



NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

Lead Agency:

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SUBJECT: **Notice of Availability of a Draft Environmental Impact Report
Bouquet Canyon Project, in the City of Santa Clarita
State Clearinghouse No. 2018121009**

Pursuant to Section 15085 and 15087(a), Title 14, California Code of Regulations, this Notice is provided to announce that the City of Santa Clarita has completed a Draft EIR for the proposed project described below and that it is available for public review.

Project Description and Location: Located in the Saugus area, along the northern edge of the City of Santa Clarita, the project site consists of undeveloped land, covered by a mixture of natural and altered landscapes, prominent hills in the western side, and a stream course known as Bouquet Creek flowing from east to west in the northern part of the site. Development of 375 for-sale homes is proposed in five distinct neighborhoods, along with extensive site improvements including internal streets and driveways, storm drainage, water, and sewer facilities, electrical and natural gas facilities, private recreation areas, public parkland and trails, and a reconfiguration of Bouquet Creek and its adjacent floodplain to provide flood control within the project and maintain regular stream flows already occurring. This project also includes construction of a new segment of Bouquet Canyon Road, to follow the general alignment identified in the Santa Clarita General Plan Circulation Element. This is intended to facilitate local and regional travel through a more direct route, compared to the existing long curve that forms the northern and western borders of the site. The total development footprint would cover approximately 67.57 acres. **Figure 2-1** illustrates the proposed development plan. **Figure 2-2** illustrates the project's location in a regional setting. **Figure 2-3** illustrates the project location within the Saugus area.

Land clearance, grading, and the construction of all site improvements and homes is tentatively estimated to occur over a period of five years, with homes to be sold in phases in response to market demand. For purposes of the analyses conducted for this EIR, it is presumed that all homes will be sold and occupied, and all elements of the project completed and functional by approximately 2025.

Impacts: The Draft EIR analyzes the project's environmental impacts with respect to the following topics:

- Aesthetics
- Air Quality

- Biological Resources
- Cultural Resources
- Energy Consumption
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Public Services
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Cumulative Impacts
- Alternatives

Hazardous Substances or Wastes Site Listing: The project site is not listed on any of the sites enumerated under Section 65962.5 of the California Government Code, which identify sites known to contain hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others.

Public Review: The public review and comment period for the Draft EIR will be from April 6, 2020 to June 5, 2020. The Draft EIR for the Bouquet Canyon Project is available for review by appointment in the City Clerk's Office at the following location:

City of Santa Clarita City Hall, City Clerk's Office
 23920 Valencia Boulevard, Suite 120
 Santa Clarita, CA 91355

To make an appointment, please call (661) 259-CITY.

The Draft EIR for the Bouquet Canyon Project is also available for public review on the City of Santa Clarita website at: <https://www.santa-clarita.com/city-hall/departments/community-development/planning/environmental-impact-reports-under-review>.

Written comments may be submitted to the City during the public review period, to the contact person below.

City of Santa Clarita Planning Division
Attn: Hai Nguyen, Associate Planner-Bouquet Canyon Draft EIR
 23920 Valencia Boulevard, Suite 302
 Santa Clarita, CA 91355

