size on a property formerly occupied by the Saugus Speedway and is directly adjacent to the existing Santa Clarita Metrolink Station. The site is zoned Mixed Use Corridor and is within the Jobs Creation Overlay Zone and the Alquist Priolo Fault Zone.

PROJECT APPLICANT: Integral Communities

**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: November 12, 2024.
- 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: Justin Sauder, Associate Planner

Signature: Justin Sauder