

## SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED:	July 29, 2025	
HEARING DATE:	July 30, 2025	AGENDA ITEM: 7
PROJECT NUMBER:	PRJ2021-001195	
PERMIT NUMBERS:	Vesting Tentative Tract Map No. 83301 (RPPL2021003061) Conditional Use Permit No. RPPL2021003113 Oak Tree Permit No. RPPL2021003070 Administrative Housing Permit No. RPPL2021003105 Environmental Assessment No. RPPL2021003071	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	West of The Old Road and South of Sagecrest Circle, Santa Clarita Valley	
OWNER/APPLICANT:	NUWI-Lyons Canyon, LLC	
PUBLIC MEETINGS HELD:	4 of 5	
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Project is subject to the IHO since it exceeds the five-unit density threshold	
CASE PLANNER:	Erica G. Aguirre, AICP, Principal Planner eaguirre@planning.lacounty.gov	

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### **PURPOSE**

The purpose of this memo is to provide the Regional Planning Commission ("Commission") with additional public comments received since the last supplemental report was issued to the Commission on Thursday, July 24, 2025.

### **COMMENTS RECEIVED**

#### **A. Public Comments**

Staff received 25 comment letters (five support letters, 19 opposition letters, and one letter from the City of Santa Clarita with additional minor comments and questions regarding the project's Environmental Impact Report ["EIR"]), as well as two signed petitions in opposition to the project, all via email, since the first supplemental report to the Commission was issued on July 24, 2025.

The five letters of support for the Project were submitted by Californians for Homeownership, the Mountain Recreation and Conservation Authority ("MRCA"), the Santa Clarita Chamber of Commerce, and two letters from Bridge to Home, a homeless

PROJECT NO. PRJ2021-001195  
VESTING TENTATIVE TRACT MAP NO. 83301 (RPPL2021003061)  
CONDITIONAL USE PERMIT NO. RPPL2021003113  
OAK TREE PERMIT NO. RPPL2021003070  
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2021003105  
ENVIRONMENTAL ASSESSMENT NO. RPPL2021003071

July 30, 2025  
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services nonprofit organization. The Californians for Homeownership letter of support cites the Housing Accountability Act (“HAA”) and the project’s compliance with applicable local L.A. County regulations, the General Plan, with mitigation measures for project impacts in their letter. This letter also cites the timing requirements of the HAA. The letter from MRCA states that “the project is a good example of the private sector working collaboratively with MRCA to permanently preserve substantial natural open space (approximately 617 gross acres on- and off-site) for the public’s benefit, to help offset housing development’s impacts.” Additionally, The Santa Clarita Chamber of Commerce comment letter states the that “the project will bring significant economic and community benefit”, lauding it for “preserving open space” and enhancing fire safety measures, and recreational opportunities, offering a “more sustainable and community-focused alternative to previous development proposals.” The Bridge to Home comment letters, express support for the project, as well, acknowledging the provision of 71 affordable units and more “attainable housing opportunities” resulting in growth that is “fire-safe, environmentally responsible, and socially conscious”.

Letters opposing the project were submitted by 19 individuals, including two separate petitions with 683 signatures combined, two letters from the Sierra Club (the Santa Clarita Valley Group and the Wildland Urban Wildfire Committee), one letter from the Endangered Habitat League, and one letter from Santa Clarita Organization for Planning and the Environment (“SCOPE”). The concerns cited include: development within a Significant Ecological Area, loss of oak woodland, including heritage oak trees, and impacts to local wildlife; development within a Very High Fire Hazard Severity Zone, high wildfire risks, insurance issues, safety of future residents, including particularly low-income senior citizens, expansion of the wildland-urban interface, and about the adequacy of the wildfire and evacuation modeling within the EIR and wildfire mitigation measures. Other comments relate to the several environmental topics analyzed in EIR, including aesthetics, air quality, biological resources, geology and soils, greenhouse gas emissions, transportation, and hydrology and drainage.

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Report  
Reviewed By: Timothy Stapleton for  
Josh Huntington, AICP, Supervising Regional Planner

Report  
Approved By: Susan Tae  
Susan Tae, AICP, Assistant Deputy Director

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PROJECT NO. PRJ2021-001195  
VESTING TENTATIVE TRACT MAP NO. 83301 (RPPL2021003061)  
CONDITIONAL USE PERMIT NO. RPPL2021003113  
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LIST OF ATTACHED EXHIBITS	
EXHIBIT P-2	Public Comments received from July 24, 2025, after 2 pm, to July 29, 2025, at noon.



July 24, 2025

**VIA EMAIL**

Regional Planning Commission  
County of Los Angeles  
320 W. Temple Street, Room 150  
Los Angeles, CA 90012  
Email: [comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)

RE: Trails at Lyons Canyon  
*Agenda Item 7., No. PRJ2021-001195-(5)*

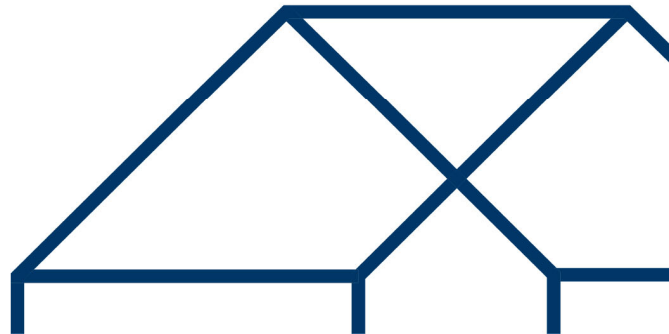
To the Regional Planning Commission:

Californians for Homeownership is a 501(c)(3) organization devoted to using legal tools to address California's housing crisis. We are writing regarding the project at issue in Case No. PRJ2021-001195-(5). The County's approval of this project is governed by the Housing Accountability Act, Government Code Section 65589.5. For the purposes of Government Code Section 65589.5(k)(2), this letter constitutes our written comments on the project.

The Housing Accountability Act generally requires the County to approve a housing development project unless the project fails to comply with "applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete." Gov. Code § 65589.5(j)(1). To count as "objective," a standard must "involve[e] no personal or subjective judgment by a public official and be[] uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official." Gov. Code § 65589.5(h)(8). In making this determination, the County must approve the project if the evidence "would allow a reasonable person to conclude" that the project met the relevant standard. Gov. Code § 65589.5(f)(4). Projects subject to modified standards pursuant to a density bonus are judged against the County's standards as modified. Gov. Code § 65589.5(j)(3).

