

NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
AND PUBLIC SCOPING MEETING

DATE: April 7, 2025

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Sections 15082(a), 15103, and 15375 of the California Code of Regulations

The County of Los Angeles (“County”) is the lead agency pursuant to the California Environmental Quality Act (“CEQA”) and intends to prepare an Environmental Impact Report (“EIR”) for the proposed project identified below. The County has prepared this Notice of Preparation (“NOP”) to provide Responsible Agencies and other interested parties with information describing the project and to identify its potential environmental effects pursuant to State requirements.

AGENCIES: The County requests your agency’s views on the scope and content of the environmental information relevant to your agency’s statutory responsibilities in connection with the proposed project, in accordance with Title 14, section 15082(b) of the California Code of Regulations. Your agency will need to use the EIR prepared by the County when considering any permits that your agency must issue, or other approval for the Project.

ORGANIZATIONS AND INTERESTED PARTIES: The County requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed Project.

PROJECT & PERMIT(S): Bouquet Canyon, RTM-TR52193-25306, Vesting Tentative Tract Map No. 52193, Housing Permit No. RPPL2023006039, Conditional Use Permit No. 97097, Oak Tree Permit No. 97079, Environmental Assessment No. 97097

PROJECT APPLICANT: Chad Stadnicki, Synactico Investment, LLC

PROJECT LOCATION: The Project Site consists of 328.7 gross acres of undeveloped, vacant land located near the intersection of Bouquet Canyon Road and Vasquez Canyon Road in the Santa Clarita Valley Planning Area within unincorporated Los Angeles County. The Project Site is comprised of Assessor's Parcel Numbers ("APNs") 2813-027-001 through -055, 2813-014-001 and -004, 2813-011-023, 2813-013-013, -014, and -016. A vicinity map is provided in Figure 1, Local Vicinity.

PROJECT DESCRIPTION: 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. The Project Site is accessible via Bouquet Canyon Road and Vasquez Canyon Road, which are both Limited Secondary Highways on the County Master Plan of Highways. Vasquez Canyon Road is currently 60-feet-wide and will be widened to 80-feet. Bouquet Canyon Road is currently 40-feet-wide and will be widened to 80-feet. Area 1 will be accessed from Bouquet Canyon Road through Riley Street which will be renamed and widened to 60-feet and will connect to various interior 60-feet-wide public streets. Area 2 and 3 will both be accessed from Vasquez Canyon Road, through two new interior 60-foot-wide streets that connect to various interior 60-foot-wide public streets.

The Project includes the following entitlements: an Administrative Housing Permit for the maintenance of 15 affordable set-aside units provided at a maximum affordability of 135% Area Median Income or less and in compliance with the Inclusionary Housing Ordinance; a Conditional Use Permit for development within a Hillside Management Area, density-controlled development, and grading over 100,000 cubic yards ("cy") of earthwork; and an oak tree permit for the encroachment into the protected zone of two oak trees.

The residential lots are clustered into three areas and range in size between 8,867 to 12,651 gross square feet in size. The HOA lots include recreational trails, recreational lots, and protected open space areas. The Project provides 71.2% (233 acres) of open space, including 46 acres of improved open space within graded slopes and 187 acres of natural open space within HOA lots. Project grading includes a total of 4,170,000 cy of earthwork, including 800,000 cy of cut 570,000 cy of fill, 1,200,000 cy of over excavation, and 1,600,000 cy of export/import.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: The following environmental factors will be evaluated In the EIR:

- Aesthetics
- Agriculture and Forestry
- 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

The EIR will contain a detailed project description, maps identifying the Project Site location and surrounding land uses, existing environmental setting, project-specific impacts, cumulative impacts, mitigation measures to reduce potential impacts to less than significant levels, mitigation monitoring plan, and an alternatives analysis. The EIR's environmental analysis will utilize data from site- and project-specific technical studies that will be distributed as appendices to the Draft EIR.

NOTICE OF SCOPING MEETING: The County will conduct a public scoping meeting for the purpose of soliciting oral and written comments from interested parties as to the appropriate scope and content of the EIR.

