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# **Appendix A-4**

## Submitted Comments



# WILEY CANYON MIXED-USE PROJECT

MASTER CASE NO. 20-238  
24924 HAWKBRYN AVENUE



## PROJECT DESCRIPTION

The applicant, Wiley Canyon LLC, is requesting entitlements for the construction of a mixed-use project on an approximately 31-acre site located east of Interstate 5 and west of Wiley Canyon Road, between Hawkbryn Avenue and Calgrove Boulevard in the community of Newhall. The project site is in the Mixed Use Neighborhood (MXN) zone and within the Planned Development Overlay (PD) zone.

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## COMMENTS

Name: Mary Hoffman Address: 24715 Haebly Dr., Newhall  
Email: toomuchinfo@ca.rr.com  Yes, I would like to be contacted about any upcoming meetings about the project

Access for law enforcement  
more crime

PLEASE SEND YOUR COMMENTS IN WRITING BY APRIL 25<sup>TH</sup> TO:  
Erika Iverson, Associate Planner  
eiverson@santa-clarita.com  
City of Santa Clarita Community Development Department  
23920 Valencia Boulevard, Suite 302, Santa Clarita, CA 91355

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## COMMENTS

Name: Kathy Hoffman Address: 24715 Harby Dr. Newhall

Email: R\_hoffman2013@yahoo  Yes, I would like to be contacted about any upcoming meetings about the project

Please, please, please. Do not build such a huge housing development at this site, for these reasons:

- ① TRAFFIC - the traffic will be horrendous! Roundabouts will only make it harder for the people who live in this area to get out.
- ② SCHOOL - how will Wiley Canyon School handle all these new students?
- ③ 4 STORIES - that is huge! it will ruin our views and the equity in our homes.
- ④ The Entrance. The last thing I would want to see is a 4 bldg, 4 story affordable housing unit when entering our beautiful city.

(over)

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al understand this land will be developed at some point. This IS NOT the right place for this.

Squeezing all those people in such a tight space!

There's plenty of land elsewhere in Santa Clarita.

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## COMMENTS

Name: Robert Allison Address: 24228 Cary CT Newhall 91321

Email: shockingblue7979@yahoo.com  Yes, I would like to be contacted about any upcoming meetings about the project

Text:  
805 341  
9764

Issues to be addressed in EIR:

① Eyesore. We already have a new eyesore in the area from the Storage Unit currently under construction on county land across the freeway from the proposed project. It appears that the new construction will rise above the freeway sound wall under construction, creating a congested, overbuilt area where there was once tranquil, open space. Measures need to be taken to prevent our neighborhood from forming to the appearance we see in the San Fernando Valley.

② Traffic. The proposed 3 traffic circles by their nature will slow traffic passage on Wiley Canyon. During peak hours, traffic is already congested. Presumably, there will be increased traffic going into the development. Freeway exit will be slowed. The current two-lane road is already overburdened →

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without adding more vehicles and traffic calming.

In addition, senior living is likely to attract significant emergency services traffic. EMS access via a narrow road and the constant noise (i.e., code 3 siren) needs to be specifically addressed within the EIR.

③ Commercial. 8000 sq. ft of commercial space does not sound like much, which is a good thing. There is no need to attract general commercial business to the area, given the proximity of shopping on Lyons and Stevenson Ranch. The EIR should address and limit commercial development to those businesses mainly for the use and convenience of the residents moving into the new residences and not the community in general.

④ Why do we need this project at all? Has an actual need for senior housing been identified or is the main purpose for the developer to make money? (I believe this question would be addressed by the City Planning Commission.)

I wish to commend the project organizers for launching this input process 1 year ahead of the planned timetable for the EIR finalization. I look forward to participating in future collaboration in the planning and execution of this project.

Also, for future public meetings, please consider reaching out to each of the local homeowner association managers who in turn can inform local residents of the upcoming meeting times.

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## COMMENTS

Name: Ann Allison Address: 24228 Cary Ct.

Email: \_\_\_\_\_  Yes, I would like to be contacted about any upcoming meetings about the project

- \* concern on ↑ traffic, slowing traffic even more with roundabouts - emergency vehicles - Wiley can't handle the traffic.
- \* ↑'d traffic with roundabouts - will there be 4 way stop at roundabouts - because already hard to turn into area with the traffic already - would want a signal (4 way) or 4 way stop.
- \* 4 story buildings will be to tall for area

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## COMMENTS

Name: Anthony Carelli Address: 24813 Fourled Newhall  
Email: Carelli2@earthlink.net  Yes, I would like to be contacted about any upcoming meetings about the project

My house backs Wiley Canyon Rd and I like the vast majority of this project, with a few exceptions. The height of the buildings could be lower and the proposed park should be city owned. I really like the concept of Wiley Cyn Rd with roundabouts.