The County is subject to strict timing requirements under the Act. If the County desires to find that a project is inconsistent with any of its land use standards, it must issue written findings to that effect within 30 to 60 days after the application to develop the project is determined to be complete. Gov. Code § 65589.5(j)(2)(A). If the County fails to do so, the project is deemed consistent with those standards. Gov. Code § 65589.5(j)(2)(B).

If the County determines that a project is consistent with its objective standards, or a project is deemed consistent with such standards, but the County nevertheless proposes to reject it, it must



make written findings, supported by a preponderance of the evidence, that the project would have a “specific, adverse impact upon the public health or safety,” meaning that the project would have “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” Gov. Code § 65589.5(j)(1)(A); *see* Gov. Code § 65589.5(k)(1)(A)(i)(II). Once again, “objective” means “involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” Gov. Code § 65589.5(h)(8).

Even if the County identifies legally sufficient health and safety concerns about a project, it may only reject the project if “[t]here is no feasible method to satisfactorily mitigate or avoid the adverse impact . . . other than the disapproval of the housing development project . . . .” Gov. Code § 65589.5(j)(1)(B). Thus, before rejecting a project, the County must consider all reasonable measures that could be used to mitigate the impact at issue.

These provisions apply to the full range of housing types, including single-family homes, market-rate multifamily projects, and mixed-use developments. Gov. Code § 65589.5(h)(2); *see Honchariw v. Cty. of Stanislaus*, 200 Cal. App. 4th 1066, 1074-76 (2011). And the Legislature has directed that the Act be “interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.” Gov. Code § 65589.5(a)(2)(L).

When a locality rejects or downsizes a housing development project without complying with the rules described above, the action may be challenged in court in a writ under Code of Civil Procedure Section 1094.5. Gov. Code § 65589.5(m). The legislature has significantly reformed this process over the last few years in an effort to increase compliance. Today, the law provides a private right of action to non-profit organizations like Californians for Homeownership. Gov. Code § 65589.5(k). A non-profit organization can sue without the involvement or approval of the project applicant, to protect the public’s interest in the development of new housing. A locality that is sued to enforce Section 65589.5 must prepare the administrative record itself, at its own expense, within 30 days after service of the petition. Gov. Code § 65589.5(m). And if an enforcement lawsuit brought by a non-profit organization is successful, the locality must pay the organization’s attorneys’ fees. Gov. Code § 65589.5(k)(2). In certain cases, the court will also impose fines that start at \$10,000 per proposed housing unit. Gov. Code § 65589.5(k)(1)(B)(i).

In recent years, there have been a number of successful lawsuits to enforce these rules:

- In *Eden Housing, Inc. v. Town of Los Gatos*, Santa Clara County Superior Court Case No. 16CV300733, the court determined that Los Gatos had improperly denied a subdivision application based on subjective factors. The court found that the factors cited by the town, such as the quality of the site design, the unit mix, and the anticipated cost of the units, were not objective because they did not refer to specific, mandatory criteria to which the applicant could conform.

- *San Francisco Bay Area Renters Federation v. Berkeley City Council*, Alameda County Superior Court Case No. RG16834448, was the final in a series of cases relating to Berkeley's denial of an application to build three single family homes and its pretextual denial of a demolition permit to enable the project. The Court ordered the city to approve the project and to pay \$44,000 in attorneys' fees.
- In *40 Main Street Offices v. City of Los Altos*, Santa Clara County Superior Court Consolidated Case Nos. 19CV349845 & 19CV350422, the court determined that the Los Altos violated the Housing Accountability Act, among other state housing laws, by failing to identify objective land use criteria to justify denying a mixed-use residential and commercial project. The City was ultimately forced to pay approximately \$1 million in delay compensation and attorneys' fees in the case.
- In *Californians for Homeownership v. City of Huntington Beach*, Orange County Superior Court Case No. 30-2019-01107760-CU-WM-CJC, a case brought by our organization, the court ruled that Huntington Beach violated the Housing Accountability Act when it rejected a 48-unit condominium project based on vague concerns about health and safety, including traffic concerns similar to those raised by comments on the project you are considering. Following the decision, the City agreed to pay \$600,000 in attorneys' fees to our organization and two other plaintiffs.

Based on the above legal framework, state law requires the County to approve this project. We have also considered the County's environmental review for the project and determined that it complied with state law. We urge you to approve the project.

Sincerely,



Matthew Gelfand





**MOUNTAINS RECREATION & CONSERVATION AUTHORITY**  
King Gillette Ranch  
26800 Mulholland Highway  
Calabasas, California 91302  
PHONE (818) 878-0886

July 24, 2025

Los Angeles County Regional Planning Commission  
County Hall of Records  
320 W. Temple Street, Room 150  
Los Angeles, California 90012

**Trails at Lyons Canyon Project**  
**Project No. 2021-001195-(5)**  
**Vesting Tentative Tract Map No. 8330101**  
**Conditional Use Permit No. RPPL2021003113**

Dear Planning Commissioners:

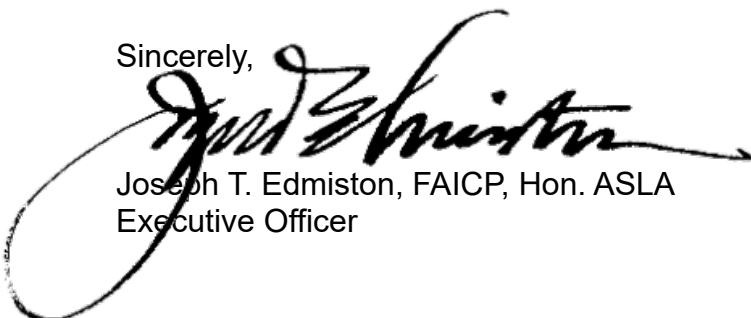
The Mountains Recreation and Conservation Authority (MRCA) appreciates the improved balance between development and permanent open space now being proposed in the Trails at Lyons Canyon project by NUWI-Lyons Canyon LLC (NUWI).

The Project would preserve approximately 150 acres of natural open space on-site and 466 acres off-site located within the Santa Susana Mountains/Simi Hills Significant Ecological Area (SEA), approximately one mile south-southwest of the Project site. These parcels are adjacent to public lands owned or managed by MRCA within the SEA. In total, the Project would preserve approximately 617 acres (both on-site and off-site) of natural open space within the SEA.

The MRCA acknowledges the importance of the proposed fee simple 466-acre mitigation acres on the north slope of the Santa Susana Mountains. The long-term ecological value of the subject 466 acres depends on adequate financial support for its management, in perpetuity. If through binding agreements and/or County conditions of approval, the MRCA can be assured of a \$1 million endowment, after formation expenses, set up with the San Diego Foundation, this arrangement would be a quality mitigation acreage outcome for the loss of different onsite habitat types.

