NOTICE OF DETERMINATION

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

[X] Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95815

PROJECT NAME:	Master Case 20-238: Architectural Design Review ADR20-023, Conditional Use Permit 20-005, Development Review 20-017, Hillside Development Review 421-002, Minor Use Permit 20-013, Oak Tree Permit 425-004, Tentative Map 83295
PROJECT LOCATION:	24924 Hawkbryn Avenue, Santa Clarita, CA (Assessor's Parcel Numbers 2825-012-007, 2825-007-010, 2825-012-011, 2825-012-901, and 2825-012-902)
PROJECT DESCRIPTION:	The City Council adopted Alternative 5 to the proposed project. This alternative includes 232 townhome and/or detached condominium residential units. The townhome/condominium units would be two-story in height. Under Alternative 5, the senior facility/assisted living facility would be 140,000 square feet in size (120 assisted living units). The commercial component would total 9,000 square feet. A total of 601 parking spaces would be provided for residential uses, 64 spaces for commercial use, and 66 spaces for senior living parking. Under this alternative, grading activities, bank protection along Wiley Canyon Creek, and off-site infrastructure would all remain the same as the proposed project.
PROJECT APPLICANT:	Wiley Canyon, LLC

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 [X] Mayor and City Council on the following date: November 25, 2025.

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) [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

5) The project [X] WILL [ ] 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 [X] WAS [ ] WAS NOT adopted for this project.

This is to certify that the [ ] Mitigated Negative Declaration [X] 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: Erika Iverson, Senior Planner

Signature: Erika Iverson