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# Appendix A-1

NOP Signed





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

**ORIGINAL FILED**

**MAR 21 2022**

TO: Distribution List

**LOS ANGELES, COUNTY CLERK**

**Lead Agency:**

**Consulting Firm:**

**Agency Name:** City of Santa Clarita  
**Street** 23920 Valencia Boulevard,  
**Address:** Suite 302  
**City/State/Zip:** Santa Clarita, CA 91355  
**Contact:** Ms. Erika Iverson  
Associate Planner  
**Telephone:** (661) 255-4962

**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](mailto: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.

Dean C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: A. MOVSISYAN



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Monday, March 21, 2022 12:25 PM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoP - County Posting Fee 2022062161	1	\$0.00
<b>Total</b>		<b>\$0.00</b>

Total Documents: 1

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