The Project is a good example of the private sector working collaboratively with MRCA to permanently preserve substantial natural open space, for the public's benefit, to help offset housing development's impacts. The MRCA Governing Board has approved entering into the subject agreement with NUWI. We look forward to implementing these mitigation measures.

Sincerely,

  
Joseph T. Edmiston, FAICP, Hon. ASLA  
Executive Officer

617 W. 7<sup>th</sup> Street  
Los Angeles, CA 90017



(213) 387-4287  
<https://www.sierraclub.org/angeles>

Erica G. Aguirre, AICP  
County of Los Angeles  
Principal Planner, Subdivisions  
LA County Dept. of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012  
State Clearinghouse No. 2022060346

July 20, 2025

**Project:** Proposed Trails at Lyons Canyon; State Clearinghouse No. 2022060346

**Requested Entitlements:**

Vesting Tentative Tract Map No. 83301 (RPPL2021003061)  
Zone Change No. RPPL2021003163  
Administrative Housing Permit No. RPPL2021003105  
SEA Conditional Use Permit No. RPPL2021003113 SEA Oak Tree Permit No.  
RPPL2021003070 Environmental Assessment No. RPPL2021003071

Dear Ms. Aguirre:

Though this proposal has been somewhat reduced in scale from the original that was approved by the County several years ago, there remain a number of important reasons to reject this proposed project. Therefore, we offer the following comments:

**Aesthetics:** We are very concerned about the aesthetic impacts of the development on those who are residing north of the project and those who enjoy recreational activities at Ed Davis Park, Towsley Canyon, Riverdale Park & Open Space, and Santa Clarita Woodlands Park to the south. The proposed project includes the construction of 510 dwelling units being built up a canyon with insufficient egress and a high density of people for such a small space. Additionally, the buildings are designed to be up to four-stories high. The effects of light, glare, air pollution, and noise are not being addressed in the EIR. These areas of concern are being casually dismissed. These are real concerns and must be carefully considered in relation to the wildlife in those areas, in addition to those living in and adjacent to this proposed development.

**Air Quality:** The Santa Clarita Valley already has some of the worst air quality in the nation, including non-attainment for Ozone, PM<sub>2.5</sub> and PM<sub>10</sub>. The proposed project will contribute to our worsening air quality overall and, due to its canyon setting and immediate proximity to the I-5 Freeway, result in a high concentration of pollutants for those living in the area. Efforts to reduce

particulates during construction would have to include measures that do not require the use of potable water.

**Biological Resources:** The Sierra Club continues to oppose projects in SEAs and we believe that the proposed project will substantially degrade the quality of the environment in the Santa Clarita Valley in contravention to the County's Area Plan and the City of Santa Clarita's OVOV General Plan. The development area is part of a major wildlife linkage corridor and the proposed project will drastically interfere with the abundance of wildlife species' movement and foraging within the Santa Susana watershed. It will reduce the habitat of numerous plant species which may very well result in elimination of species. The damage to the oak woodlands through the removal and/or encroachment of 454 Protected Trees, including 316 oak trees (of which 30 are Heritage), as well as the loss of 138 non-oak SEA protected trees would be a devastating loss for which there is no acceptable mitigation (including the EIR's mitigation attempt of planting various other trees on the property).

This project is in a Significant Ecological Area (63) and we do not believe that this impact can be mitigated. We are opposed to building in SEAs! We request that the County include an alternative that does not fill the majority of the canyon with development farthest from the Old Road access point.

**Geology and Soils:** The EIR states: "There are no Holocene-active faults that intersect or are within close proximity to the Project site." However, according to Dibblee geologic maps, the proposed project is on a very unstable and geologically active area subject to landslides and liquefaction. It is also prone to tectonic uplift and includes a well-researched and well-known over-turned fault complex (basic geology students study this area as an area of extreme instability). These facts were not included in the EIR for the project nor did the EIR contain detailed information about the anticlines/synclines in the area. To the southwest the mountains are rising on a level similar with that of the tectonic force required to create the Himalaya Mountains. Rock beds are upside down due to the force and faulting associated with the San Gabriel fault. These problems were not sufficiently addressed in the EIR—thus casting doubt on the credibility of its assertions. In fact, the EIR states that the builder will follow local building code requirements for expansion to ensure that the soils are appropriately compacted and would not be susceptible to expansion—this is the same assertion that was made in the Skyline Ranch Development, and we all know that landslides have been common in that development. Additionally, the proposed movement of 2.8 million cubic yards of earth in such an area would be irresponsible. All in all, housing anyone in this area (especially senior citizens) is unthinkable.

**Greenhouse Gas Emissions:** Greenhouse Gas Emissions must be better addressed in the DEIR. Rooftop solar, electric-only appliances, LED lighting, energy and electric vehicle charging stations should be a requirement on every building and home. The Sierra Club requests that green building standards be included as conditions of any approval that might be considered.

**Hazards and Hazardous Materials:** The potential for loss of life and property with a project of this size, in this location, is very high. It wasn't long ago now that the Newhall Pass was ablaze with the Hurst Fire. Evacuations were called for the area near the proposed Trails at Lyons Canyon. As with all wildfires in the area, the I-5 freeway becomes clogged with traffic and is

shut down. One of our more recent fires made it impossible for people to rapidly exit the valley using the freeway and the surface streets, including The Old Road. This project has two means of ingress/egress, both of which connect directly to The Old Road. Residents of this project may have no means of escape when a very high fire occurs in the area (which experience tells us it will).

**Hydrology and Water Quality:** California is in a drought crisis and is rapidly transforming to an arid climate. With that in mind, the EIR states that “the Project would ...strictly rely on water supplied by Santa Clarita Valley Water Agency (SCV Water).” As current residents are being begged to conserve water—how can we approve of this project requiring that we give up more of our precious water resources to a proposed development in a high-fire zone?

**Land Use and Planning:** The proposed project as described in the EIR makes some attempts at trying to mitigate land use concerns, but it truly appears to be the antithesis of good planning. The Sierra Club acknowledges the need for housing, including the inclusion of affordable units, and supports infill projects as opposed to sprawl. However, this project will intrude into natural areas near preserved open space in a Very High Fire Hazard Severity Zone. It would supplant true undisturbed natural habitat with “improved open space.” The project will also offer relatively few affordable units which does not even come close to approaching our standards for this type of situation.

**Noise:** We support a rigorous noise study that considers the noise generated by the I-5 corridor at peak periods.

**Population and Housing:** Housing costs in the Santa Clarita Valley are exorbitant and seniors, in particular, need dwelling units that will remain truly affordable for many years. Many seniors need subsidized or very low-income housing. That should be considered as this project is reviewed.

