



# UPDATED NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT

**NOTE:** The Notice of Availability (NOA) of the Draft Environmental Impact Report for the Proposed Town Center Specific Plan Project is hereby updated to extend the public review period to April 29, 2024, to correspond with a delay in publication in the local newspaper. The extension of the review period is the only change to this NOA.

**UPDATED NOA DATE:** March 15, 2024

**ORIGINAL NOA DATE:** March 5, 2024

**TO:** Distribution List

## Lead Agency

**Agency Name:** City of Santa Clarita  
**Street Address:** 23920 Valencia Boulevard, Suite 302  
**City/State/Zip:** Santa Clarita, CA 91355  
**Contact:** David Peterson, Senior Planner  
**Telephone:** (661) 284-1406  
**Email Address:** dpeterson@santaclarita.gov

**SUBJECT:** Notice of Availability of a Draft Environmental Impact Report (EIR) for the Proposed Town Center Specific Plan Project (Master Case 22-105)

Pursuant to Section 15085 and 15087(a), Title 14, California Code of Regulations, this Notice is provided to announce that the City of Santa Clarita (City) has completed a Draft EIR for the proposed project described below and that it is available for public review.

**Project Description and Location:** The Project is a long-range land use plan that establishes a long term vision 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. Refer to Figure 1 for the Regional Location Map and Figure 2 for the Project Vicinity Map.

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, amphitheatres, pedestrian streets, parklets, children’s playgrounds, and parks.

**Impacts:** The Draft EIR analyzed the project’s environmental impacts with respect to the following topics:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Cumulative Impacts
- Alternatives

The Draft EIR identifies significant and unavoidable impacts related to air quality. In addition, the Draft EIR identifies potentially significant impacts that are mitigable to a less than significant level related to the following environmental topics: archaeological resources, paleontological resources, tribal cultural resources, and hazards and hazardous materials.

**Hazardous Substances or Wastes Site Listing:** The project site includes parcels that are listed on a site enumerated under Section 65962.5 of the California Government Code, which identifies sites known to contain hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others. Based on a review of the list of Leaking Underground Storage Tank sites from the State Water Board’s GeoTracker database, two cases of leaking underground storage tanks were identified in the Specific Plan area. One case identified a leaking underground gasoline tank associated with the Newhall Land and Farm Company, located at 23823 Valencia Boulevard, for which site cleanup was determined to be completed in 2009. Another case identified a leaking underground gasoline tank associated with the former Los Angeles County Sheriff Station, located at 23740 Magic Mountain Parkway, for which site remediation is ongoing. The Draft EIR includes mitigation measures that would require appropriate remediation prior to approval of future developments. Implementation of such measures would reduce potential impacts related to significant hazards to the public or the environment to a less than significant level.

**Public Review:** The public review and comment period for the Draft EIR will be from March 5, 2024, to April 29, 2024 (extended from April 19, 2024). The Draft EIR for the Town Center Specific Plan Project is available for review at the following locations:

City of Santa Clarita City Hall, City Clerk’s Office  
23920 Valencia Boulevard  
Santa Clarita, CA 91355

Santa Clarita Library, Valencia Branch  
23743 West Valencia Boulevard  
Santa Clarita, CA 91355