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## COMMENTS

Name: DAVID RICE Address: 24906 HIGHSPEEDS AVE  
Email: RICECON4@SMK.COM  Yes, I would like to be contacted about any upcoming meetings about the project

RICECON4@SMK.COM

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## COMMENTS

Name: Carla Way Address: 23434 Sagebrush Way  
Email: carla@wayforward.com  Yes, I would like to be contacted about any upcoming meetings about the project  
No!

I moved out of Valencia to the much less convenient Hidden Valley for more nature, more quiet, less people. As I have spoken to people in our neighborhood, I hear the very same sentiment. This would be horrible for traffic (which already is tough), a fire hazard and will displace much wildlife.

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## COMMENTS

Name: Eugene Jacobowitz Address: 23806 Valley Oak Ct  
Email: jacobowitz@cairr.com  Yes, I would like to be contacted about any upcoming meetings about the project

I am very concerned about the traffic associated with such a large project. The street is very narrow and can't handle the extra cars and trips.

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## COMMENTS

Name: Wendy Smith Address: 13429 VIA BOSCAINA

Email: Smithwendy68@gmail  Yes, I would like to be contacted about any upcoming meetings about the project

Senior living brings many paramedics/ambulances on a one lane each direction road. A sound wall from freeway noise that will sure be prattiti and regular tax dollars will need to be used to cover the prattiti road in perpetuity. I'm fine with building on the property but not residential (multi unit) residential. Due to the work that paramedics Wiley Cyn, there will be too much traffic and the roundabouts are not the answer to the amount of traffic this will bring.

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## COMMENTS

Name: Loraine Cuomo Address: 24868 Fairl Road Newhall

Email: lucumo97@yahoo.com  Yes, I would like to be contacted about any upcoming meetings about the project

We are extremely concerned about the increase in traffic that this development will bring to Wiley Canyon Road, without widening the road at all. This will create a traffic nightmare particularly during an emergency situation / fire situation. When we had fires in 2014 the road in front of our house was blocked by traffic for hours. Adding significantly more population to this neighborhood will create a nightmare in an emergency situation, and we will be in a situation potentially where residents cannot get out if needed. Additionally a 4 story apartment building is completely out of character with the neighborhood. We purchased our home intentionally in a quiet neighborhood and this development is going to destroy the character of the neighborhood.

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## Opposition to the development named The Village at Wiley Canyon

Many years ago when this idea all began, I went to the Council meetings to voice my opposition. Once again I am in the position of voicing my opposition only this time I am doing it in memory of my Mother and not for her and my family. She asked me then to identify myself proudly and I did not then, I will now.

I am Sabina Fetter, Maiden name Pokard, daughter of Dorothy Agins "Arnett" and I am Rivendale. I am Towsley Canyon. My home where I grew up. We moved up here in 1974 and have remained on this side of the valley the entire time. Now I reside in the home my mother had up until her passing in The Oaks. We are RIGHT at Wiley and Calgrove on the First street of the Oaks development. This proposed development is a nightmare.

A traffic light at the freeway, does nothing

A round a bout at Wiley and calgrove. No consideration for mitigation of the traffic from all sides. No consideration that Valley Oak Court IS A CULDESAC!!! Those speeding down Calgrove from Hidden Valley and the end of Oakridge will just zip through the round a bout or even catch a lip and have an accident on epic proportions. Those who live up east of Calgrove comment, our speed limit is 40mph. I can see, every day from my back yard and when I walk my dogs that it is not observed.

Lets not mention all of the accidents that occur at this intersection already. Our home backs up to Calgrove. We have seen each and every accident including the one my neighbors teenage daughter was involved in from someone speeding on Calgrove. The round a bout does not stop this,

How about when the 5 is messed up from an accident etc... Wiley to Calgrove is completely clogged. The developer says the lights and round a bouts will discourage them. I call bull hockey. As non residents of SCV, they do NOT know and cannot predict this. So in an emergency, how are we to leave?

Now, lets address the units and more residents you want to put in this development. We are already water short from drought. We already have traffic concerns and now you will add more people to the mix just for the almighty dollar.