**Public Services:** We have noted that in some of the planning reports the project offers very little in the way of parks and recreational opportunities. We request that the project, if approved, be required to offer more than the standard required to offset the loss of natural resources.

**Recreation:** Amenities offered within this project will come at the cost of loss of natural recreation areas to the south of the property. Evaluation of the bikeway on The Old Road as identified in the County’s Master Plan must consider the impact of this project as stated in the EIR.

**Transportation:** A thorough transportation study should be conducted and public transportation should be included in the design of the site.

**Tribal Cultural Resources:** The Santa Clarita Valley was home to the Tatavium peoples and it is very likely that there be tribal artifacts and perhaps remains in the project area. We support the careful study and respect for tribal requirements.



**Utilities and Service Systems:** Wastewater and storm drainage are a concern in this pristine canyon. The availability of potable water is a serious concern. We do not have enough water as it is...Castaic Lake closed for water maintenance this week and residents received calls to stop watering their lawns because of the lack of water. How can we agree to the development of an area of pristine wilderness in a high fire zone with a high need for water when we are in such an urgent water crisis?

**Wildfire:** Unbelievably, the EIR does not strengthen the fire protections that were lacking in the DEIR. For example, the EIR states that fire education will be the responsibility of an HOA—what if the HOA does not follow through? It is disturbing to see the EIR take the risk of fire so lightly. Most importantly, any mitigations the EIR mentions will not solve the problem for those in danger when another fire roars through this area—which even the EIR points out will happen again. The presence of a fire station on the site and HOA trainings on Fire Danger while well-intentioned, will have little impact when another fire roars through this area.

In conclusion, the Sierra Club is extremely concerned about the lasting damage to this canyon and the surrounding areas. We are strongly opposed to any building in an SEA. We are strongly opposed to building in a Very High Fire Hazard Severity Zone.

Thank you for the opportunity to submit our comments on the proposed Trails of Lyons Canyon project.

Sincerely,

Katherine Solomon  
Conservation Chair  
Sierra Club, Santa Clarita Valley Group  
Contact: [kpsquires@gmail.com](mailto:kpsquires@gmail.com)

Sandra Cattell  
Chair  
Sierra Club, Santa Clarita Valley Group  
Contact: [sumcatt@yahoo.com](mailto:sumcatt@yahoo.com)



**From:** [Michael Ramos](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** Follow-Up Comment Letter and Petition Re: Trails at Lyons Canyon Project (PRJ2021-001195)  
**Date:** Friday, July 25, 2025 12:13:43 PM  
**Attachments:** [Michael Ramos Comment Letter - Trails at Lyons Canyon July 2025.pdf](#)  
[Santa Clarita Petition Opposing - Trails at Lyons Canyon July 2025.pdf](#)

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**CAUTION: External Email. Proceed Responsibly.**

Dear Ms. Aguirre,

I am submitting my follow-up comment letter in response to the Final Environmental Impact Report (EIR) for the Trails at Lyons Canyon Project (PRJ2021-001195), along with an updated petition signed by local community members who oppose this development. Both documents are attached in PDF format for your review and inclusion in the public record for the upcoming Regional Planning Commission hearing on July 30, 2025.

While I previously submitted Comment Letter I61 during the Draft EIR phase, I remain deeply concerned about the irreversible environmental and community impacts of this project. The enclosed letter outlines my continued objections, supported by personal photographs of the trail area and native wildlife. The petition includes 116 signatures from trail users and Santa Clarita residents who share these concerns.

Please confirm receipt of these materials, and kindly ensure they are distributed to the Commission as part of the public record.

Thank you for your time and continued attention to this matter.

Sincerely,

**Michael Ramos**  
26018 Franklin Ln  
Stevenson Ranch, CA 91381  
805-746-3938  
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07/24/25

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[eaguirre@planning.lacounty.gov](mailto:eaguirre@planning.lacounty.gov)

**Subject: Follow-Up on Comment Letter I61 and Response in Final EIR for Trails at Lyons Canyon (PRJ2021-001195)**

Dear Ms. Aguirre,

I am writing to follow up on my Comment Letter I61 and the responses provided in the July 2025 Final Environmental Impact Report (EIR) for the Trails at Lyons Canyon project.

While I appreciate that my comments were reviewed, the Final EIR does not fully address the irreversible damage this project will cause to the environment, the community, and the unique character of Santa Clarita's open spaces.

To illustrate what is at stake, I have included photos I personally took of oak trees, the hiking trail, native foliage, a dry creek bed, and a bobcat I encountered on the trail. These images capture the rich biodiversity and natural beauty that will be permanently lost if this development proceeds.

**Key concerns:**

**Habitat Destruction & Wildlife Loss:**

The proposed development will destroy vital wildlife habitat and native plant communities. The bobcat I photographed is just one of many species that depend on this corridor, and the removal of oak woodlands and native foliage will eliminate critical shelter and food sources.

**Removal of Protected Oak Trees:**

The Final EIR acknowledges over 250 protected oaks, including 17 heritage oaks, will be cut down. No mitigation can replace these centuries-old trees or the ecosystems they support.



**Degradation of Recreational Trails:**

While the EIR claims trails will remain, the reality is these trails will be irreversibly changed by adjacent dense housing, roads, and noise. The quiet, natural refuge that hikers and mountain bikers currently enjoy will be replaced with an urbanized corridor.

**Significant Environmental Impacts:**

The project will result in significant, unavoidable Vehicle Miles Traveled (VMT) impacts, contradicting Santa Clarita's goals for sustainability and clean air.

**Community Opposition:**

I have gathered 116 petition signatures from residents who oppose this project, all of whom value the open space for recreation, mental well-being, and wildlife protection.

**Request:**

Given the project's unavoidable environmental impacts, the destruction of irreplaceable wildlife habitat, and clear community opposition, I respectfully request the Department of Regional Planning and the Regional Planning Commission reject the Trails at Lyons Canyon project as proposed.