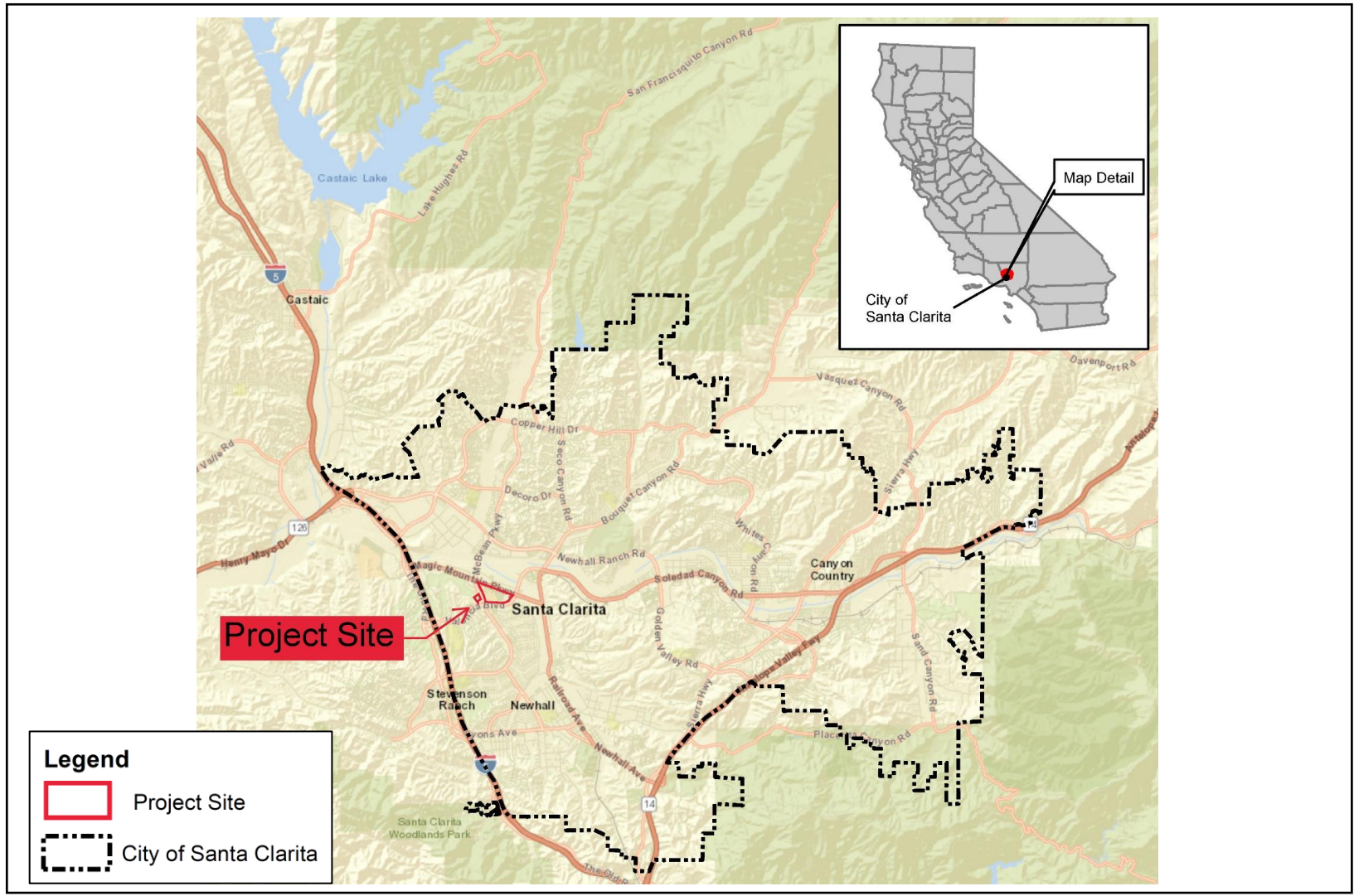
The Draft EIR for the Town Center Specific Plan Project is also available for public review on the City of Santa Clarita website at: <https://santaclarita.gov/planning/environmental-impact-reports-under-review/>

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: David Peterson, Senior Planner – Town Center Specific Plan Project Draft EIR*  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, CA 91355

