



## NOTICE OF PREPARATION

**TO: Interested Agencies, Organizations, and Individuals**

**Lead Agency:**

**Agency Name:** City of Santa Clarita  
**Street Address:** 23920 Valencia Boulevard, Suite 302  
**City/State/Zip:** Santa Clarita, CA 91355  
**Contact:** David Peterson, Senior Planner  
**Telephone:** (661) 284-1406

**SUBJECT: Notice of Preparation of Draft Environmental Impact Report and Notice of Public Scoping Meeting for the Proposed Town Center Specific Plan**

The City of Santa Clarita (City) will be the lead agency and will prepare an Environmental Impact Report (EIR) for the proposed Town Center Specific Plan (TCSP). The project description, location, and the probable environmental effects are contained in the attached materials.

The Initial Study prepared for the proposed TCSP is available for public review on the City's website at <https://santaclarita.gov/planning/environmental-impact-reports-under-review/>. A copy of the Initial Study is also available for public review from 8:00 a.m. – 5:00 p.m. Monday-Friday at the Santa Clarita City Hall City Clerk's Office (23920 Valencia Boulevard, Suite 120, Santa Clarita, CA 91355) and at the Santa Clarita Library – Valencia Branch (13743 W. Valencia Boulevard, Santa Clarita, CA 91355). Call (661) 259-0750 for the library's current operating hours.

**Agencies:** The City requests your agency's views as to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed project.

**Organizations and Interested Parties:** The City requests your comments and concerns regarding the environmental issues associated with the proposed project.

**Public Review Period/Responses and Comments:** Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than January 8, 2024. As such, the comment period for the Notice of Preparation begins on December 6, 2023 and ends on January 8, 2024. Please send your written response to David Peterson at the City Hall address shown above. We would appreciate the name of a contact person in your agency.

**Scoping Meeting:** The City of Santa Clarita will conduct a public scoping meeting on December 13, beginning at 6:00 p.m. at City of Santa Clarita City Hall, Carl Boyer Conference Room, located at 23920 Valencia Boulevard, Santa Clarita, CA 91355 to accept comments on the scope of the EIR for the proposed TCSP. This meeting will serve as a public forum to discuss the environmental issues identified in the Initial Study for analysis in the EIR, and any other issues identified by the public that should be included for further analysis within the EIR for the proposed TCSP.

Date: December 6, 2023



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Title: David Peterson, Senior Planner

Telephone: (661) 284-1406

**CITY OF SANTA CLARITA  
NOTICE OF PREPARATION ATTACHMENT**

**Lead Agency:** City of Santa Clarita  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, CA 91355

**Contact Person & Phone Number:** David Peterson  
(661) 284-1406

**Project Applicant:** City of Santa Clarita  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, CA 91355

**Master Case:** Master Case 22-105

**Project Location:** The Town Center Specific Plan area (TCSP area or Specific Plan area) is an approximately 111-acre area located in the community of Valencia in the City of Santa Clarita, Los Angeles County, California (see **Figure 1**). The TCSP area is bounded by Magic Mountain Parkway to the north, Valencia Boulevard to the south and east, and primarily by McBean Parkway to the west, with a 3.7-acre portion of the Specific Plan Area located on the west side of McBean Parkway connecting to the McBean Regional Transit Center (see **Figure 2**). Citrus Street bisects the Specific Plan Area from north to south. Town Center Drive traverses the TCSP area, connecting to both McBean Parkway and Magic Mountain Parkway and forming a loop road around the Valencia Town Center Mall, which is one of the primary existing land uses in the TCSP area. The TCSP area is comprised of four subareas:

- Subarea 1 – Valencia Town Center,
- Subarea 2 – Town Center East,
- Subarea 3 – Town Center Drive, and
- Subarea 4 – McBean and Valencia.

**Assessor’s Parcel Numbers:** 2861-058-036; 2861-058-044; 2861-058-059; 2861-058-060; 2861-058-061; 2861-058-062; 2861-058-063; 2861-058-085; 2861-058-073; 2861-058-081; 2861-058-083; 2861-058-082; 2861-058-077; 2861-058-080; 2861-058-079; 2861-058-075; 2861-058-074; 2861-058-078; 2861-058-076; 2861-058-072; 2861-058-084; 2861-058-071; 2861-058-064; 2861-058-065; 2861-058-065; 2861-058-066; 2861-058-045; 2861-058-041; 2861-058-046; 2861-009-022; 2861-009-041; 2861-009-040; 2861-009-909; 2861-009-908; 2861-009-902; 2861-009-901; 2861-009-903; 2861-009-904; 2861-009-905; 2861-009-906; 2861-009-907; 2861-009-038; 2861-009-032; 2861-009-042; 2861-062-049; 2861-062-040.