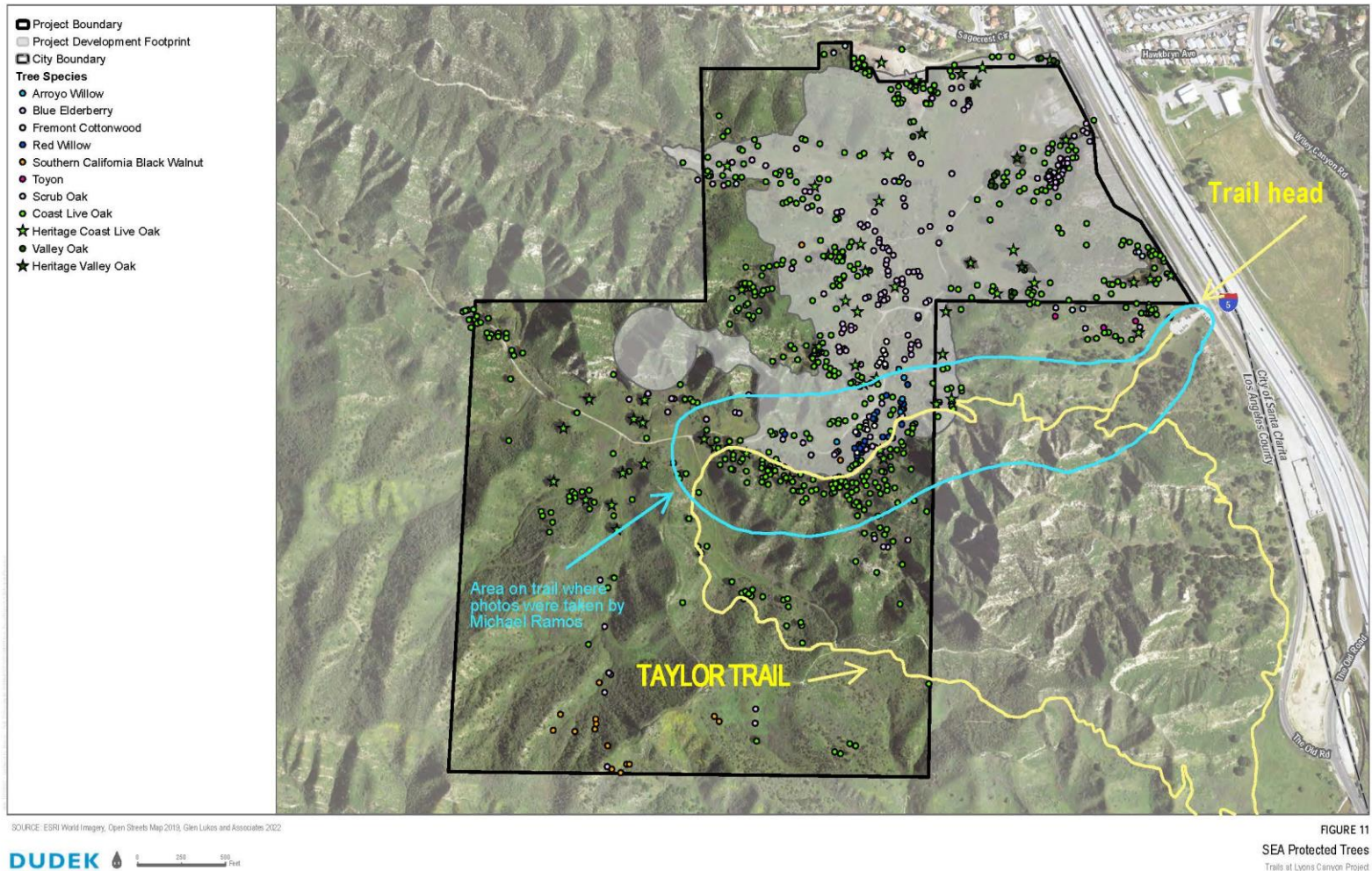
Santa Clarita should not sacrifice one of its last wild spaces for a development that will forever alter the landscape, wildlife, and community values we hold dear.

Thank you for your time and consideration.

Sincerely,  
Michael Ramos

The following photos were taken by myself (Michael Ramos) indicated inside of the **light blue line in the map below.**

The **yellow line** indicates the Taylor Trail path and trail head in the map below.



Map from file: 24-058 – Biota Report pg. 60, La County Planning

<https://lacrpl.legistar.com/LegislationDetail.aspx?ID=6651437&GUID=6F7952C7-2344-44C8-B427-95984695E1EE>





