



NOTICE OF AVAILABILITY DRAFT SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA)

Lead Agency:

Agency Name: City of Santa Clarita
Street Address: 23920 Valencia Boulevard, Suite 302
City/State/Zip: Santa Clarita, CA 91355
Contact: Erika Iverson, Associate Planner
Telephone: (661) 255-4962

Consulting Firm:

Name: Michael Baker International
Street Address: 3760 Kilroy Airport Way, Suite 270
City/State/Zip: Long Beach, CA 90806
Contact: Madonna Marcelo, EIR Project Manager
Telephone: (213) 627-1036

**SUBJECT: Notice of Availability of a Draft Sustainable Communities Environmental Assessment
MetroWalk Specific Plan Project (Case No. MC20-45)**

Pursuant to Section 21155.2(b)(3) of the California Public Resources Code and Sections 15085 and 15087(a), Title 14, California Code of Regulations (California Environmental Quality Act (CEQA) Guidelines), this Notice of Availability is provided to announce that the City of Santa Clarita has completed a Draft Sustainable Communities Environmental Assessment (SCEA) for the Proposed Project described below and that it is available for public review.

Project Description and Location: The Project Site encompasses approximately 20.4 acres of land that is generally located north and west of the Metrolink train tracks and east of Lost Canyon Road in the Canyon Country community of the City of Santa Clarita in northern Los Angeles County (see Exhibits A and B).

The MetroWalk Specific Plan Project would include development of up to 498 residential units in four planning areas (PAs), as shown in Exhibit C. PA-1 consists of approximately 7.54 acres within the western portion of the Project Site and would include 179 attached, market-rate apartment units for lease located within two U-shaped apartment buildings surrounded by surface parking. PA-2 consists of approximately 2.33 acres within the central portion of the Project Site and would include 119 attached, market-rate, age-qualified apartment units within a single structure. PA-3 consists of approximately 1.08 acres within the south-central portion of the Project Site and would include 50 attached, deed-restricted, affordable senior apartment units in a single structure. PA-4 consists of approximately 9.47 acres within the eastern portion of the Project Site and would include 150 attached, for-sale townhomes.

A multi-use path would link the Project Site with the future Metrolink Vista Canyon Station to the east and the Vista Canyon Specific Plan Project to the north while connecting various private amenities throughout the Project Site, including park nodes, open space, a central clubhouse, and a playground. The multi-use path would terminate at a public plaza at the far eastern area of the Project Site, which would provide a publicly accessible outdoor amenity adjacent to the future Metrolink station and a connection to commercial uses, trails, and other amenities within the Vista Canyon Specific Plan area (see Exhibit C). The Project would include 902 covered and uncovered vehicle parking spaces for residents and guests and approximately 70 bicycle parking spaces. Building heights would reach a maximum height of 50 feet above ground level, plus up to 10 additional feet of architectural treatments. The average density of the Project Site would be 24.6 units per acre, while the maximum allowable density permitted within the Specific Plan area would be 30 dwelling units per acre. The floor area ratio for the Project would be 0.76. Given the Project's density and proximity to a major

transit stop, it is considered a Transit Priority Project per Senate Bill 375, and is eligible for streamlined CEQA analysis pursuant to Section 21155 of the Public Resources Code.

The Project would require the following discretionary actions from the City: (1) a General Plan Amendment to change the General Plan land use designation from Business Park to Specific Plan; (2) a Zone Change to change the zoning designation from Business Park to Specific Plan; (3) approval of the MetroWalk Specific Plan; (4) Tentative Tract Map 83087; (5) a Development Review Permit; and (6) an Architectural Design Review.

Anticipated Environmental Effects: The Draft SCEA analyzed the Project's environmental impacts with respect to the following topics: Aesthetics, Agriculture and Forestry, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services (fire protection, police protection, schools, parks, and other services), Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems (water supply, wastewater, and solid waste). The Draft SCEA identified potentially significant effects related to biological and cultural resources. With incorporation of mitigation measures, the Draft SCEA determined that all potentially significant effects would be reduced to less-than-significant levels.

Hazardous Substances or Wastes Site Listing: The Project Site is not listed on any of the sites enumerated under Section 65962.5 of the California Government Code, which identify sites known to contain hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others.