All interested parties are invited to attend the scoping meeting to assist in identifying issues to be addressed in the EIR. The scoping meeting will include a brief presentation of the project to be addressed in the EIR and will provide attendees with an opportunity to provide input to the scope of the EIR. The Scoping Meeting will be held on **April 21, 2025 at 6:00 PM to 7:00 PM** at the following location:

City of Santa Clarita Public Library
Valencia Branch
23743 W. Valencia Boulevard
Santa Clarita, CA 91351

Translation in other languages can be made available at the meeting upon request. Please submit translation requests at least seven business days in advance of each scheduled meeting to Alejandrina Baldwin at abaldwin@planning.lacounty.gov.

Traducción a otros idiomas esta disponible en la reunión si se solicita. Envíe las solicitudes de traducción no menos de siete (7) días antes de la reunión programada a Alejandrina Baldwin al abaldwin@planning.lacounty.gov.

如有需要，我們可以在會議上提供語言翻譯服務。請在預定會議前至少七 (7) 個工作天向 Alejandrina Baldwin 提交翻譯請求：abaldwin@planning.lacounty.gov

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PUBLIC REVIEW PERIOD: The County has determined to make this NOP available for public review and comment pursuant to Title 14, section 15082(b) of the California Code of Regulations. The comment period for the **NOP begins on April 7, 2025 and ends on at 5:00 PM on May 19, 2025.**

Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the EIR.

Please direct all written comments to the following address:

Alejandrina Baldwin, Principal Planner
LA County Planning
Subdivisions Section
320 West Temple Street, 13th Floor
Los Angeles, CA 90012
Tel: (213) 647-2464
abaldwin@planning.lacounty.gov

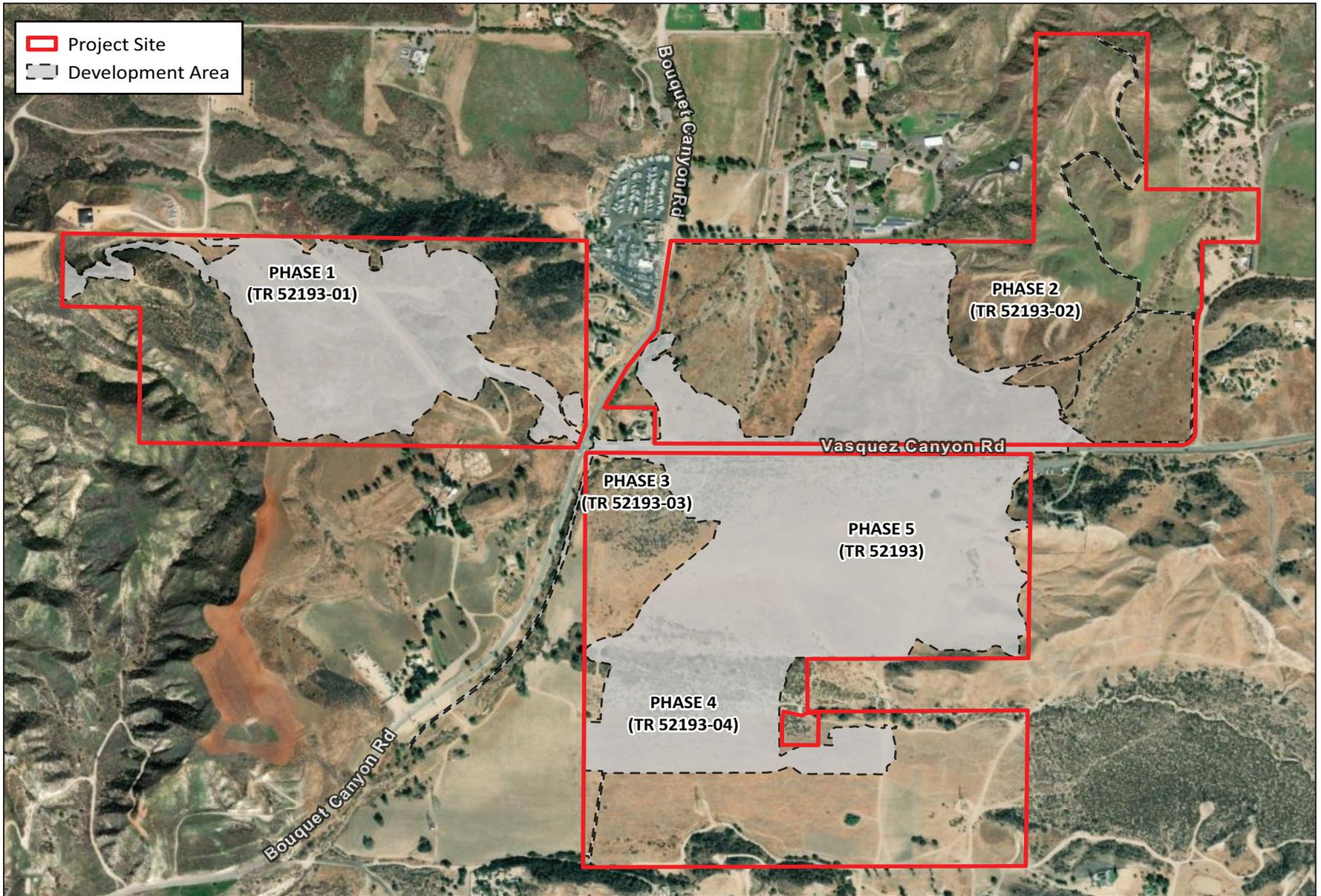
All written responses will be included as Appendices in the Draft EIR and their contents considered in accordance with State and County environmental guidelines.