Finally, Tom dropped the traffic plans to my home as my husband is in the business of Traffic Control. The plan has absolutely NO indication of pedestrian crosswalk for those living on the south side of Calgrove. Are we expected to walk through a round a bout? That will have vehicles traveling at unsafe speeds and more concerned with getting through than watching for pedestrians. This plan will move forward regardless how we feel as residents. That is certain as the developers clearly do not have our interests at heart but their bottom dollar. As this plan will move forward with little to no concern for our wishes, Should the pedestrian issue NOT be addresses, I, as a resident on one of the street that will see the greatest negative impact, will file a lawsuit.

What is sad is that those of us who moved here for the peace and quiet will now lose it. How is this going to improve our quality of life or help our property retain its value? How about Oakridge and the impact to them as this development directly affects the in and out of the development much like my street. The increase in traffic to the property is also an increase in crime. Are you going to provide security and gates for our developments?



City of  
**SANTA CLARITA**

Santa Clarita City Council

**Written Comment Card**

Please complete this form to register your written comments to the Santa Clarita City Council, in lieu of speaking, and turn it in to the City Clerk. Your written comments will be considered part of the official proceedings. (Please print clearly.)

Meeting date: 4/14/2022 Agenda item number: \_\_\_\_\_

Agenda title or subject to be addressed: The Village at Wiley Canyon Proposal

Please check one:  Support Recommendation  Oppose Recommendation  Neutral

Name: Stephanie Correnti

Street Address: 25824 Nashua Way City: Valencia

Written Comment (Use other side if necessary): Concerned about 1. Traffic Safety including 3 roundabouts 2. Where's the

**Council requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.**

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: myself and our community Signature: Stephanie Correnti

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



(written comment continued)

going to come from, we are in a drought.

3. ↑ noise 4. ↑ pollution from all the cars

**Lobbyist Registration:** Under § 7.03.010 of the Santa Clarita Municipal Code, lobbyists are required to register with the City Clerk's Office. A "lobbyist" means any individual or entity employed, retained or otherwise engaged for compensation to communicate with any elective or appointed official, any officer or employee or any task force, committee, board, commission, or other body of the City for the purpose of influencing any legislative or administrative action.

A regular employee of an organization, communicating to the City during the course of their employment, an individual communicating on behalf of a group or organization and not receiving compensation for such action, or an individual communicating on their own behalf would NOT be considered a lobbyist.



City of  
**SANTA CLARITA**

Santa Clarita City Council

**Written Comment Card**

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Meeting date: APRIL 14, 2022 Agenda item number: \_\_\_\_\_

Agenda title or subject to be addressed: THE VILLAGE AT WILEY CANYON PROPOSED PROJECT

Please check one:  Support Recommendation  Oppose Recommendation  Neutral

Name: JOSEPH CORRENTI

Street Address: 25824 NASHUA WAY City: VALENCIA

Written Comment (Use other side if necessary): I AM OPPOSED TO THIS PROJECT FOR THE

FOLLOWING REASONS: 1) INCREASE TRAFFIC - VOLUME + SAFETY

Council requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

(over)

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: myself and the community Signature: Joseph Correnti

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

(written comment continued)

2) INADEQUATE WATER SUPPLY - ALREADY IN DROUGHT

3) INCREASE POLLUTION - NOISE, AIR

4) INADEQUATE ACCESS / EGRESS FOR EMERGENCIES.

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A regular employee of an organization, communicating to the City during the course of their employment, an individual communicating on behalf of a group or organization and not receiving compensation for such action, or an individual communicating on their own behalf would NOT be considered a lobbyist.

To:

Ericka Iverson  
Associate Planner  
23920 Valencia Blvd #302  
Valencia, CA 91355

April 14, 2022

From :

Annette Lucas  
24618 Fourl Road  
Santa Clarita, CA 9121

Scoping Meeting Letter and Attachments  
Concerns  
Attachment Declared Drought  
Pollution

City of Santa Clarita  
Erika Iverson, Associate Planner  
23920 Valencia Blvd. #302  
Valencia, CA 91355

April 13, 2022

The Village at Wiley Canyon project itself is seemed much better than anything I have reviewed in the past but there still are problems and deep concerns that this project needs to mitigate for the residents.

### **Floor Area Ratio FAR Density**

In the OVOV Calgrove Corridor Coalition and the city agreed to .5 FAR for the Smiser property.

