

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Newhall Avenue Mixed-Use Project

Lead Agency: City of Santa Clarita Contact Person (Name and Title): Erika Iverson

Mailing Address: 23920 Valencia Boulevard, Suite 302 Phone and Email: 661.255.4330

City: Santa Clarita Zip: 91355 County: Los Angeles County

Project Location: County: Los Angeles County City/Nearest Community: Santa Clarita

Cross Streets: Southeast of Carl Court, northwest of Canyon Crest Drive, Newhall Avenue between Carl Court and Valle Del Oro Zip Code: 91321

Longitude/Latitude (degrees, minutes and seconds): 34 ° 22 ' 17.59 " N / 118 ° 30 ' 59.26 " W Total Acres: 9.7

Assessor's Parcel No.: 2827-003-016, -017, -018, -019, -020, and -021 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: State Route 14 Waterways: Placerita Creek, Newhall Creek

Airports: N/A Railways: Union Pacific, Metrolink Schools: Dr. J. Michael McGrath Elementary School, Newhall Element

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units* 106 Acres* 2.5
 Office: Sq.ft.* _____ Acres* _____ Employees* _____
 Commercial: Sq.ft.* 4000 Acres* 0.5 Employees* 10 Transportation: Type* _____
 Industrial: Sq.ft.* _____ Acres* _____ Employees* _____ Mining: Mineral* _____
 Educational: _____ Power: Type* _____ MW* _____
 Recreational: Swimming pool, outdoor trail, picnic & play areas, gym Waste Treatment: Type* _____ MGD* _____
 Water Facilities: Type* _____ MGD* _____ Hazardous Waste: Type* _____
 Other: _____

* Required field based on Development Type selected

Project Issues Discussed in Document:

Aesthetics Energy Mandatory Findings of Significance Solid Waste
 Agriculture and Forestry Fiscal Impacts Mineral Resources Transportation
 Air Quality Flood Plain/Flooding Noise Tribal Cultural Resources
 Biological Resources Geology/Soils Population/Housing Utilities/Service Systems
 Coastal Zone Greenhouse Gas Emissions Public Services Vegetation
 Cultural Resources Growth Inducement Recreation Wetland/Riparian
 Cumulative Effects Hazards/Hazardous Materials Schools/Universities Wildfire
 Drainage/Absorption Hydrology/Water Quality Septic System Other: Soil Erosion/Compaction/Grading
 Economic/Jobs Land Use/Planning Sewer Capacity Water Supply/Groundwater

Present Land Use/Zoning/General Plan Designation:

Present Land Use: Vacant with a 8,578-square-foot commercial structure and paved areas; General Plan Designation: Mixed Use - Corridor; Zoning: MX-C (Mixed Use-Corridor)

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # <u>7</u>	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>4</u>
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling and Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mtns. Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Comm.
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mtns. Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # <u>5</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry and Fire Protection, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of		
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date April 29, 2025 Ending Date May 20, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant (Name and Title): <u>Chandler Partners, Bill Hiestand, Vice President</u>
Address: <u>605 Third Street</u>	Address: <u>4116 West Magnolia Drive, Suite 203</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Burbank, CA 91505</u>
Contact (Name and Title): <u>Alexandra Martini</u>	Phone: <u>310.463.3536</u>
Phone: <u>760.479.4267</u>	Email: <u>william@chandlerpartners.com</u>
Email: <u>amartini@dudek.com</u>	

Signature of Lead Agency Representative:  Date: 4/29/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.