Comments may also be submitted via email, to HNGUYEN@santa-clarita.com

Date: 4/1/2020

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FIGURE 2-1

PROPOSED DEVELOPMENT PLAN



**FIGURE 2-2
REGIONAL LOCATION MAP**

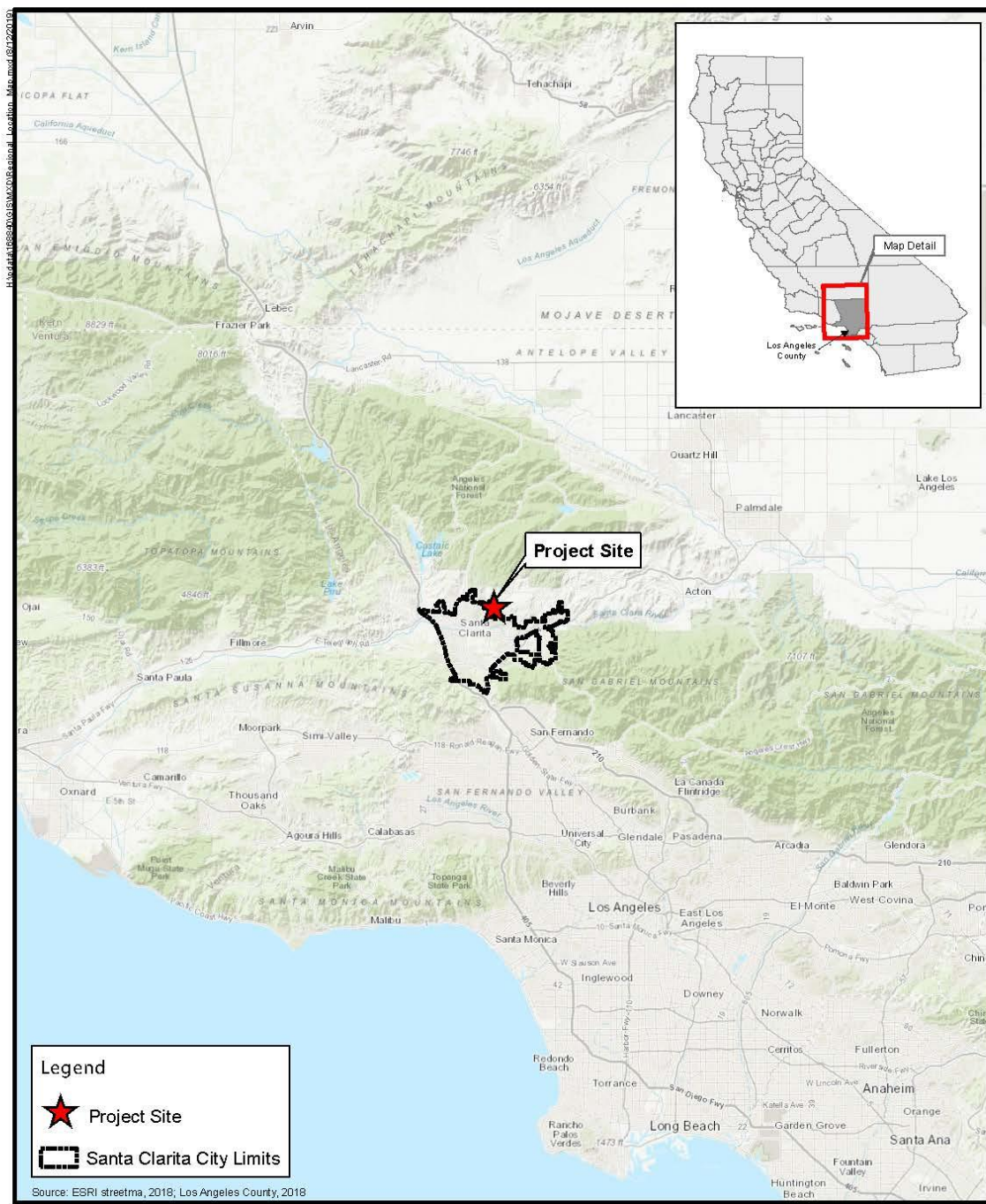
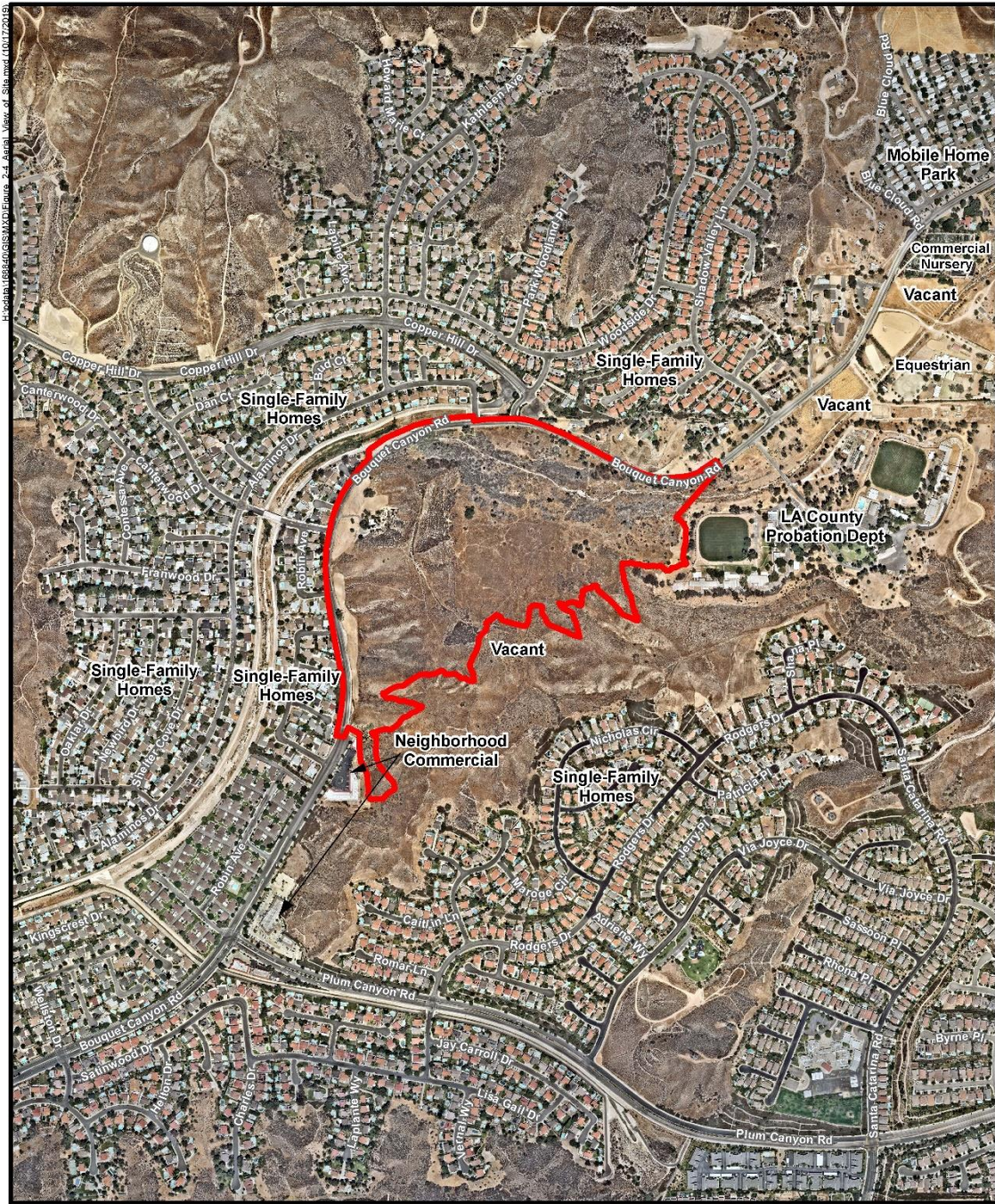


FIGURE 2-3
PROJECT LOCATION MAP



Source: NearMap Imagery July 7, 2018