

**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

<b>SCH #</b>
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**Project Title:** Town Center Specific Plan

Lead Agency: City of Santa Clarita

Contact Person: David Peterson

Mailing Address: 23920 Valencia Boulevard, Suite 302

Phone: 661-284-1406

City: Santa Clarita

Zip: 91355

County: Los Angeles

**Project Location:** County: Los Angeles

City/Nearest Community: Santa Clarita

Cross Streets: Magic Mountain Parkway, Valencia Boulevard, McBean Parkway

Zip Code: 91355

Longitude/Latitude (degrees, minutes and seconds): 34 ° 24 ' 57.02 " N / 118 ° 33 ' 25.72 " W Total Acres: 111

Assessor's Parcel No.: Provided on separate page

Section: 00

Twp.: 3N

Range: 16W

Base: San Bernardino Mer

Within 2 Miles: State Hwy #: N/A

Waterways: Santa Clara River, Santa Clara River South Fork, San Francisquito Creek

Airports: N/A

Railways: Metrolink Train

Schools: Charles Helmers ES; Bridgeport ES; Bowman HS; Valenc

**Document Type:**

- CEQA:  NOP  
 Early Cons  
 Neg Dec  
 Mit Neg Dec

- Draft EIR  
 Supplement/Subsequent EIR  
 (Prior SCH No.) \_\_\_\_\_  
 Other: \_\_\_\_\_

- NEPA:  NOI  
 EA  
 Draft EIS  
 FONSI

- Other:  Joint Document  
 Final Document  
 Other: \_\_\_\_\_

**Local Action Type:**

- General Plan Update  
 General Plan Amendment  
 General Plan Element  
 Community Plan

- Specific Plan  
 Master Plan  
 Planned Unit Development  
 Site Plan

- Rezone  
 Prezone  
 Use Permit  
 Land Division (Subdivision, etc.)

- Annexation  
 Redevelopment  
 Coastal Permit  
 Other: \_\_\_\_\_

**Development Type:**

- Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

- Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: Specific Plan allowing mix of residential, commercial, and public uses

**Project Issues Discussed in Document:**

- Aesthetic/Visual  
 Agricultural Land  
 Air Quality  
 Archeological/Historical  
 Biological Resources  
 Coastal Zone  
 Drainage/Absorption  
 Economic/Jobs

- Fiscal  
 Flood Plain/Flooding  
 Forest Land/Fire Hazard  
 Geologic/Seismic  
 Minerals  
 Noise  
 Population/Housing Balance  
 Public Services/Facilities

- Recreation/Parks  
 Schools/Universities  
 Septic Systems  
 Sewer Capacity  
 Soil Erosion/Compaction/Grading  
 Solid Waste  
 Toxic/Hazardous  
 Traffic/Circulation

- Vegetation  
 Water Quality  
 Water Supply/Groundwater  
 Wetland/Riparian  
 Growth Inducement  
 Land Use  
 Cumulative Effects  
 Other: \_\_\_\_\_

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

CR-Regional Commercial; JCOZ-Jobs Creation Overlay Zone

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

See attached page.

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".

- |  |  |
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| <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 checked="" type="checkbox"/> Other: <u>Los Angeles Regional Water Quality Control Board</u> |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development             |  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date December 6, 2023 Ending Date January 8, 2024

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Michael Baker International</u>	Applicant: <u>City of Santa Clarita</u>
Address: <u>3760 Kilroy Airport Way, Suite 270</u>	Address: <u>23920 Valencia Boulevard, Suite 302</u>
City/State/Zip: <u>Long Beach, CA 90806</u>	City/State/Zip: <u>Santa Clarita, CA 91355</u>
Contact: <u>John Bellas, Associate Vice President</u>	Phone: <u>661-284-1406</u>
Phone: <u>562-200-7170</u>	

Signature of Lead Agency Representative:  Date: 12/5/23

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

**CITY OF SANTA CLARITA  
NOTICE OF COMPLETION ATTACHMENT**

**Project Title:** Town Center Specific Plan

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

**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.

**Project Description:**

The proposed Town Center Specific Plan (Specific Plan) is a long-range land use plan that establishes the City's vision for the Specific Plan Area as a regional destination incorporating a balanced mix of uses. The City's goals for the Specific Plan 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 Specific Plan content would be presented in four chapters, including an introduction and the Proposed Specific Plan'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 Specific Plan Area; a description of the development and design standards regulating future development plans in the Specific Plan Area; and an implementation plan that could be utilized to implement the goals of the Specific Plan. A description of each chapter is included in the following paragraphs.

Chapter 1 of the Proposed Specific Plan would include a description of the regional setting, the relationship of the Specific Plan to other 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 Specific Plan 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, recreational, hospitality, 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 Specific Plan are:

- *Create a balanced mix of uses within the Specific Plan 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 Specific Plan 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 Specific Plan would include framework elements, which would contain the building blocks, details, examples, and rationale for the contents of the Specific Plan. 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 Specific Plan. 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 Specific Plan 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 Specific Plan 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 Specific Plan could be implemented. Within the Specific Plan 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 Specific Plan is anticipated to maintain this FAR of 2:1 and the residential densities of up to 50 units per acre.

In general, the Specific Plan 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 Specific Plan 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 Specific Plan envisions the development of nodes within the Specific Plan 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.

#### *Approvals Required*

The Proposed Specific Plan would require the following discretionary approvals of the City of Santa Clarita:

- Adoption of the Proposed Specific Plan
- General Plan Amendment
- Zone Change