DOCUMENT AVAILABILITY: The NOP is available for public review during regular business hours at LA County Planning address listed above and the following locations:

City of Santa Clarita Public Library
Valencia Branch
23743 W. Valencia Boulevard
Santa Clarita, CA 91351

The public is also encouraged to visit LA County Planning's website to review NOP and at planning.lacounty.gov/environmental-review/public-notice.

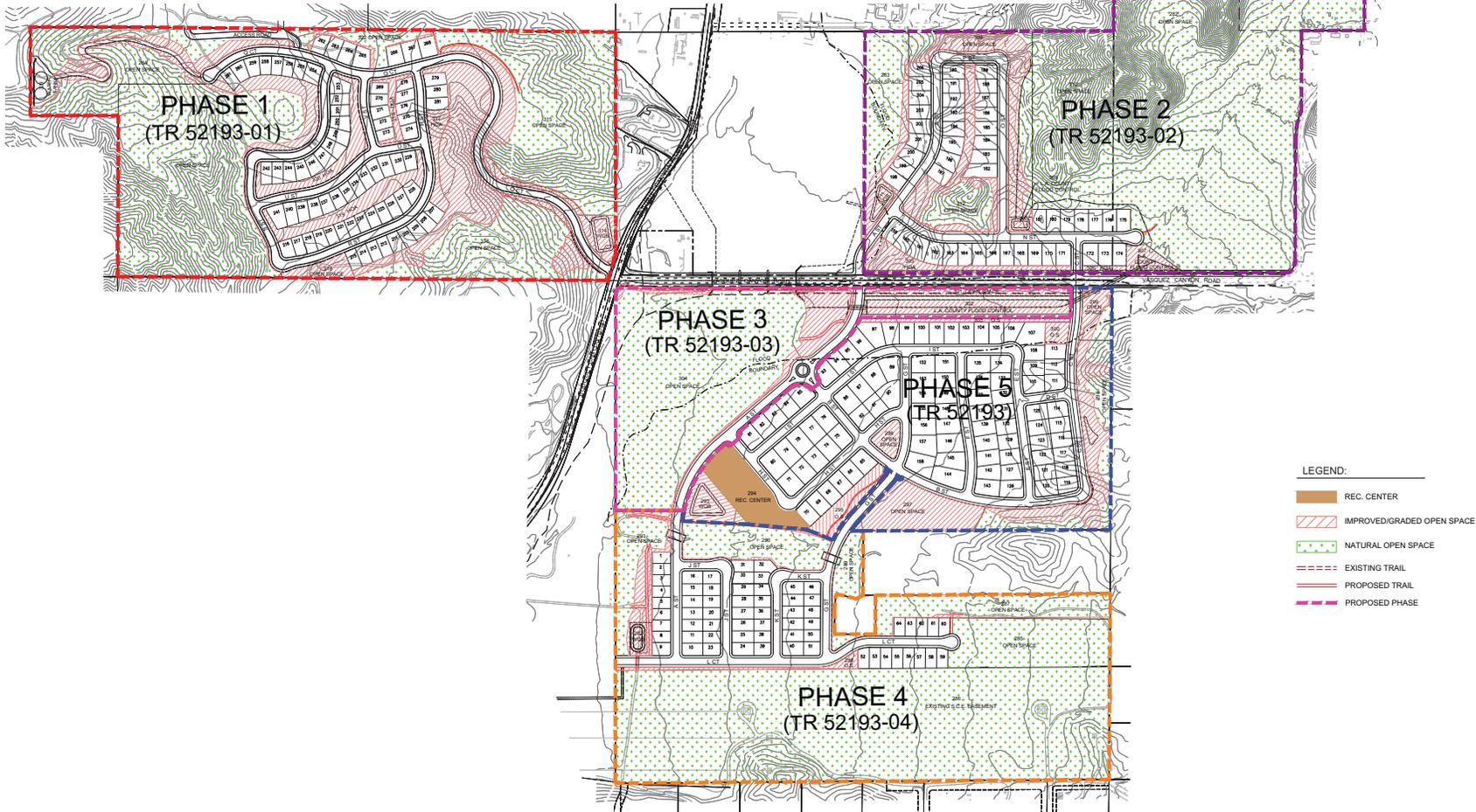
Thank you for your participation in the environmental review of this Project.



