



**NOTICE OF INTENT
to Adopt a
Mitigated Negative Declaration**

City of Santa Clarita
Department of Community Development
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355
(661) 255-4330

Date: May 11, 2021

To: Interested Agencies, Organizations and Individuals

Subject: **Notice of Intent to Adopt a Mitigated Negative Declaration**

Pursuant to Section 15072 of the California Environmental Quality Act (CEQA) Guidelines, the City of Santa Clarita (Lead Agency/City) is providing notice that it intends to adopt a Mitigated Negative Declaration for the project identified below:

Project Title: Central Park Buildout Project (City Project No. P4019)

Application: Master Case 21-040
Conditional Use Permit 21-003, Minor Use Permit 21-003, Oak Tree Permit (Class 2) 21-007, and Initial Study 21-003

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

Contact Person: Andy Olson, AICP, Assistant Planner II
City of Santa Clarita, Department of Community Development
(661) 255-4330
aolson@santa-clarita.com

Project Location: Central Park, 27150 Bouquet Canyon Road
Assessor's Parcel Number (APN): 2849-003-901

Applicant: Terry Brice, Associate Engineer
City of Santa Clarita, Capital Improvement Projects Division

Project Setting/Existing Conditions:

The project site is located south of the existing Central Park operated by the City of Santa Clarita. The project site is 17 acres and is zoned Open Space (OS). Land uses surrounding the project site include undeveloped hillsides and open space wrapping around the southern and eastern boundaries of the project site. Beyond these hills to the east is the Rio Vista Water Treatment Plant and the

main offices for the Santa Clarita Valley Water Agency (which shares the same primary access from Bouquet Canyon Road as Central Park). To the north, land uses consist of the existing Central Park, the channelized Bouquet Creek, an open space lot used seasonally as a pumpkin patch and Christmas tree lot, Bouquet Canyon Church, the Church of Jesus Christ of Latter-day Saints, single-family residences, and two schools (Highlands Elementary and Saugus High). To the west are single-family residences, Emblem Academy, and commercial uses.

Project Description:

The applicant is requesting approval of a Conditional Use Permit (CUP), Minor Use Permit (MUP), and Oak Tree Permit (Class 2) (OTP) for the planned buildout of Central Park. Both the City's 2008 Parks, Recreation, and Open Space Master Plan (2008 Master Plan) and the City's 2011 General Plan and accompanying General Plan Environmental Impact Report (EIR) envision and discuss the ultimate buildout of Central Park and identify undeveloped land, immediately adjacent to the existing 90-acre Central Park, as "Potential Active Parkland." Consistent with the planned expansion of Central Park, the City is now proposing to complete the Central Park Buildout Project of an approximately 17-acre expansion to include four new multi-use sports fields, relocation of the most eastern basketball court to the west in order to accommodate a new restroom facility, an upgraded dog park, a new parking lot, and an exercise staircase (Project).

The Project would require the import of 27,500 cubic yards of earth and would also include 12 pole-mounted lights with the pole heights ranging from 70 to 90 feet high, and lights mounted at both 30 feet and the top of each pole. The City's Unified Development Code (UDC) requires the approval of a CUP for accessory structures that exceed 35 feet in height within the Open Space (OS) zone. In addition, the UDC requires the approval of an MUP for import or export of earth exceeding 10,000 cubic yards and for the modification of the existing CUP for Central Park. An OTP is required for encroachment into the protected zone of three oak trees, which will be protected and preserved in place.

Site Access:

Site access is provided via two entrances to the existing Central Park, which is accessed from Bouquet Canyon Road.

Other public agencies whose approval is required:

- County of Los Angeles Department of Public Works Sewer Maintenance Division, for review of sewer plans;
- Los Angeles County Fire Department, permit for a new fire hydrant near the proposed restroom facility; and,
- Santa Clarita Valley Water Agency, permit for the connection of a water meter.

Review Period: May 11, 2021 through June 1, 2021

Notice of Public Hearing:

The City of Santa Clarita Planning Commission will conduct a public hearing on this matter at, or after, 6:00 p.m. on Tuesday June 1, 2021. The hearing will be held in the City Council Chambers, 23920 Valencia Blvd., First Floor, Santa Clarita, CA 91355.

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The Planning Commission meeting may be conducted remotely, consistent with public health orders issued by the State of California and the County of Los Angeles. The Planning Commission agenda can be found at www.santa-clarita.com/city-hall/commission-information/planning-commission on May 27, 2021, and will include information about how to participate in the meeting.

Availability of Documents:

During the public review period, a copy of the Draft Mitigated Negative Declaration and all supporting documents are available for review by appointment in the City Clerk's Office located at the City of Santa Clarita City Hall, 23920 Valencia Boulevard, Suite 120, Santa Clarita, California, 91355. A copy of the Draft Mitigated Negative Declaration (without all supporting documents) will be posted on the City's website during the public review period noted above, at <http://www.santa-clarita.com/planning/environmental>. Please contact Andy Olson, Assistant Planner II, at (661) 255-4330 for any questions regarding the Mitigated Negative Declaration or to schedule an appointment.

For additional information on the proposed Mitigated Negative Declaration, the Project's requested discretionary entitlements, or to provide written comments, please contact Andy Olson, Assistant Planner II, at (661) 255-4330 or via email to aolson@santa-clarita.com. It is requested that any written comments on the Project be submitted to the Department of Community Development prior to the hearing date. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else has raised at the Public Hearing, in written correspondence, delivered to the Department of Community Development.

Signature:



Andy Olson, AICP

Title:

Assistant Planner II

Date:

May 11, 2021

PROPOSED PROJECT SITE

Proposed CUP, MUP, and IS/MND for Central Park Buildout Project

27150 Bouquet Canyon Road

Assessor's Parcel Number: 2849-003-901

