



# NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT

## TO: Distribution List

### Lead Agency:

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## SUBJECT: Notice of Availability of a Draft Environmental Impact Report for the Proposed Wiley Canyon Project (Master Case 20-238)

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 (City) has completed a Draft Environmental Impact Report (EIR) for the proposed project described below and that it is available for public review.

**Project Description and Location:** As shown in Figure 1, Project Location, the project site lies in the southwestern portion of the City, in the Newhall community, and is bordered by Interstate 5 (I-5) immediately to the west, Wiley Canyon Road immediately to the east, and between Hawkbryn Avenue to the north and Calgrove Boulevard to the south. The 31.8-acre project site is largely vacant with the exception of structures associated with the former Smiser Mule Ranch. The South Fork of the Santa Clara River flows into the project site through a triple concrete box culvert under the I-5 freeway at the southern end of the project site and continues northerly into a concrete-lined channel.

As shown in Figure 2, Site Development Plan, the project proposes to develop a 277,108-square-foot, four-story 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. Lot 6, approximately 2.9 acres in size and located east of Wiley Canyon Road, would remain undeveloped under the proposed project. The senior living facility would include 130 independent living units, 61 assisted living units, and 26 memory care beds. Approximately 8,914 square feet of commercial retail space would be constructed on the first floor of the senior living facility. A total of 379 multi-family residential units are proposed within 13 buildings ranging between two- and four-stories in height. On-site amenities would include a leasing center, clubhouse with fitness center, and a pool area. The project proposes a total 966 on-site (off-street) parking. A total of 109 parking stalls would be reserved for the senior living residents. The residential component of the project would reserve 582 parking spaces for the multi-family residents. The remaining 275 parking stalls would be shared by the commercial use and guests.

The project would include landscaping throughout the project site and would be used to screen certain facilities on site, such as transformers and maintenance buildings. In addition, the project would utilize landscaping for proposed fuel modification zones. The project would also include several active and passive on-site recreational facilities, including a passive recreational grass pad located on the southern portion of the project site. Approximately 1.3 miles of 16-foot-wide pedestrian trails/maintenance road would be constructed throughout the project site and along Wiley Canyon Road to provide active recreational opportunities to on-site residents and provide pedestrian connectivity to the surrounding areas, accessible to both visitors and existing residents in the vicinity.

The project would include on-site circulation improvements as well as off-site 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.

**Impacts:** Project implementation is not expected to result in significant impacts to Agriculture and Forestry Resources. The Draft EIR analyzed the project's environmental impacts with respect to the following topics: Aesthetics, 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, Wildfire, Cumulative Impacts, and 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 March 1, 2024, to April 15, 2024. The Draft EIR for the Wiley Canyon Project is available for review at the following locations:

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

Old Town Newhall Library  
24500 Main Street  
Santa Clarita, CA 91321

The Draft EIR for the Wiley Canyon Project is also available for public review on the City of Santa Clarita website at: <https://santaclarita.gov/planning/environmental-documents/>

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: Erika Iverson, Senior Planner – Wiley Canyon Project Draft EIR*  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, CA 91355

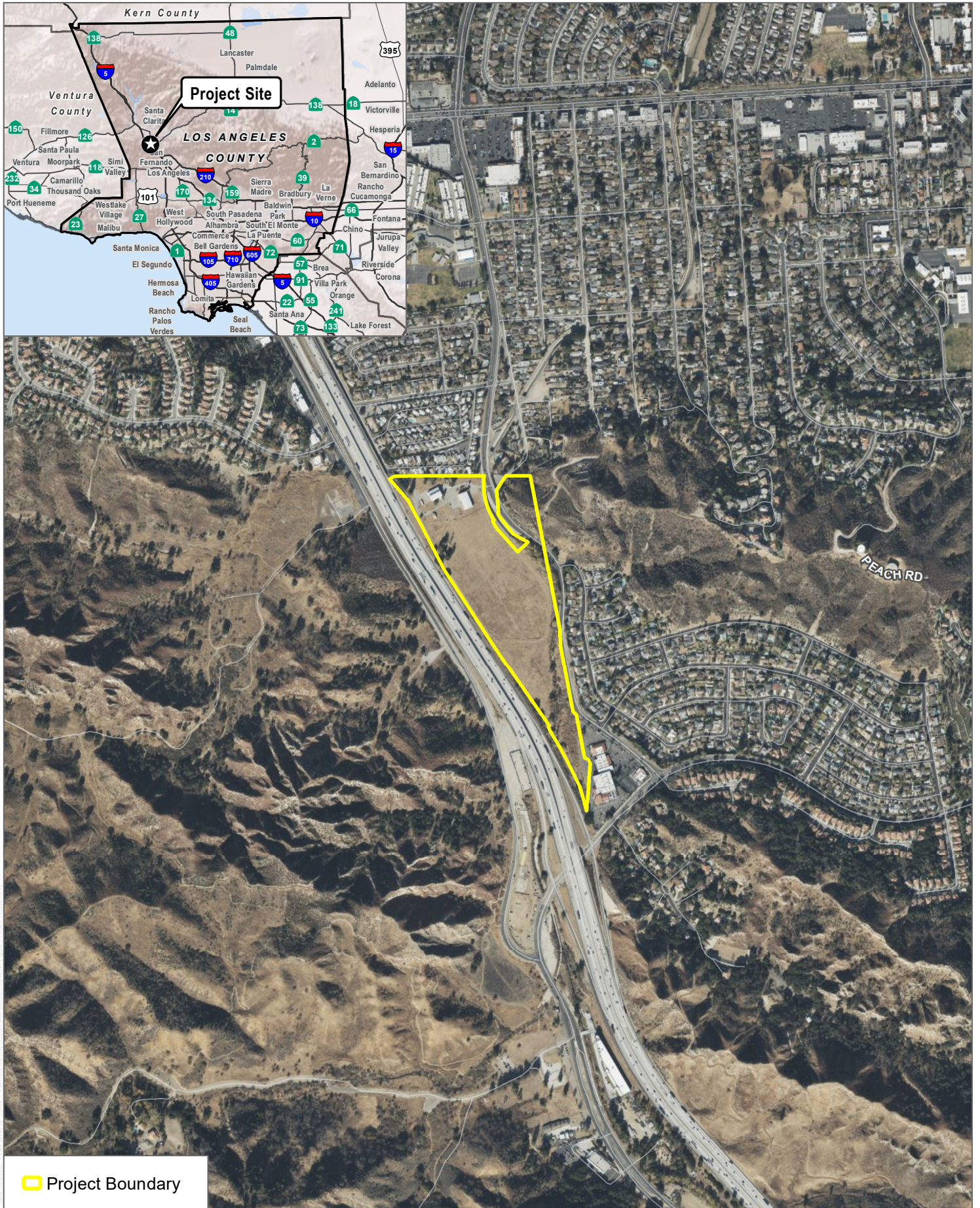
Comments may also be submitted via email to [eiverson@santa-clarita.com](mailto:eiverson@santa-clarita.com).


Date: February 21, 2024



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Telephone: (661) 255-4962



 Project Boundary

SOURCE: Bing Imagery 2022



**FIGURE 1**  
**Project Location**  
 Wiley Canyon Project

**WILEY CANYON  
SITE DEVELOPMENT PLAN  
(PRELIMINARY GRADING/DRAINAGE PLAN)  
2/20/24**