Source: Univted Civil, Inc. and County of Los Angeles; March 2025.



PHASE 1			PHASE 2			PHASE 3			PHASE 4			PHASE 5		
Total Area	Sq. Ft.	3,741,065	Total Area	Sq. Ft.	4,082,851	Total Area	Sq. Ft.	1,205,625	Total Area	Sq. Ft.	3,112,142	Total Area	Sq. Ft.	2,122,000
Improved Open Space Area	Sq. Ft.	717,507	Improved Open Space Area	Sq. Ft.	960,040	Improved Open Space Area	Sq. Ft.	240,705	Improved Open Space Area	Sq. Ft.	116,543	Improved Open Space Area	Sq. Ft.	548,600
Natural Open Space Area	Sq. Ft.	3,945,458	Natural Open Space Area	Sq. Ft.	3,026,173	Natural Open Space Area	Sq. Ft.	817,408	Natural Open Space Area	Sq. Ft.	2,267,517	Natural Open Space Area	Sq. Ft.	121,217
Total Open Space Area	Sq. Ft.	2,662,975	Total Open Space Area	Sq. Ft.	3,886,213	Total Open Space Area	Sq. Ft.	1,058,113	Total Open Space Area	Sq. Ft.	2,384,060	Total Open Space Area	Sq. Ft.	669,867
Percent of Open Space	%	71.18	Percent of Open Space	%	82.94	Percent of Open Space	%	87.76	Percent of Open Space	%	76.61	Percent of Open Space	%	31.42
Percent Improved Open Space of Total OS	%	26.94	Percent Improved Open Space of Total OS	%	10.63	Percent Improved Open Space of Total OS	%	22.75	Percent Improved Open Space of Total OS	%	4.89	Percent Improved Open Space of Total OS	%	81.90
Cumulative Total Area	Sq. Ft.	7,823,916	Cumulative Total Area	Sq. Ft.	9,029,541	Cumulative Total Area	Sq. Ft.	12,141,683	Cumulative Total Area	Sq. Ft.	14,273,689	Cumulative Total Area	Sq. Ft.	10,161,228
Cumulative Improved Open Space	Sq. Ft.	6,049,189	Cumulative Improved Open Space	Sq. Ft.	7,107,301	Cumulative Improved Open Space	Sq. Ft.	7,107,301	Cumulative Improved Open Space	Sq. Ft.	9,491,361	Cumulative Improved Open Space	Sq. Ft.	10,161,228
Cumulative Improved Open Space	Sq. Ft.	1,077,547	Cumulative Improved Open Space	Sq. Ft.	1,318,252	Cumulative Improved Open Space	Sq. Ft.	1,318,252	Cumulative Improved Open Space	Sq. Ft.	1,434,795	Cumulative Improved Open Space	Sq. Ft.	1,983,445
Cumulative Percent Total Open Space	%	77.32	Cumulative Percent Total Open Space	%	78.71	Cumulative Percent Total Open Space	%	78.71	Cumulative Percent Total Open Space	%	78.17	Cumulative Percent Total Open Space	%	71.18
Cumulative Percent Improved Open Space	%	17.81	Cumulative Percent Improved Open Space	%	18.55	Cumulative Percent Improved Open Space	%	18.55	Cumulative Percent Improved Open Space	%	15.12	Cumulative Percent Improved Open Space	%	19.52



Source: United Civil, Inc.; November 2, 2023.

BOUQUET CANYON RESIDENTIAL PROJECT
Notice of Preparation
Conceptual Open Space