$38 \text{ acres} \times 43560 = 1655,280 \times .05 = 827,640$  or 830,000 sq ft of development

**(See attachment 1)**

**Per Ericka Iverson email 3-28-22 proposed FAR is approx. 675,553 sq ft on 18.8 Allowed on 18,8 acres is 409,464**

**BUILDABLE AREA 18.8 X 43560 = 818,825 x.5= 409,464 Floor Area Ratio/ Density 1 Acre =18.8x43560=818,928**

**818,928 x.5 far =409,464 sq ft. allowed**

**OVOV 2008 Land Use Page I-62—L-63**

**38 acres allowed in special development OVOV L62/L63 is 830,000 sq ft**

**Difference is only 154,447 sq ft and half of the 38 acres of property**

### **Highlights of OVOV language 2008 Special Development agreement FAR**

- understand that introducing a higher density development at this location would have traffic and pedestrian circulation impacts on the existing neighborhood, and therefore to minimize those impacts, special attention to access points must be considered.
- place internal driveways and walkways and locations of entrances and exits so not to disrupt the flow of traffic into or out of the existing residential neighborhoods,

**\*\*\*and to allow easy access to and from the project site from the Calgrove Boulevard freeway on-ramp/off-ramp.**

### **Access to the project**

Caltrans has denied the developer a second access from the development to Calgrove and another second access is not included in this project, The Village at Wiley Canyon.

**One access at entrance/exit to The Village at Wiley (Tom Clark)**

### **One Access is Unacceptable**

Residents of this project may be trapped if there is an emergency, i.e., Earthquake fire or flood.

Seniors and the disabled are especially hard to evacuate and do not need to be in a development with only one entrance and one exit.

If Hawbryn is the emergency exit, Wasbuska leading to Hawkbryn is a narrow residential street with heavy parking both sides from the Mulberry Mobile Home Park.

### **Parks**

**The city has adopted a standard of .5 acres of parkland per 1000 residents, and the County has adopted a standard of three 3 acres per 1,000 residents.**

### **Fire**

The greenbelt for the Village at Wiley is not grass it is Native Plants that burn. Areas in the City that are prone to wildland fire include portions of Newhall and Canyon Country, areas surrounding Sand Canyon, portions of Pico Canyon, Placerita Canyon, Hasley Canyon, Whites Canyon, Bouquet Canyon, and all areas at the interface between native vegetation with urban development.

### **Drought/Water**

The location and timing of development shall be coordinated with the provision of adequate water .

We are in severe drought and can't even water our lawns and suggested use of our appliances is discouraged between 4 and 9 PM

How does this not affect all Santa Clarita Valley residents? See attachment

### **Traffic On Wiley**

Wiley Canyon can't manage the increased traffic with the addition of the trucks from the construction. And the residents along Wiley Canyon to Wabuska will have more pollution with the addition of the construction trucks. This will be a health and traffic safety issue.

Wiley Canyon is a dedicated secondary Highway in the OVOV and there are no plans to widen Wiley Canyon to the increase in traffic from The Village at Wiley development.

### **Pollution with construction**

There four types of pollution are air, water, soil, and noise that come with construction and will entail Calgrove, Wiley Canyon, Wabuska, the new road into The Village at Wiley Canyon plus the internal roads.

Please supply the reports for the pollutions listed above plus all Health, Personal damage, and Property Damage.

### **Fill Material for Development**

How will the structural fill provide the needed structural support being on a flood plain. My concerns are safety for the project in a flood zone.

## **City of Santa Clarita General Plan Land Use**

**L-47 June 2011**

### **Mixed Use Overlay**

In addition to the mixed-use land use designations, the Mixed Use Overlay identifies commercial areas that may be suitable for mixed residential and commercial development and redevelopment. The purpose of the Mixed-Use Overlay is to provide a development alternative to the underlying commercial land use designation. This overlay allows the opportunity to improve the character within key commercial corridors and transit station locations. The

overlay areas are shown on Exhibit L-3

**Housing Elements will be updated**

All cities in the Southern California Association of Governments ("SCAG") region are required by the state to prepare a Housing Element update for the 6th Housing Element cycle, which spans the 2021-2029 period. The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties.

**New Housing Element required 2021-2029**

The City's Housing Element is nearing the end of its 2014-2021 planning period and the city is planning for the 2021-2029 timeframe. State law requires regular updates to ensure compliance with any changes in State housing laws, allow the City to become eligible for State grants and funding sources, consider changes in demographics, and prove the ability to meet future housing needs. Calgrove Corridor Coalition is requesting participation in this process.