Photos taken by Michael Ramos





Photos taken by Michael Ramos





Photos taken by Michael Ramos



Bobcat sighting




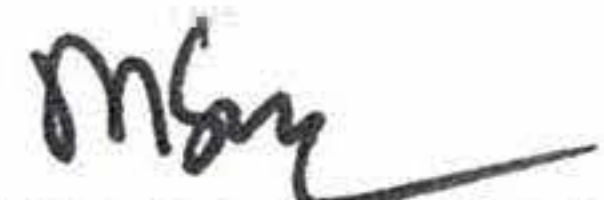

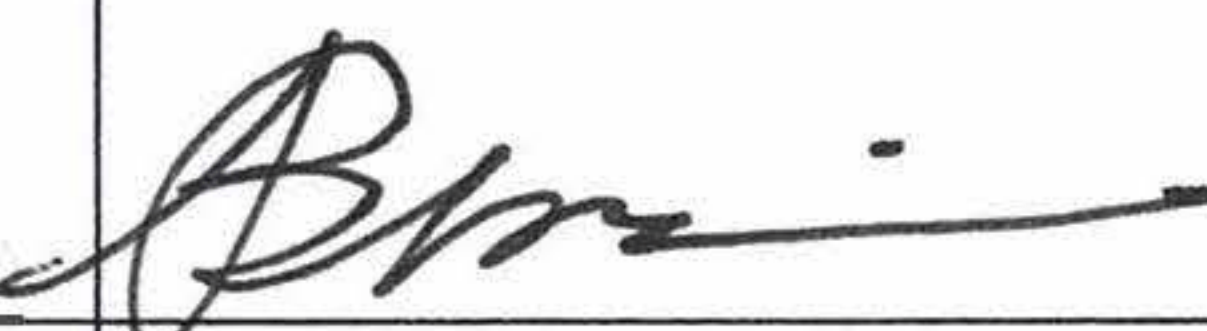





Crows





## Petition Opposing Lyons Ranch Project




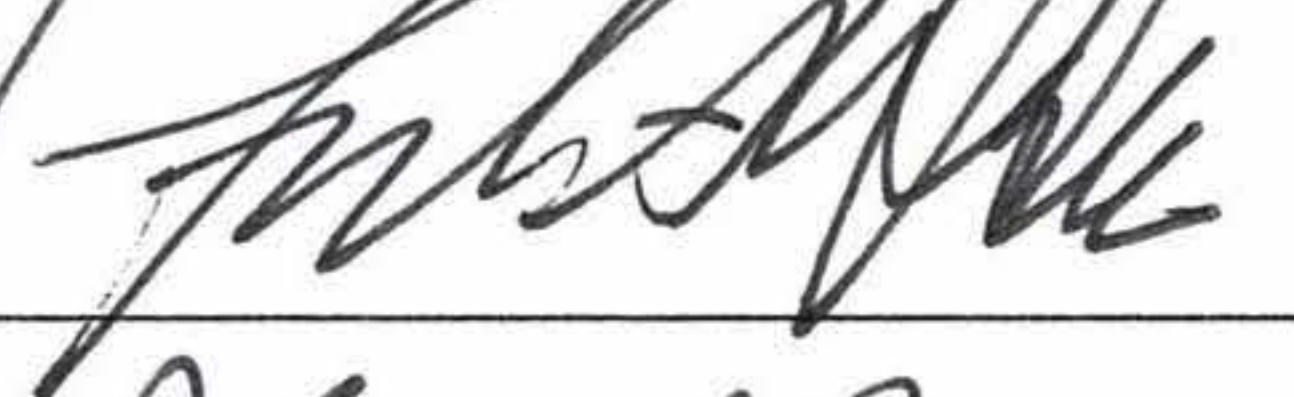

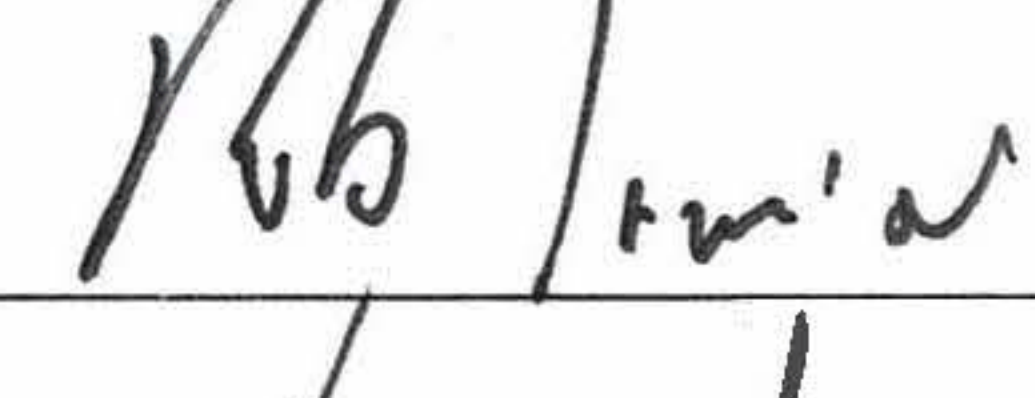
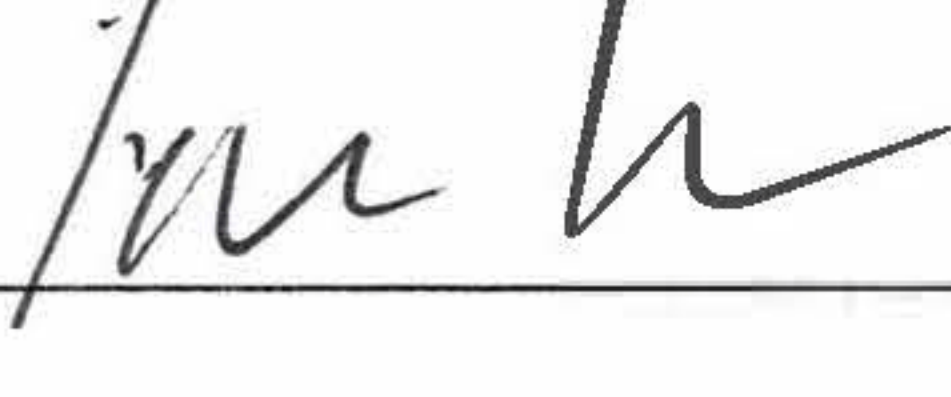
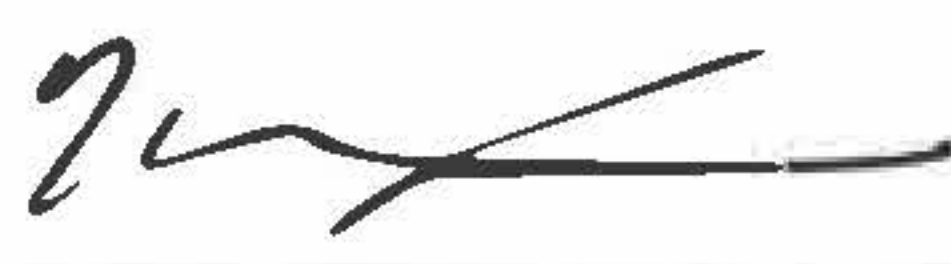
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Printed Name	Signature	Date
Kendy Varadum		3/2/25
MIHIR SANGHANI		3/2/25
RYAN GERMAN		03/02/25
BLAISE SMITH		3/2/25
Javier Lopez		3/2/25
Jocelyn Hall		3/2/25
Juan Garzon		3/2/25
Gabriella Garzon		3/2/25
RAY ARAKAKI		3/2/25



## Petition Opposing Lyons Ranch Project



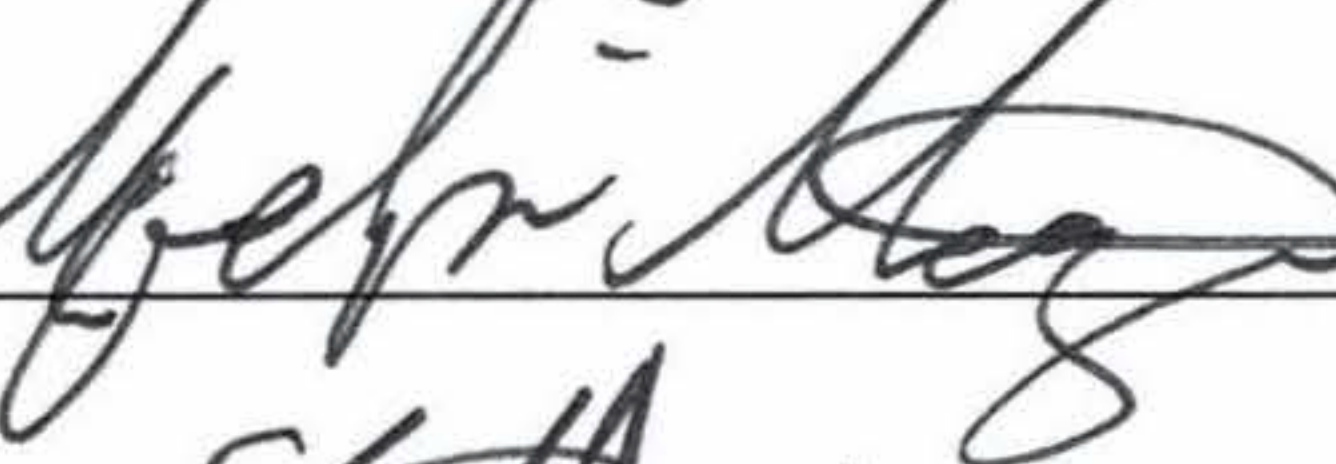
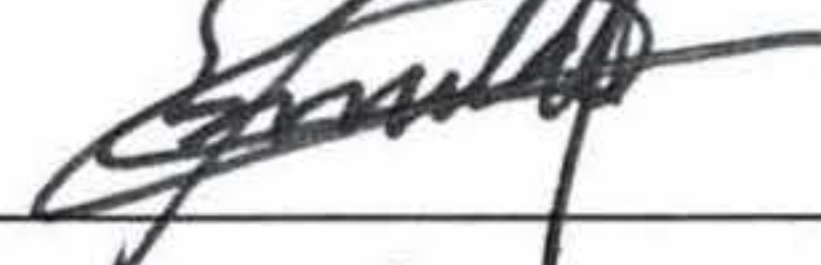