Public Review: The public review and comment period for the Draft SCEA will be from December 22, 2020 through January 21, 2021. The Draft SCEA for the MetroWalk Specific Plan Project is available for review at the following location:

- City of Santa Clarita City Hall, City Clerk's Office
23920 Valencia Boulevard, Suite 120
Santa Clarita, CA 91355

The Draft SCEA for the MetroWalk Specific Plan Project is also available for public review on the City of Santa Clarita website at: <https://www.santa-clarita.com/city-hall/departments/community-development/planning/environmental-impact-reports-under-review>.

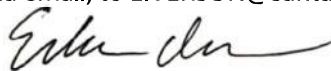
A public hearing has not yet been scheduled for the Proposed Project. A subsequent notice of public hearing will be provided when the public hearing is scheduled.

Written comments may be submitted to the City during the public review period, to the contact person below.

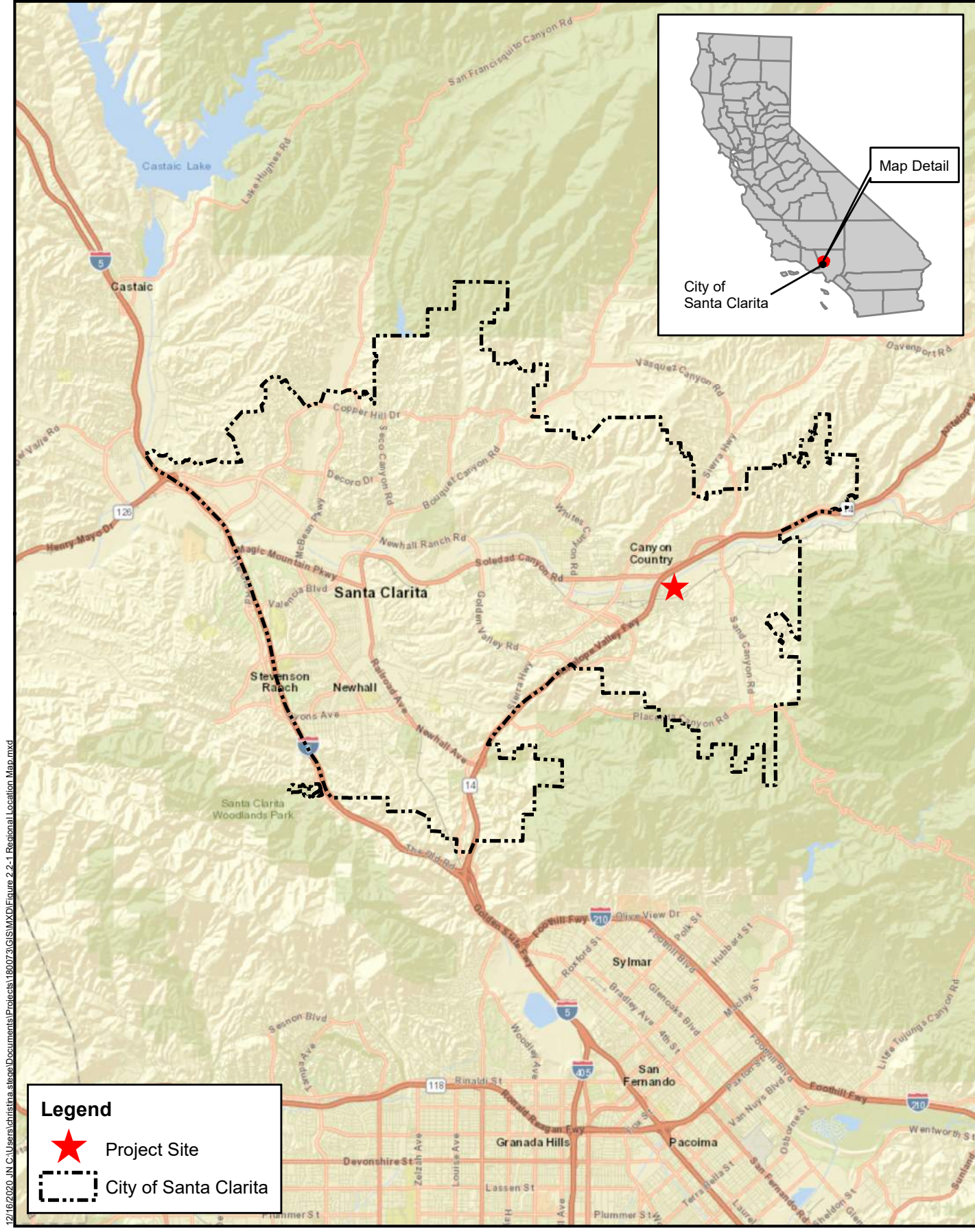
City of Santa Clarita Planning Division
Attn: Erika Iverson, Associate Planner-MetroWalk SCEA
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Comments may also be submitted via email, to EIVERSON@santa-clarita.com

