

**NOTICE OF PREPARATION AND
NOTICE OF PUBLIC SCOPING MEETING**

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: Ms. Erika Iverson
Associate Planner
Telephone: (661) 255-4962

Consulting Firm:

Name: Dudek
Street Address: 38 N. Marengo Avenue
City/State/Zip: Pasadena, CA 91101
Contact: Ms. Nicole Cobleigh
Senior Project Manager
Telephone: (626) 204-9829

SUBJECT: Notice of Preparation of Draft Environmental Impact and Public Scoping Meeting for the Wiley Canyon Project

The City of Santa Clarita is the lead agency and is preparing an Environmental Impact Report (EIR) for the Wiley Canyon Project.

We need to know the views of your agency as to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connect with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project. The project description, location, and the probable environmental effects are contained in the attached materials.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. As such, the comment period for the Notice of Preparation begins on March 24, 2022 and ends on April 25, 2022. Please send your written response to Erika Iverson at the address shown above or via email to eiverson@santa-clarita.com. We would appreciate the name of a contact person in your agency.

Additionally, the City of Santa Clarita will conduct a public scoping meeting on Thursday, April 14, 2022, beginning at 6:00 p.m. at City of Santa Clarita City Hall, Century Conference Room, located at 23920 Valencia Boulevard, Santa Clarita, CA 91355 to accept comments on the scope of the EIR for the Wiley Canyon Project. This meeting will serve as a public forum to discuss the environmental issues proposed to be studied within the EIR and any other issues identified by the public that should be included for further analysis within the EIR for the Wiley Canyon Project.

Date: 3/17/22

Title: Erika Iverson, Associate Planner
Telephone: (661) 255-4962

**CITY OF SANTA CLARITA
NOTICE OF PREPARATION ATTACHMENT**

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

Contact Person: Erika Iverson, Associate Planner
City of Santa Clarita
Community Development Department
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355
(661) 255-4962

Project Applicant: Scott Sheridan
Wiley Canyon, LLC
Sheridan-Ebbert Development/
Royal Clark Development Company
13120 Telfair Avenue
Sylmar, CA 91342
(818) 364-7505

Master Case: Master Case 20-238

Project Location: The 31.8-acre project site is located east of Interstate 5 and west of Wiley Canyon Road, between Hawkbryn Avenue and Calgrove Boulevard. See attached Figure 1, Project Location.

Assessor's Parcel Numbers: 2825-012-007, 2825-007-010, 2825-012-011, 2825-012-901, and 2825-012-902

General Plan/Zoning Designation: The General Plan and Zoning Designation for the project site is Mixed Use - Neighborhood (MX-N) and within the Planned Development Overlay (PD) zone

Project Description: **Summarized Project Description**

The proposed project, known as the Wiley Canyon Project, would result in the redevelopment of existing vacant land with a new mixed-use development consisting of the following, as shown in the attached Figure 2, Site Development Plan:

- **Senior Living Facility** – An approximately 277,108 square-foot, four-story building would include 130 independent living units, 61 assisted living units, and 26 memory care beds
- **Multi-family Residential** – 379 apartment units ranging from two to four stories
- **Commercial** – 8,914 square feet of commercial space

