

**NOTICE OF DETERMINATION**



**TO:**

County Clerk  
County of Los Angeles  
12400E Imperial Hwy., Rm. 1201  
Norwalk, CA 90650

**FROM:**

City of Santa Clarita  
Public Works  
23920 Valencia Boulevard, Suite #300  
Santa Clarita, CA 91355

Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95814

Online at:

<https://ceqasubmit.opr.ca.gov/>

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**PROJECT NAME:** 2025-26 Federal Circulation Improvement Project, Phase-IV (Mitigation Measure TR-5 for Master Case No. 19-067, Conditional Use Permit 19-008, Development Review 19-006, Architectural Design Review 19-007, and Oak Tree Permit 19-002)

**PROJECT LOCATION:** Intersection of McBean Parkway and Valencia Boulevard, Santa Clarita

**PROJECT DESCRIPTION:** The project will add a third left-turn lane to both directions of Valencia Blvd, widen Valencia Blvd westbound to the north for an additional right-turn lane, reconfigure raised median to accommodate turn movements, modify landscaping in support of the improvements, demolition, construction, paving, striping, signage, and other activities in support of the project.

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**PROJECT APPLICANT:** City of Santa Clarita Public Works (Contact: Michael Lanzone, 661-286-4136).

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: April 28, 2026.
- 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.

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**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:**

City of Santa Clarita  
Public Works Department  
23920 Valencia Boulevard, Suite 300  
Santa Clarita, California 91355  
(661) 255-4348

Contact Person/Title: Dan Duncan, Environmental Administrator

Signature: \_\_\_\_\_

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: January 21, 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:

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:

LOS ANGELES COUNTY CLERK