LOS ANGELES COUNTY CLERK
CEQA FILING COVER SHEET

THIS NOTICE WAS POSTED

ON June 27 2024

UNTIL July 29 2024

REGISTRAR – RECORDER/COUNTY CLERK

2024 138197

FILED
Jun 27 2024

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ISAURA CORREA

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

Town Center Specific Plan Project

Check Document being Filed:

- ○ Environmental Impact Report (EIR)
- ○ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ○ Notice of Exemption (NOE)
- ◉ Other (Please fill in type): Notice of Determination (NOD)

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

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 [X] 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) [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
5) The project [X] WILL [ ] WILL NOT have a significant impact on the environment.
6) Mitigation measures [X] WERE [ ]WERE NOT made a condition of project approval.
7) A Statement of Overriding Considerations [X] WAS [ ] WAS NOT adopted for this project.
8) Findings [X] 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 s 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

2024 138197
FILED
Jun 27 2024

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

2024 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
202406271240008

STATE CLEARING HOUSE # *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY			DATE
CITY OF SANTA CLARITA			06/27/2024
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER
LA			2024138197
PROJECT TITLE			
TOWN CENTER SPECIFIC PLAN, MASTER CASE 22-105			
PROJECT APPLICANT NAME			PHONE NUMBER
DAVID PETERSON			
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
23920 VALENCIA BOULEVARD SUTIE 302	SANTA CLARITA	CA	91355

PROJECT APPLICANT *(Check appropriate box)*:

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☑	Environmental Impact Report (EIR)	$4,051.25	$ 4,051.25
☐	Negative Declaration (ND)(MND)	$2,916.75	$ 0.00
☐	Application Fee Water Diversion (State Water Resources Control Board Only)	$850.00	$ 0.00
☐	Projects Subject to Certified Regulatory Programs (CRP)	$1,377.25	$ 0.00
☑	County Administrative Fee	~~$50.00~~	$ 75.00
☐	Project that is exempt from fees		
	☐ Notice of Exemption		
	☐ CDFW No Effect Determination (Form Attached)		
☐	Other _____		$ 0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other _____ $ 4,126.25

SIGNATURE	TITLE
X	ITC

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK FG 753.5a (Rev. 01/19)