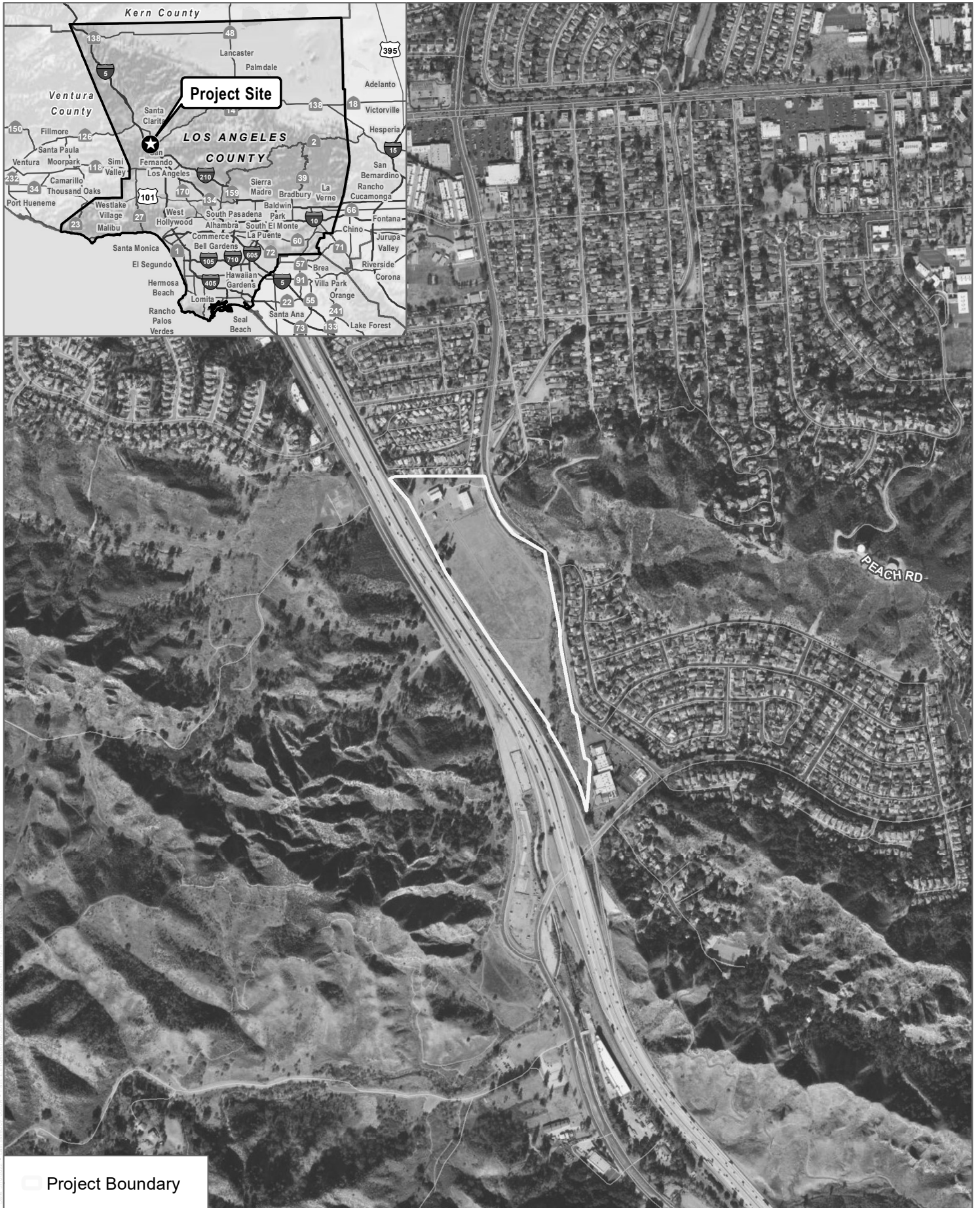
- **Recreation** – A publicly accessible outdoor recreational field space
- **Off-site Street Improvements** – A new roundabout would be constructed at the project entrance on Wiley Canyon Road and the intersections at Wiley Canyon Road/Canerwell Street and Wiley Canyon Road/Calgrove Boulevard would be reconstructed to roundabout configurations. A Class-I bike lane and walking path along Wiley Canyon Road from the project entrance to Calgrove Boulevard would be provided.

The following development components and entitlements would be required for the Wiley Canyon Project:

- Tentative Tract Map to subdivide the project site into six lots
- Grading for up to 65,000 cubic yards of cut and 77,000 cubic yards of fill, including 500,000 cubic yards of over excavation and the import of approximately 62,000 cubic yards of fill
- Conditional Use Permit for new development within the Planned Overlay District
- Minor Use Permit for commercial floor area ratio that does not meet the minimum required in the zone
- Development and Architectural Design Review for the development of the proposed project
- Oak Tree Permit for the removal of oak trees
- Environmental Impact Report Certification as required by the California Environmental Quality Act

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED WITH THE WILEY CANYON PROJECT

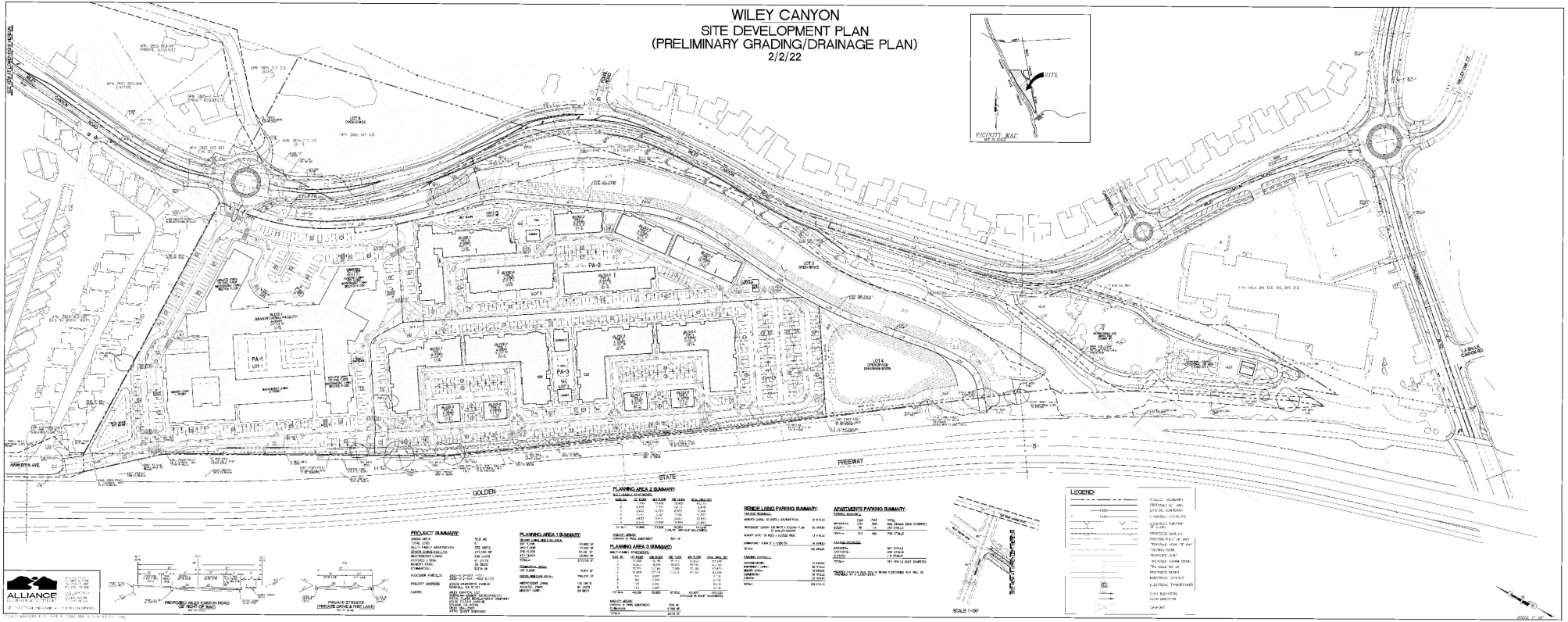
The following environmental factors that would potentially be affected by the project include: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. As such, the Draft EIR will evaluate the project's potential to adversely affect each of these environmental issue areas.



