



**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 30, 2023
To: Interested Agencies, Organizations, and Individuals
Subject: **Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration**

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

Project Title: Santa Clarita Commerce Center Project

Application: **Master Case 20-091**
Conditional Use Permit 22-007, Development Review 20-009, Architectural Design Review 20-014, Oak Tree Permit (Class 2) 23-006, Administrative Permit 22-041, and Initial Study 23-002

Applicant: Covington Development Partners LLC
Dana Whitmer, Partner
3 Corporate Plaza, Suite 230
Newport Beach, CA 92660
(949) 514-0274

Project Location: Springbrook Avenue and Oak Ridge Drive, Santa Clarita, Los Angeles County (APN: 2836-076-001, -016 and -017, -023 through -028, and 2836-006-029)

Project Description: The project would involve the construction and operation of four industrial/warehouse buildings, totaling 430,407 square feet on a 22.3-acre project site. Building 1, in the eastern portion of the project site, would be 262,522 square feet; Building 2, in the southwestern corner of the project site, would be 49,308 square feet; Building 3, in the northwestern corner of the project site, would be 78,467 square feet; and Building 4, in the northeastern corner of the project site, would be 40,110 square feet. The project site was previously subdivided, graded, and developed with storm drain infrastructure as part of a prior approval (Master Case 06-286); the proposed project consists of developing the buildings and associated improvements on the existing site.

Each building would contain two floors of office space for a combined total of approximately 26,000 square feet. Project tenants have not been identified; however, the proposed buildings would accommodate standard warehousing uses. Cold storage or storage of significant quantities of hazardous materials is not anticipated. The proposed office space is intended for the general internal office use related to the industrial/warehouse operations. The project would be operational 24 hours per day, seven days per week.

The proposed buildings would be built as tilt-up structures, with concrete walls and varied rooflines. Building 1 would have a maximum height of 55 feet and the other three buildings would have a maximum height of 50 feet. The design of the proposed buildings would include concrete panels painted in brown and gray tones, horizontal line patterns, and windows made of vision or spandrel glass, as well as accents provided by anodized awnings and mullions. In addition, all four sides of each building's facade would incorporate architectural treatments, including varying reveals, texture, materials, insets, and paint.

Other associated on-site improvements would include a truck court with a loading dock at each building; 174,844 square feet of landscaping (with 255 trees and groundcover) spread across the project site; 526 parking spaces, including standard, Americans with Disabilities Act (ADA)-compliant, and electric vehicle parking stalls; 64 bicycle parking spaces; and exterior lighting. Access to the project site would be provided via Springbrook Avenue off of Oak Ridge Drive. Six driveways would be located off of Springbrook Avenue to access the proposed buildings.

Review Period: 12:00 p.m. on May 30, 2023, until 12:00 p.m. on June 20, 2023.

Notice of Public Hearing: This item will be heard at a regular public hearing before the City of Santa Clarita Planning Commission at, or after, 6:00 p.m. on June 20, 2023. The hearing will be held in the City Council Chambers, First Floor, 23920 Valencia Boulevard, Santa Clarita, CA 91355.

Availability of Documents: Copies of the Initial Study/Mitigated Negative Declaration and all documents referenced therein are available for review at Santa Clarita City Hall, 23920 Valencia Boulevard, Suite 120, Santa Clarita, California, during normal business hours. A copy of the Initial Study/Mitigated Negative Declaration will also be posted on the City of Santa Clarita Planning Division website at www.santa-clarita.com/planning/environmental.

For additional information on the Initial Study/Mitigated Negative Declaration or on the project's requested discretionary entitlements, please contact Andy Olson, Associate Planner at (661) 255-4330. It is requested that any written comments on the proposed 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, or in written correspondence delivered to the Department of Community Development.

Signature:



Andy Olson

Title:

Associate Planner

Date:

May 30, 2023

Master Case 20-091

Santa Clarita Commerce Center Project

Northeast corner of Oak Ridge Drive and Railroad Avenue

Assessor's Parcel Numbers 2836-076-001, -016 and -017, -023 through -028, and 2836-006-029

