

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Newhall Avenue Mixed-Use Project

Lead Agency: City of Santa Clarita

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Project Location: 23755 Newhall Avenue, Santa Clarita, Los Angeles County, CA 91321

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed Newhall Avenue Mixed-Use Development Project (project) would involve the construction of mixed-use residential and retail development distributed throughout a 9.7-acre property at 23755 Newhall Avenue in the City of Santa Clarita. The project site would be subdivided into three lots (ranging in size from approximately 1.16 to 5.16 acres) to accommodate the redevelopment of 106 multifamily residential units (70 apartments and 36 townhome-style units), 4,000 square feet of commercial space, and recreation amenities, including a swimming pool and outdoor trail. 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. The entitlements, reviews, permits, and approvals required to implement the project include Architectural Design Review, a Conditional Use Permit, Development Review, a Minor Use Permit, Hillside Development Review, a Tentative Map, Landscape Plan Review, and a Oak Tree Permit. □

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Implementation of the Project would result in the potentially significant impacts related to the following environmental topics, which could be reduced to a less-than-significant level with the identified mitigation measures:

- MM-BIO-1, Pre-Project Botanical Survey
- MM-BIO-2, Special-Status Wildlife Species Survey
- MM-BIO-3, Nesting Bird Surveys
- MM-CUL-1, Archaeological Monitoring
- MM-GEO-1, Paleontological Resource Monitoring
- MM-HAZ-1, Vapor Intrusion Mitigation
- MM-HAZ-2, Asbestos-Containing Materials Survey
- MM-HAZ-3, Lead-Based Paint Survey
- MM-TCR-1, Worker Environmental Awareness Training
- MM-TCR-2, Inadvertent Discovery
- MM-TCR-3, Disposition and Treatment of Inadvertent Discoveries
- MM-TCR-4, Inadvertent Discovery of Human Remains

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Proximity to oak trees.

Provide a list of the responsible or trustee agencies for the project.

City of Santa Clarita