



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
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Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

April 24, 2024

David Peterson

Senior Planner

City of Santa Clarita

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Governor's Office of Planning & Research

Apr 24 2024

STATE CLEARINGHOUSE

RE: DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE TOWN CENTER SPECIFIC PLAN (PROJECT) DATED MARCH 5, 2024 STATE CLEARINGHOUSE # [2023120123](#)

Dear David Peterson,

The Department of Toxic Substances Control (DTSC) received a DEIR for the Town Center Specific Plan project. The proposed project 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.. 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. Based on our project review; DTSC requests consideration of the following comments:

1. The proposed Project encompasses multiple active and nonactive mitigation and clean-up sites where DTSC has conducted oversight that may be impacted as a result of this Project. This may restrict what construction activities are permissible in the proposed Project areas in order to avoid any impacts to human health and the environment.
2. Due to the broad scope of the Project, DTSC is unable to determine the locations of the proposed sites, whether they are listed as having documented contamination, land use restrictions, or whether there is the potential for the sites to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, DTSC recommends providing further information on the proposed project and areas that may fall under DTSC's oversight within future environmental documents. Once received, DTSC may provide additional comments on future environmental documents as further information becomes available. Please review the project area in [EnviroStor](#); DTSC's public-facing database.

DTSC believes the City of Santa Clarita must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends the department connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered. Please refer to the [City of Santa Clarita EnviroStor Map](#) for additional information about the areas of potential contamination.

DTSC appreciates the opportunity to comment on the DEIR for the project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

David Peterson
April 24, 2024
Page 3

Sincerely,

Tamara Purvis

Tamara Purvis
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cc: (via email)

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