

**CITY OF SANTA CLARITA
NOTICE OF PREPARATION ATTACHMENT**

Lead Agency: City of Santa Clarita
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Project Applicant: Vista Canyon Ranch, LLC
27451 Tourney Road, #100
Santa Clarita, California 91355

Master Case: MC 07-127; Annexation 07-002a (Vista Canyon); Annexation 07-002b (Fair Oaks Ranch, Sand Canyon, Jakes Way); General Plan Amendment 07-001; Prezone 01-001; Zone Change 07-001; Specific Plan 07-001, Tentative Tract Map 69164; Oak Tree Permit 07-019; and EIR 07-002.

Project Location: Vista Canyon is located in the County of Los Angeles and consists of approximately 185 acres generally located at the southwest intersection of Sand Canyon Road and the 14 Freeway. The ancillary annexation area (Fair Oaks Ranch, Sand Canyon, Jakes Way) is generally located south of the City of Santa Clarita limits between Sand Canyon and Golden Valley Ranch.

General Plan/Zoning Designation: See Notice of Completion and Notice of Preparation

Project Description:

Vista Canyon - The project site is mostly undeveloped and located in an unincorporated portion of the County of Los Angeles. A single family residence and outside storage yard is located on a portion of the project site. The applicant is requesting approval to amend the City of Santa Clarita General Plan, and to pre-zone the project site Specific Plan (SP) and annex approximately 185 acres of land into the City of Santa Clarita (City). The applicant also is requesting approval of a Tentative Tract Map, Conditional Use Permit (CUP), and Oak Tree Permit to allow for the construction of a mixed-use/transit-oriented development consisting of 1,117 residential dwelling units and up to 950,000 square feet of commercial, retail, theater, and hotel uses within four Planning Areas on site. A residential overlay over the corporate office lots would permit the conversion of 250,000 square feet of office floor area to 233 multi-family residential units, resulting in a project mix of 1,350

residential units and 700,000 square feet of commercial floor area.

As part of the proposed Vista Canyon project, the applicant is proposing: (i) to dedicate a portion of the Santa Clara River within the site; (ii) to provide parks, trails, and buried bank stabilization; (iii) to assist in the relocation of the Metrolink station from Via Princessa to the site, and the financing and construction of a transit center adjacent to the proposed Metrolink station; (iv) to construct a water reclamation plant; and, (v) to provide other associated infrastructure and amenities. Further, the applicant is proposing to construct a bridge (Vista Canyon Road Bridge) over the Santa Clara River to Soledad Canyon Road.

The requested CUP would allow the import of up to 500,000 cubic yards of dirt to accommodate development within the site. Also, the requested Oak Tree Permit would allow for removal of ten (five of which are heritage-sized trees) of the 40 oak trees on site, and to encroach into the protected zone of nine additional oak trees. Two of the trees proposed for removal would be relocated within the site. The project site contains 23 heritage-sized oak trees. A majority of those trees are being preserved by the project.

Ancillary Annexation Areas – The ancillary annexation areas (approximately 3,044 acres) proposed for annexation into the City of Santa Clarita follow below:

490.57	Residential Estate (RE)	1,082.37	Specific Plan (SP)
284.19	Residential Moderate (RM)		
254.48	Business Park BP (BP)		
26.21	Community Commercial (CC)		
26.92	Commercial Office (CO)		
129.25	Residential Moderate (RM)	238.19	Residential Moderate (RM)
108.94	Business Park (BP)		
1649.83	Residential Estate (RE)	1,667.25	Residential Estate (RE)
17.42	Business Park (BP)		
56.08	Residential Estate (RE)	56.08	Residential Estate (RE)

The majority of the ancillary annexation areas are built-out; therefore, the City's proposed annexation of these properties generally would not result in any significant additional future development. However, there are three remaining undeveloped areas within the proposed annexation area that could result in additional development, depending upon future market and economic conditions. For purposes of the EIR analysis, the City is projecting the following additional development within the

proposed annexation area although the timing, rate, and exact amount of development is not yet determined: (a) completion of the unbuilt portion of the already approved Fair Oaks Ranch project (approximately 500 dwelling units); (b) build-out of the undeveloped or underutilized areas within Sand Canyon (about 150 dwelling units); and, (c) further development of the Jakes Way area (approximately 436,000 square feet of business park uses).

The applicant's proposed Vista Canyon site plan is attached. The City's proposed annexation area, including the Vista Canyon site, also is attached.