

NOTICE OF DETERMINATION



[X] County Clerk  
County of Los Angeles  
12400 E. Imperial Highway, Rm. 2002  
Norwalk, CA 90650

[X] State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95815

STATE CLEARINGHOUSE NUMBER: 2023120123

LEAD AGENCY: City of Santa Clarita

PROJECT NAME: Town Center Specific Plan, Master Case 22-105

PROJECT LOCATION: The Town Center 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 Specific Plan Area located on the southwest side of McBean Parkway connecting to the McBean Regional Transit Center. Los Angeles County Assessor Parcel Numbers: 2861-058-036; 2861-058-044; 2861-058-059; 2861-058-060; 2861-058-061; 2861-058-062; 2861-058-063; 2861-058-085; 2861-058-073; 2861-058-081; 2861-058-083; 2861-058-082; 2861-058-077; 2861-058-080; 2861-058-079; 2861-058-075; 2861-058-074; 2861-058-078; 2861-058-076; 2861-058-072; 2861-058-084; 2861-058-071; 2861-058-064; 2861-058-065; 2861-058-065; 2861-058-066; 2861-058-045; 2861-058-041; 2861-058-046; 2861-009-022; 2861-009-041; 2861-009-040; 2861-009-909; 2861-009-908; 2861-009-902; 2861-009-901; 2861-009-903; 2861-009-904; 2861-009-905; 2861-009-906; 2861-009-907; 2861-009-038; 2861-009-032; 2861-009-042; 2861-062-049; 2861-062-040.

PROJECT DESCRIPTION:

The Project is a long-range land use plan that establishes a long term vision for the Town Center Specific Plan area (Specific Plan area) as a regional destination incorporating a balanced mix of uses. The Specific Plan area encompasses approximately 111 acres of land in the community of Valencia in the City of Santa Clarita, Los Angeles County, California. 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 three chapters, including an introduction and the proposed Specific Plan’s vision and goals; a development framework and standards chapter that seeks to establish the components, expectations, and general requirements for all future development plans for sites within the Specific Plan area and provides development and design standards regulating future development 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, amphitheaters, pedestrian streets, parklets, children’s playgrounds, and parks.

PROJECT APPLICANT: City of Santa Clarita  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, CA 91355

**This is to advise that the City of Santa Clarita has made the following determinations regarding the project described above:**

- 1) The project was approved by the  Director of Community Development  Planning Commission  Mayor and City Council on the following date: June 25, 2024.
- 2)  A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA (Section 15070 {a}).
- 3)  A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA (Section 15070 {b}).
- 4)  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- 5) The project  WILL  WILL NOT have a significant impact on the environment.
- 6) Mitigation measures  WERE  WERE NOT made a condition of project approval.
- 7) A Statement of Overriding Considerations  WAS  WAS NOT adopted for this project.
- 8) Findings  WERE  WERE NOT made pursuant to the provisions of CEQA.

**This is to certify that the ENVIRONMENTAL IMPACT REPORT with comments and a record of project approval is available for public review at:**

**THE DEPARTMENT OF COMMUNITY DEVELOPMENT  
23920 Valencia Boulevard, Suite 302, Santa Clarita, CA 91355, (661) 284-1406**

Contact Person/Title: David Peterson, Senior Planner

Signature:

Date: June 25, 2024