

**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:** Santa Clarita Commerce Center Project

Lead Agency: City of Santa Clarita Contact Person: Andy Olson, Associate Planner  
 Mailing Address: 23920 Valencia Boulevard, Suite 302 Phone: (661)255-4330  
 City: Santa Clarita Zip: 91355 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Santa Clarita  
 Cross Streets: Railroad Avenue and Oak Ridge Drive Zip Code: 91350

Longitude/Latitude (degrees, minutes and seconds): 34 ° 24 ' 06 " N / 118 ° 31 ' 14 " W Total Acres: 22.3

Assessor's Parcel No.: 2836-076-001, -016 and -017, -023 through 028, and 2836-006-029 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: I-5 Waterways: Santa Clara River  
 Airports: \_\_\_\_\_ Railways: Metrolink; Union Pacific Schools: Valencia Valley ES, Meadows ES, Newhall ES, Old Orchard ES, Wiley Canyon ES, Placerita JHS, Hart HS,

**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: \_\_\_\_\_

**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 \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. 430,407 Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Energy, GHG, Tribal Cultural Resources

**Present Land Use/Zoning/General Plan Designation:**

Vacant site/Industrial (I)/Industrial (I)

**Project Description:** (please use a separate page if necessary) The Project would involve the construction and operation of four industrial/warehouse buildings, totaling 430,407 square feet on 22.3-acre Project Site. Building 1, in the eastern portion of the Project Site, would be 262,522 square feet; Building 2, in the southwestern corner of the Project Site, would be 49,308 square feet; Building 3, in the northwestern corner of the Project Site, would be 78,467 square feet; and Building 4, in the northeastern corner of the Project Site, would be 40,110 square feet. The Project Site was previously subdivided, graded, and developed with storm drain infrastructure as part of a prior approval; the Project consists of developing the buildings and associated improvements on the existing site. Each building would contain two floors of office space for a combined total of approximately 26,000 square feet. Project tenants have not been identified; however, the proposed buildings would accommodate standard warehousing uses. Cold storage or storage of significant quantities of hazardous materials is not anticipated. The proposed office space is intended for the general internal office use related to the industrial/warehouse operations. The Project would be operational 24 hours per day and 7 days per week. The proposed buildings would be built as tilt-up structures, with concrete walls and varied rooflines. Building 1 would have a maximum height of 55 feet, and the other three buildings would have a maximum height of 50 feet. The design of the proposed buildings would include concrete panels painted in brown and gray tones, horizontal line patterns, and windows made of vision or spandrel glass, as well as accents provided by anodized awnings and mullions. In addition, all four sides of each building's facade would incorporate architectural treatments, including varying reveals, texture, materials, insets, and paint. Other associated on-site improvements would include a truck court with a loading dock at each building; 174,844 square feet of landscaping (with 255 trees and groundcover) spread across the Project Site; 526 parking spaces, including standard, Americans with Disabilities Act (ADA)-compliant, and electric vehicle parking stalls; 64 bicycle parking spaces; and exterior lighting. Access to the Project Site would be provided via Springbrook Avenue off of Oak Ridge Drive. Six driveways would be located off of Springbrook Avenue to access the proposed buildings.

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 type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<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 type="checkbox"/> Fish & Game Region # _____	<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 type="checkbox"/> Native American Heritage Commission	

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

Starting Date May 30, 2023 Ending Date June 20, 2023

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Michael Baker International, Inc.</u>	Applicant: <u>Covington Development Partners LLC</u>
Address: <u>3760 Kilroy Airport Way, Suite 270</u>	Address: <u>3 Corporate Plaza, Suite 230</u>
City/State/Zip: <u>Long Beach, CA 90806</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Madonna Marcelo, Project Manager</u>	Phone: _____
Phone: <u>(213) 627-1036</u>	

Signature of Lead Agency Representative: Madonna Marcelo Date: 5-30-23

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