

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 #

Project Title: Bouquet Canyon Residential Project

Lead Agency: LA County Planning, Subdivisions Section

Contact Person: Alejandrina Baldwin, Principal Planner

Mailing Address: 320 West Temple Street, 13th Floor

Phone: (213) 647-2464

City: Los Angeles

Zip: 90012

County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Santa Clarita

Cross Streets: Intersection of Bouquet Canyon Road and Vasquez Canyon Road Zip Code: 91351

Longitude/Latitude (degrees, minutes and seconds): 34 ° 28 ' 25.73" N / 118 ° 28 ' 03.60" W Total Acres: 328.7

Assessor's Parcel No.: 2813-027-001 thru -055, 2813-014-001 and -004, Section: 28,32,33 Twp.: 5N Range: 15W Base: N/A

Within 2 Miles: State Hwy #: None Waterways: Bouquet Canyon Creek

Airports: None Railways: None Schools: None

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: Vesting TTM

Development Type:

Residential: Units 281 Acres 328.7
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: Two Parks Hazardous Waste: Type _____
 Water Facilities: Type Water Tank MGD _____ Other: Santa Clarita Valley Water Agency Lot, HOA Lots

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: GHG Emissions

Present Land Use/Zoning/General Plan Designation:

Present LU: Vacant | Zoning: RL1-Rural Land, RL5- Rural Land | Santa Clarita Valley Area Plan: Urban Residential, Rural Lands

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

The Project proposes to create 323 lots, including 281 residential lots, 33 Homeowner Association ("HOA") lots, four water quality basin lots, three L.A. County Flood Control lots, one water tank lot, and one Santa Clarita Valley Water Agency lot, on 328.7 gross acres. The development is organized into three areas as follows: Area 1 has 75 residential lots and is located west of Bouquet Canyon Road, Area 2 has 48 residential lots and is located north of Vasquez Canyon Road, and Area 3 has 158 residential lots and is located south of Vasquez Canyon Road.

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".

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|---|---|
| <u>S</u> Air Resources Board | <u>S</u> Office of Historic Preservation |
| <u> </u> Boating & Waterways, Department of | <u> </u> Office of Public School Construction |
| <u> </u> California Emergency Management Agency | <u> </u> Parks & Recreation, Department of |
| <u> </u> California Highway Patrol | <u> </u> Pesticide Regulation, Department of |
| <u>S</u> Caltrans District # <u>7</u> | <u>S</u> Public Utilities Commission |
| <u> </u> Caltrans Division of Aeronautics | <u>S</u> Regional WQCB # <u>4</u> |
| <u> </u> Caltrans Planning | <u> </u> Resources Agency |
| <u> </u> Central Valley Flood Protection Board | <u> </u> Resources Recycling and Recovery, Department of |
| <u> </u> Coachella Valley Mtns. Conservancy | <u> </u> S.F. Bay Conservation & Development Comm. |
| <u> </u> Coastal Commission | <u> </u> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <u> </u> Colorado River Board | <u> </u> San Joaquin River Conservancy |
| <u>X</u> Conservation, Department of | <u> </u> Santa Monica Mtns. Conservancy |
| <u> </u> Corrections, Department of | <u> </u> State Lands Commission |
| <u> </u> Delta Protection Commission | <u> </u> SWRCB: Clean Water Grants |
| <u> </u> Education, Department of | <u>S</u> SWRCB: Water Quality |
| <u> </u> Energy Commission | <u> </u> SWRCB: Water Rights |
| <u>X</u> Fish & Game Region # <u>6</u> | <u> </u> Tahoe Regional Planning Agency |
| <u> </u> Food & Agriculture, Department of | <u>S</u> Toxic Substances Control, Department of |
| <u> </u> Forestry and Fire Protection, Department of | <u>X</u> Water Resources, Department of |
| <u> </u> General Services, Department of | <u> </u> Other: _____ |
| <u> </u> Health Services, Department of | <u> </u> Other: _____ |
| <u> </u> Housing & Community Development | |
| <u>S</u> Native American Heritage Commission | |

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

Starting Date April 7, 2025 Ending Date May 19, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>VCS Ennvironmental</u>	Applicant: <u>Chad Stadnicki, Synactico Investment, LLC</u>
Address: <u>30900 Rancho Viejo Road, Suite 100</u>	Address: <u>212 S. Palm Avenue, Suite 200</u>
City/State/Zip: <u>San Juan Capistrano, CA 92675</u>	City/State/Zip: <u>Alhambra, CA 91801</u>
Contact: <u>Donna Decker</u>	Phone: _____
Phone: <u>(949) 489-2700</u>	

Signature of Lead Agency Representative:  Date: 4/4/2025

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