**General Plan/Zoning Designation:** CR – Regional Commercial; JCOZ - Jobs Creation Overlay Zone

**Project Description:**

The proposed TCSP is a long-range land use plan that establishes the City’s vision for the TCSP area as a regional destination incorporating a balanced mix of uses. The City’s goals for the TCSP are to create a balance of residential, commercial, dining, and entertainment uses; facilitate the creation of great placemaking; create a flexible framework for future development; and create a practical and buildable plan.

In general, the TCSP content would be presented in four chapters, including an introduction and the proposed TCSP’s vision and goals; a framework element that would establish the components, expectations, and general requirements for all future development plans for sites within the TCSP area; a description of the development and design standards

regulating future development plans in the TCSP area; and an implementation plan that could be utilized to implement the goals of the TCSP. A description of each chapter is included in the following paragraphs.

Chapter 1 of the proposed TCSP would include a description of the regional setting, the relationship of the TCSP to other City of the Santa Clarita (City) plans, a discussion of existing conditions, as well as the proposed Vision Statement and Goals, which are provided below.

The Vision Statement for the proposed TCSP is:

*The Town Center is a lively hub that embodies a spirit of community, inviting people from all walks of life to live, work, shop, play, and socialize. It features a balance of retail, office, restaurant, hospitality, recreational, and residential spaces, seamlessly integrated with a pedestrian and bike friendly setting. The Town Center features an efficient multimodal transportation system, providing easy connectivity to regional and local trail systems. The Town Center provides a community identity and is a vibrant place for people to gather, socialize, and celebrate in the City of Santa Clarita.*

The primary goals of the proposed TCSP are:

- *Create a balanced mix of uses within the TCSP area that combines commercial and service opportunities with a residential environment that creates a more livable and pedestrian oriented space.*
- *Further establish and enhance the TCSP area as a regional destination for employment, entertainment, dining, retail, and services.*
- *Provide a long-term vision for development within the most intensive commercial and residential district within the City of Santa Clarita.*

Chapter 2 of the proposed TCSP would include framework elements, which would contain the building blocks, details, examples, and rationale for the contents of the TCSP. The details within the framework element are intended to establish the components, expectations, and general requirements for all future development plans for sites within the TCSP. This Chapter would also include a conceptual development plan, depicting an illustrative plan that showcases one of several potential ideas for the future development of the TCSP area. This plan would not serve as a rigid blueprint for development, but rather, it would provide guidance for future endeavors, considering long-term needs of the community and market trends.

Chapter 3 would include the development standards that would regulate development within the TCSP area. Specifically, the development standards identified in this chapter would be used to achieve the core components of the framework elements included within Chapter 2. These development standards are anticipated to include flexible land use regulations, parking requirements that are reflective of industry standards, and density standards to ensure a balance and efficiency of uses, amenities, and improvements. Further, these standards are anticipated to promote mixed-use development to ensure that future development projects incorporate a balance of uses, provide appropriate amenities, and create a sense of place. These standards would address building heights, setbacks, public spaces, and architectural standards to maintain visual appeal and compatibility with the surrounding area.

Chapter 4 would include an implementation plan that would describe the manner in which the proposed TCSP could be implemented.

Within the TCSP area, the existing CR zone allows for a floor area ratio (FAR) of 2:1 (87,120 square feet of floor area per acre) and the provision for residential densities between a minimum of 18 units and a maximum of 50 units per acre. The TCSP is anticipated to maintain this FAR of 2:1 and the residential densities of up to 50 units per acre.