Date: 12/22/2020




Title: Erika Iverson, Associate Planner
Telephone: (661) 255-4962



12/16/2020, J:\C:\Users\christina.stene\Documents\Projects\180073\CIS\MXD\Figure 2-2-1 Regional Location Map.mxd

Legend

-  Project Site
-  City of Santa Clarita

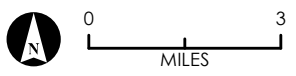
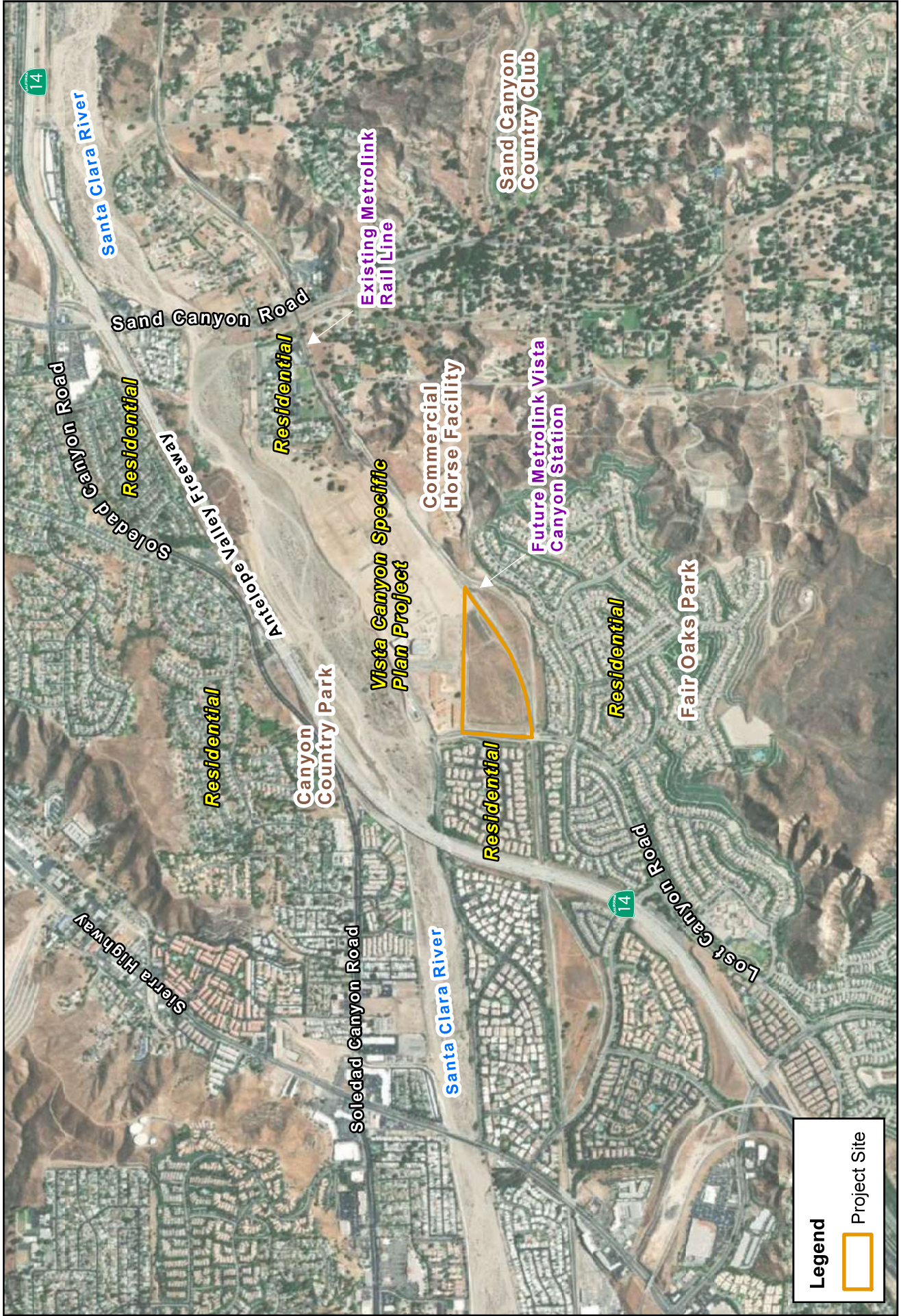


