

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023120123

Project Title: Town Center Specific Plan Project

Lead Agency: City of Santa Clarita

Contact Name: David Peterson

Email: dpeterson@santaclarita.gov Phone Number: (661) 284-1406

Project Location: City of Santa Clarita Los Angeles County
City *County*

Project Description (Proposed actions, location, and/or consequences).

See attachment.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Buildout of the proposed Project would generate long-term emissions that may exceed SCAQMD's regional significance thresholds and cumulatively contribute to the non-attainment designations of the SCAB. The proposed air quality mitigation measure would include implementation of project-specific/building-specific emission reduction features, including, but not limited to:
 - Transportation Demand Management (TDM) Program Plans will be required by multi-family residential developments with 100 or more units; any mixed use or commercial project that generates 50 full-time employees or more. TDM Program Plans shall be reviewed and approved by the City's Traffic and Transportation Planning Division prior to the issuance of a building permit.
 - Consideration of energy-efficient design features beyond those required by Title 24 and the CALGreen Code.
 - Consideration of electric landscape maintenance.

Air quality impacts during operation would remain significant and unavoidable.

- Proposed mitigation measures related to archaeological resources, paleontological resources, tribal cultural resources, and hazards and hazardous materials would reduce impacts to less than significant levels.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

None

**CITY OF SANTA CLARITA
SUMMARY FORM FOR ELECTRONIC DOCUMENT SUBMITTAL – 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