SOURCE: Bing Imagery 2022

FIGURE 1
Project Location
 Wiley Canyon Project

**WILEY CANYON
SITE DEVELOPMENT PLAN
(PRELIMINARY GRADING/DRAINAGE PLAN)
2/2/22**



PROJECT SUMMARY

| | |
|--------------|--------------|
| PROJECT NAME | WILEY CANYON |
| CLIENT | DUDEK |
| DATE | 2/2/22 |
| SCALE | AS SHOWN |
| DRAWN BY | J. [Name] |
| CHECKED BY | [Name] |
| DATE | 2/2/22 |

PLANNING AREA 1 SUMMARY

| | | | | | |
|------|-----|------|-----|------|-----|
| AREA | AC | AREA | AC | AREA | AC |
| 1 | 100 | 2 | 100 | 3 | 100 |
| 4 | 100 | 5 | 100 | 6 | 100 |
| 7 | 100 | 8 | 100 | 9 | 100 |
| 10 | 100 | 11 | 100 | 12 | 100 |

PLANNING AREA 2 SUMMARY

| | | | | | |
|------|-----|------|-----|------|-----|
| AREA | AC | AREA | AC | AREA | AC |
| 13 | 100 | 14 | 100 | 15 | 100 |
| 16 | 100 | 17 | 100 | 18 | 100 |
| 19 | 100 | 20 | 100 | 21 | 100 |
| 22 | 100 | 23 | 100 | 24 | 100 |

SEWER LAGOON PARKING SUMMARY

| | | | |
|------|-----|------|-----|
| TYPE | NO. | TYPE | NO. |
| 1 | 10 | 2 | 10 |
| 3 | 10 | 4 | 10 |
| 5 | 10 | 6 | 10 |
| 7 | 10 | 8 | 10 |

ADJACENT PARKING SUMMARY

| | | | |
|------|-----|------|-----|
| TYPE | NO. | TYPE | NO. |
| 1 | 10 | 2 | 10 |
| 3 | 10 | 4 | 10 |
| 5 | 10 | 6 | 10 |
| 7 | 10 | 8 | 10 |

LEGEND

| | |
|----------|--------------------|
| [Symbol] | EXISTING ROAD |
| [Symbol] | PROPOSED ROAD |
| [Symbol] | EXISTING DRIVE |
| [Symbol] | PROPOSED DRIVE |
| [Symbol] | EXISTING SIDEWALK |
| [Symbol] | PROPOSED SIDEWALK |
| [Symbol] | EXISTING CURB |
| [Symbol] | PROPOSED CURB |
| [Symbol] | EXISTING UTILITY |
| [Symbol] | PROPOSED UTILITY |
| [Symbol] | EXISTING TREE |
| [Symbol] | PROPOSED TREE |
| [Symbol] | EXISTING FENCE |
| [Symbol] | PROPOSED FENCE |
| [Symbol] | EXISTING SIGN |
| [Symbol] | PROPOSED SIGN |
| [Symbol] | EXISTING LIGHT |
| [Symbol] | PROPOSED LIGHT |
| [Symbol] | EXISTING LANDSCAPE |
| [Symbol] | PROPOSED LANDSCAPE |

SOURCE: Alliance Land Planning and Engineering Inc.

DUDEK

**Figure 2
Site Development Plan
Wiley Canyon Project**