EXHIBIT A
Regional Location Map



12/4/2020 JN C:\Users\christina.sege\Documents\Projects\180073\GIS\MXD\Figure 2-2-Project Location Map.mxd

Legend

Project Site

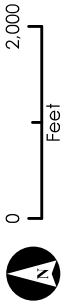


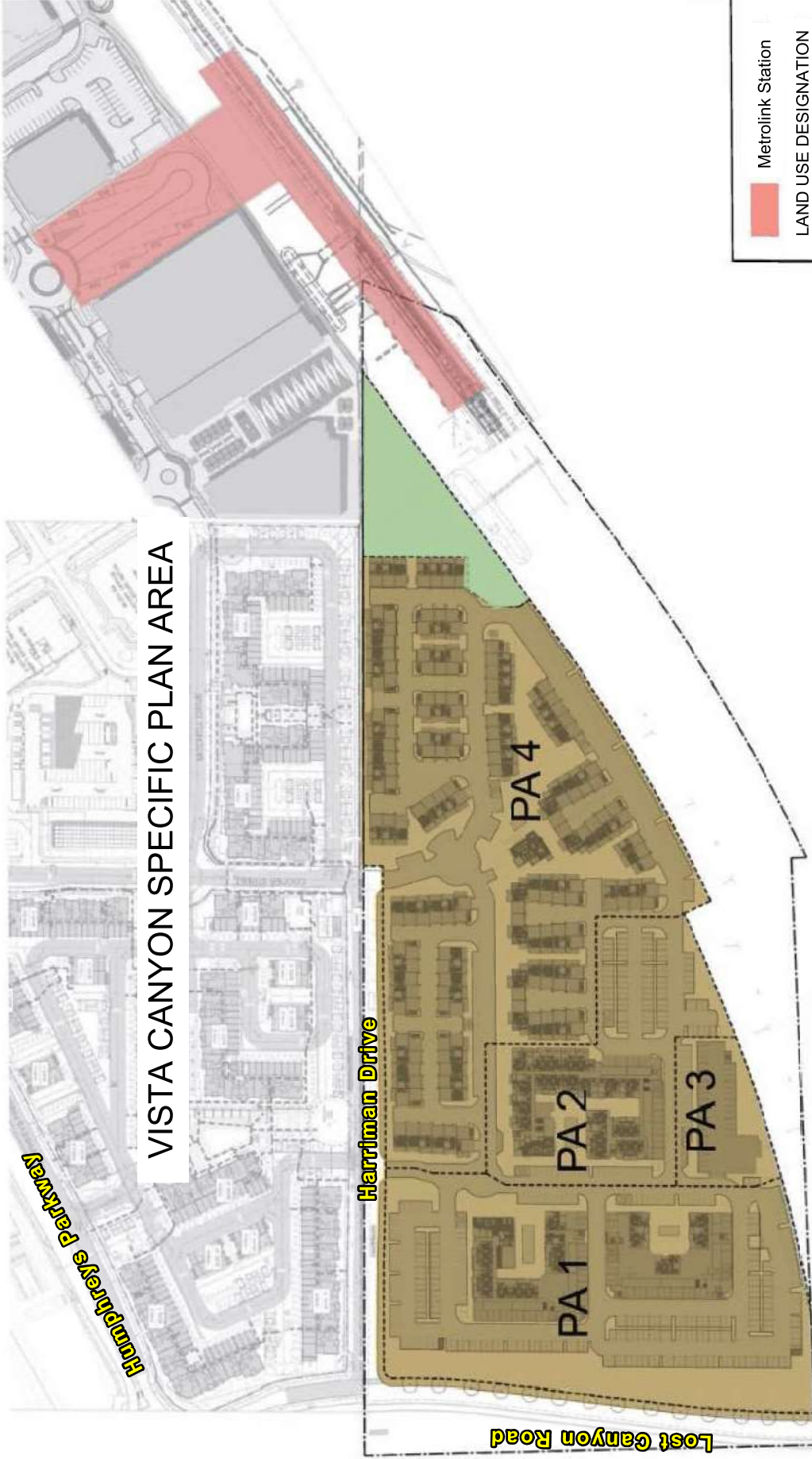
EXHIBIT B

Project Location Map

Michael Baker
INTERNATIONAL



VISTA CANYON SPECIFIC PLAN AREA



Metrolink Station

LAND USE DESIGNATION ZONES

- Residential (R)
- Open Space (OS)

0' 60' 120' FEET



EXHIBIT C

MetroWalk Specific Plan Land Use Plan