

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 # 2023120123

Project Title: Town Center Specific Plan Project

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.: 4N Range: 16W Base: San Bernardino Meridian

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; Valencia HS; Valencia Valley ES

Document Type:

- | | | | |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input checked="" type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input checked="" type="checkbox"/> Other: Specific Plan allowing mix of residential, commercial, and public uses |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

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

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".

<input checked="" 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 checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<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 March 5, 2024 Ending Date April 19, 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, Project Director</u>	Phone: <u>(661) 284-1406</u>
Phone: <u>(562) 200-7170</u>	

Signature of Lead Agency Representative:  Date: March 5, 2024

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 a long term vision of the City for the Town Center Specific Plan area (TCSP area or Specific Plan area) as a regional destination incorporating a balanced mix of uses. The TCSP area encompasses approximately 111 acres of land in the community of Valencia in the City of Santa Clarita, Los Angeles County, California. The Specific Plan area is bounded by Magic Mountain Parkway to the north, Valencia Boulevard to the south and east, and by McBean Parkway to the west, with a 3.7-acre portion of the TCSP Area located on the southwest side of McBean Parkway connecting to the McBean Regional Transit Center.

The City's goals for the Specific Plan are to create a mix of residential, commercial, retail, dining and entertainment uses with a robust jobs-to-housing balance; create a distinct sense of place; create a flexible framework for future development that fosters the potential for numerous development possibilities; and create a practical, timeless and buildable plan that is consistent with the City's General Plan and implements the Housing Element.

In general, the Specific Plan content is presented in four chapters, including an introduction and the proposed Specific Plan's vision and goals; a development plan framework chapter that seeks to 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.

Within the Specific Plan Area, the existing Regional Commercial (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 maintains this FAR of 2:1 and the residential densities of up to 50 units per acre.

While no development is currently proposed, in general, the Specific Plan would incentivize mixed-use development and promote a blend of residential, commercial, and recreational spaces, integrating different land uses and creating a walkable community.

The Specific Plan envisions the development of nodes within the Specific Plan Area, which includes, programmable 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