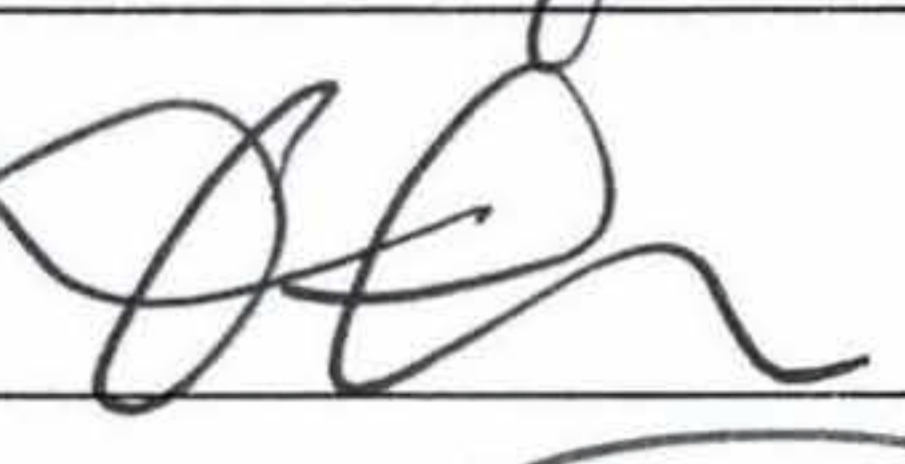

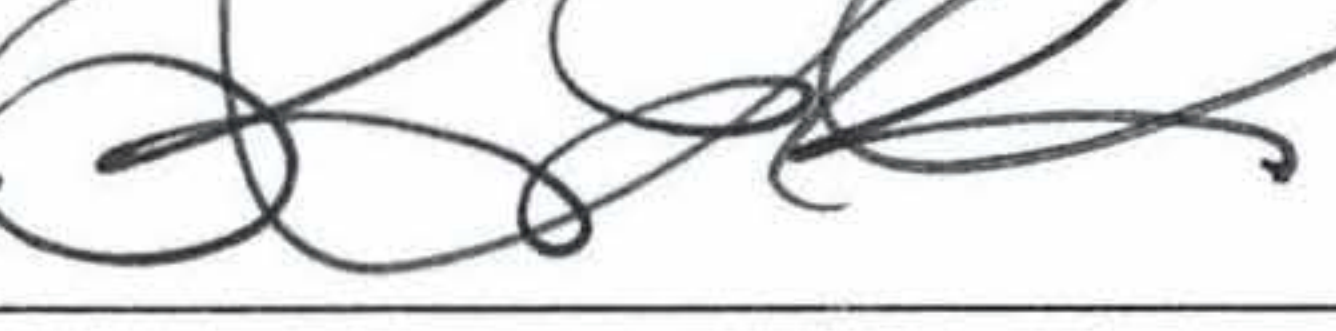
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Printed Name	Signature	Date
Tama Marin		3.3.25
<del>EL</del> Melanie Lombard	M.L	3.3.25
Mario D. Leon		3.3.25
Isidro Diego		3.2.25
Frank Ward		3-2-25
Joshua Johnson		3-2-25
Bob Hunt		3/2/25
Laurie Smith		3/2/25
KEVIN DUXBURY		03.02.2025