**ADA**

**What are the ADA requirements and provisions for Wiley Canyon with the roundabouts?**

Respectfully,

Annette Lucas

[Calgrovecorridor@aol.com](mailto:Calgrovecorridor@aol.com)



**Subject** Regarding meeting scheduled for April 14th, project on Smisner Mule Ranch property

**From** JULIE FORD <jeffjulford@sbcglobal.net>

**To:** Erika Iverson <eiverson@santa-clarita.com>

**Date** Today at 4:48 PM

The Village at Wiley Canyon NOP comments:

The scoping meeting is being held on a Thursday, April 14th, the night prior to Good Friday, and the start of Passover. This is day, known as "Maundy Thursday" or "Holy Thursday" is normally observed by many of the Christian faith as a celebration of the Last Supper. Therefore, many Christian faithful, along with observant Jews, will not be able to attend a meeting on that night. This limits the amount of public input that the city will receive at the environmental impact report scoping meeting.

Additionally, the developer has inappropriately placed signs on the project site today announcing a meeting on April 25th that conflicts with the signs posted for the NOP scoping meeting. This can lead to confusion on the part of the public as to which meeting to attend and can limit the public input on the scope of the environmental document.

Due to both the poor choice of a meeting date by city staff for the scoping meeting, and the developer's actions in announcing another meeting at the project site, a new scoping meeting, to be conducted by city staff, should be called with an extension of the Notice of Preparation comment period to reflect the needed additional time to adequately gather input.

Thank you, Julie Ford

Sent from AT&T Yahoo Mail for iPad



My name is Julie Ford. I have been a resident of Oakridge Estates for 34 years. This project will have potentially significant impacts in many categories. I will address the traffic impacts that should be analyzed in the traffic study and draft EIR for the proposed project. Due to time constraints, I am going to address only the issues related to increased traffic in my oral remarks. I will submit my other concerns in writing.

This project will be incredibly dense for the single-family residential neighborhoods that surround it. In order to shoehorn the number of dwelling units onto this property, the builder will need to include 5 – 4 story buildings and 6 – 3 story buildings. Taking into consideration the number of trips per day, per dwelling unit, and the number of increased trips per day for close to 10,000 sq ft of commercial space, two-lane, Wiley Canyon Road will have significant traffic impacts due to the increased volume of vehicles. Adding 3 roundabouts will slow traffic down for short segments of Wiley Canyon Road. This will do nothing about the increased traffic volume created by this project and will increase the severity of traffic impacts.

The traffic study needs to address the impacts this project will have specifically on the Oakridge Estates neighborhood. For the residents of Hidden Valley or The Oaks, that <sup>wish</sup> which to avoid the roundabouts, it would be possible to bypass them by taking Ebelden Avenue or Kalmar Avenue through the Oakridge Estates neighborhood. (See the diagram provided.) By taking these “detours”, those drivers would bypass 1-2 roundabouts. These alternative routes would cause extreme traffic, and safety issues, on residential streets not meant to carry through trips. There is pedestrian traffic in my neighborhood: students walking to bus stops, families taking morning walks, dog walkers, etc.

This same developer is currently proposing the Sand Canyon Plaza, which has residences called the “The Executive Collection”. This project proposes <sup>to</sup> build 150 luxury townhomes, which would generate significantly less vehicle trips, than high density apartments.

Any project built at the Smisner Mule Ranch site will greet travelers to the Santa Clarita Valley and should reflect the quality of life we hope, all will find here. Apartments are for a transient population. One of the project alternatives in the draft EIR should be Townhomes or single-family homes. This alternative would make a better entry statement to the City, than four-story apartment buildings, and the creation of a second Jake’s Way. This will be lower density than 570 plus dwelling units and more consistent with the neighborhoods that surround it. Buyer owned homes would provide a more stable community for the neighborhood and Wiley Canyon Elementary School.

for

I question just how interested City staff is in input from the community if our comments are limited to 1 min.

Limiting oral ~~testimony~~ <sup>comments</sup> to one minute makes it impossible to provide cogent testimony on the project's impacts. Local traffic impacts will be significant with the addition of trips generated from the project. I will submit detailed comments in writing at a later date.

If we take the time to come out and participate in this process, we should be given adequate time to share our views.