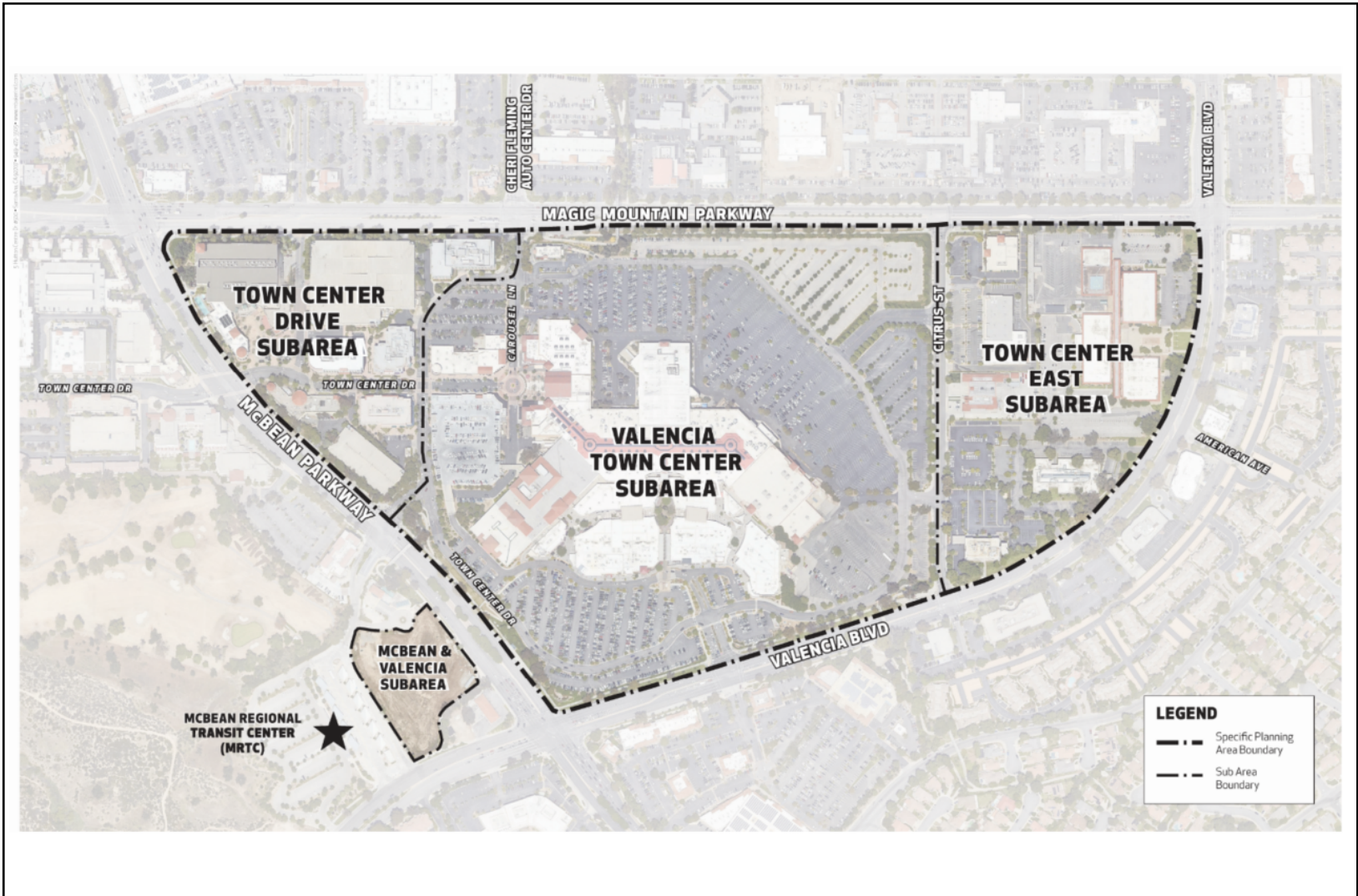
Comments may also be submitted via email to [dpeterson@santaclarita.gov](mailto:dpeterson@santaclarita.gov).

**Public Hearings:** The project will require hearings before both the Santa Clarita Planning Commission and City Council. The first such hearing is anticipated to be scheduled before the Santa Clarita Planning Commission on April 16, 2024. Any future public hearings will be publicly noticed 21 days prior to the date of the hearing.



Town Center Specific Plan EIR  
 City of Santa Clarita – March 2024  
**Regional Location Map**

Figure 1



Not to scale.

Town Center Specific Plan EIR  
 City of Santa Clarita – March 2024

### Project Vicinity Map