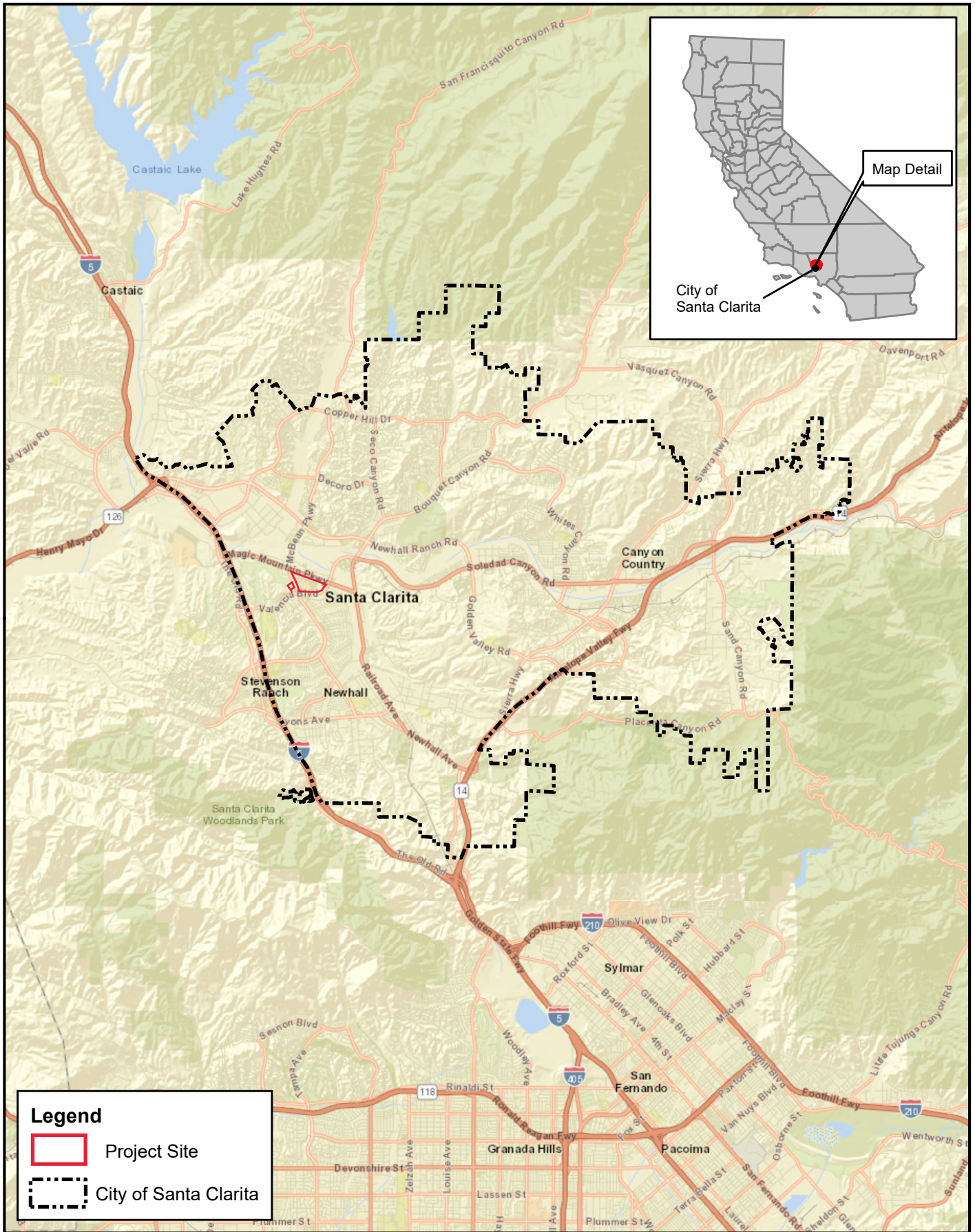
In general, the TCSP would encourage mixed-use development and promote a blend of residential, commercial, and recreational spaces, integrating different land uses and creating a walkable community, where a variety of housing options are developed alongside businesses and community facilities. The TCSP would also emphasize improved access to the McBean Regional Transit Center thereby increasing housing choices for people who prefer convenient access to transit services. The TCSP envisions the development of nodes within the TCSP area, which includes, programable gathering space and other smaller gathering spaces such as public plazas, courtyards, amphitheaters, pedestrian streets, parklets, children's playgrounds, and parks.

## **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED BY THE PROPOSED PROJECT**

An EIR will be prepared to evaluate the Project's potential impacts on the environment and will provide mitigation measures to prevent or mitigate potentially significant environmental impacts to less-than-significant levels, if necessary and where feasible. The topics anticipated to be discussed in the EIR include the following:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Public Services
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems





**Figure 1**  
Regional Location Map





**Figure 2**  
Project Vicinity Map

