

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2022030626

Project Title: Wiley Canyon Project

Lead Agency: City of Santa Clarita Contact Person: Erika Iverson
 Mailing Address: 23920 Valencia Boulevard, Suite 302 Phone: (661) 255-4962
 City: Santa Clarita Zip: 91355 County: Los Angeles County

Project Location: County: Los Angeles County City/Nearest Community: Santa Clarita
 Cross Streets: East of Interstate 5, west of Wiley Canyon Road, between Hawkbryn Avenue and Calgrove Boulevard Zip Code: 91321

Longitude/Latitude (degrees, minutes and seconds): 34 ° 22 ' 6.168" N / 118 ° 33 ' 25.2 " W Total Acres: 31.8

Assessor's Parcel No.: 2825-012-007, 010, -011, -901, -902 Section: 4 Twp.: 3N Range: 16W Base: San Bernardino
 Within 2 Miles: State Hwy #: Interstate 5 Waterways: Placerita Creek, Newhall Creek
 Airports: N/A Railways: Union Pacific Schools: Wiley Canyon, Peachland, Old Orchard Elm

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 379 Acres 12.64 Transportation: Type Roundabouts and bicycle (Class I and II)
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 8,914 Acres 7.27 Employees 90 Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: Outdoor recreational field space Other: Senior Living Facility (277,108 sq ft.)
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy

Present Land Use/Zoning/General Plan Designation:

Mixed Use - Neighborhood (MX-N) and within the Planned Development Overlay (PD) zone

Project Description: (please use a separate page if necessary)

The project proposes to develop a 277,108-square-foot, senior living facility, approximately 8,914 square feet of commercial space, 379 multifamily residential apartments, and a publicly accessible outdoor recreational field space on a vacant 31.8-acre site. The project would include landscaping throughout the project site to be used for screening of buildings and for the proposed fuel modification zones. The project would include active and passive on-site recreational facilities. A new pedestrian trails/maintenance road would be constructed throughout the project site and along Wiley Canyon Road. The project would include off-site circulation improvements to Wiley Canyon Road. The improvements differ across intersections and segments of the roadway (i.e., proposed roundabouts, bus bays, utility improvements); however, along the right-of-way, proposed Class I, II and III bicycle routes, pedestrian facilities and trail paths, and two drive lanes (one for each direction) are proposed. The project would include the installation of off-site roundabouts along Wiley Canyon Road at the project's entrance, Canerwell Street, and at Calgrove Boulevard. In addition, off-site improvements are necessary for the buildout of the project, including a new water line proposed within Old Wiley Canyon Road, a new storage tank and a new pump within an existing pump station.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

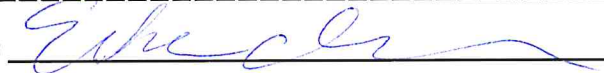
- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 7 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 4 |
| <input type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input checked="" type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input checked="" type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date March 1, 2024 Ending Date April 15, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Wiley Canyon, LLC</u>
Address: <u>225 South Lake Avenue, Suite M-210</u>	Address: <u>13120 Telfair Avenue</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Sylmar, CA 91342</u>
Contact: <u>Nicole Cobleigh</u>	Phone: <u>(818) 364-7505</u>
Phone: <u>(626) 204-9829</u>	

Signature of Lead Agency Representative:  Date: 2/21/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.