## Petition Opposing Lyons Ranch Project


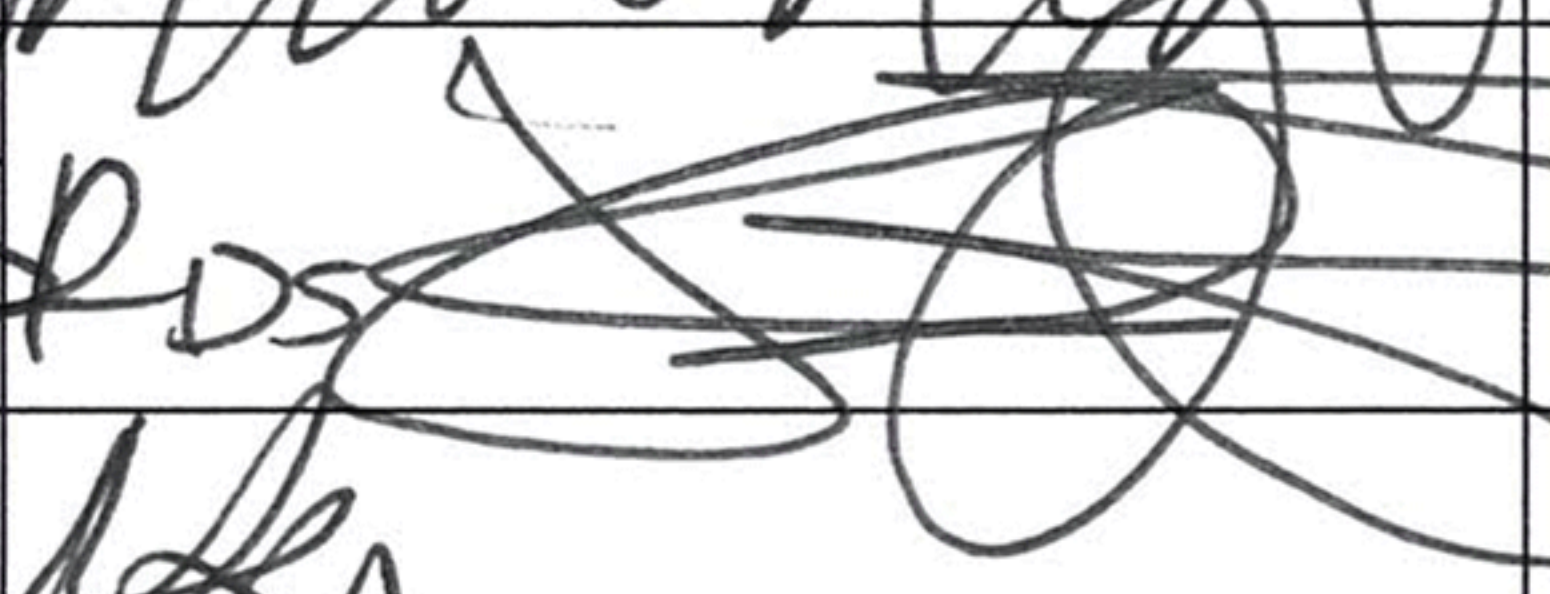

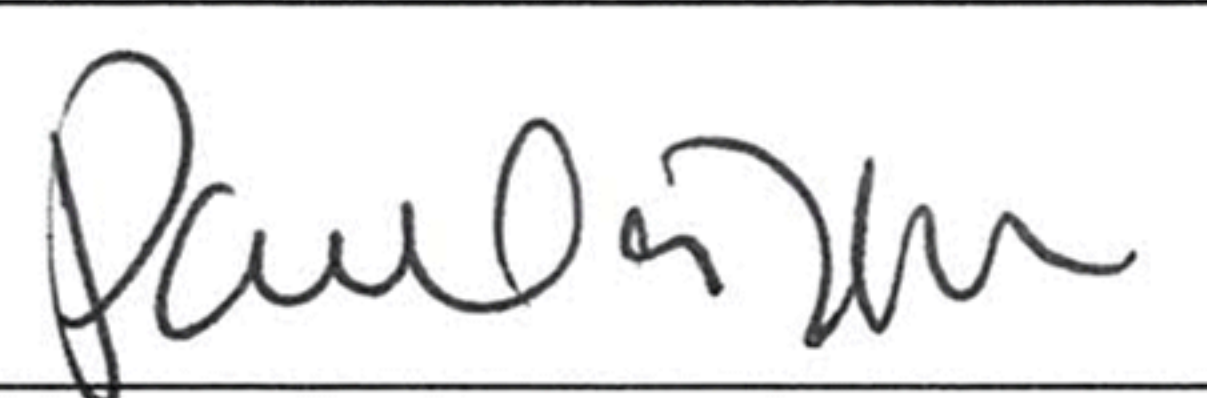
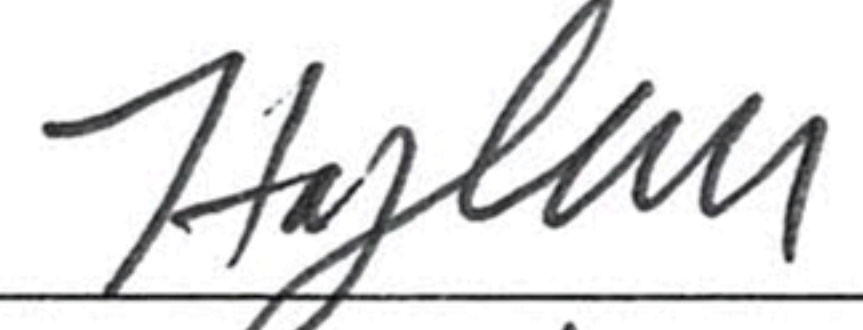
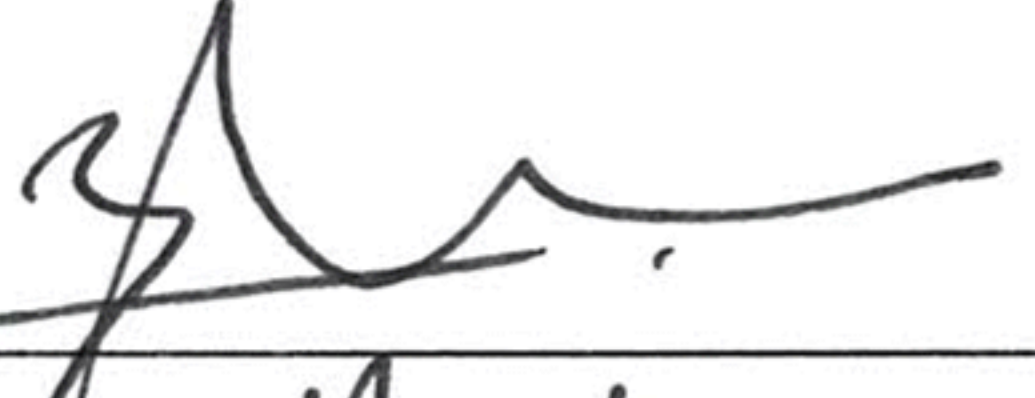
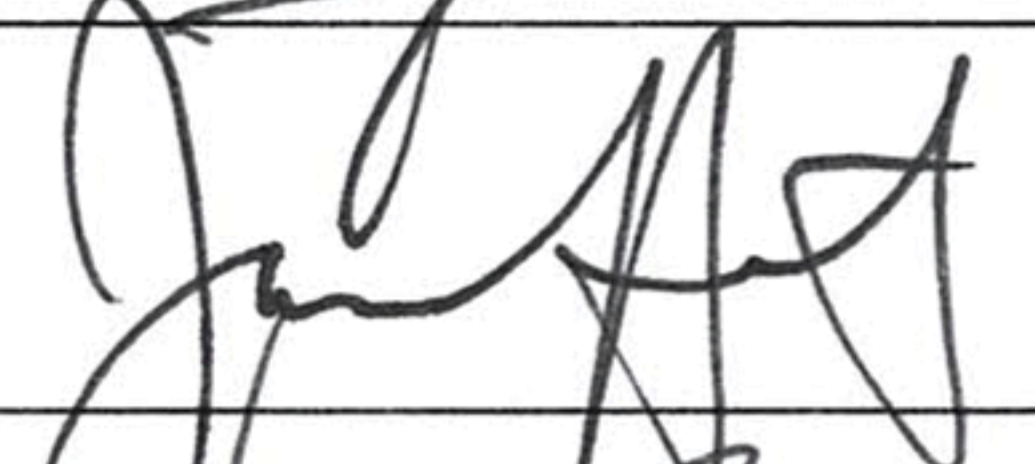

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Printed Name	Signature	Date
Kyle Monaghan		3/2/25
Tania Madrigal		3/2/25
Felipe Magaña		3/2/25
Esmeralda Ramirez		3/2/25
Daniel Yoon		3/2/25
Erven Lopez		3/2/25
Rexie Contreras		3/2/25
Ruben Ramirez		3/2/25
Karen Valois	KAREN VALOIS	3/2/25



## Petition Opposing Lyons Ranch Project



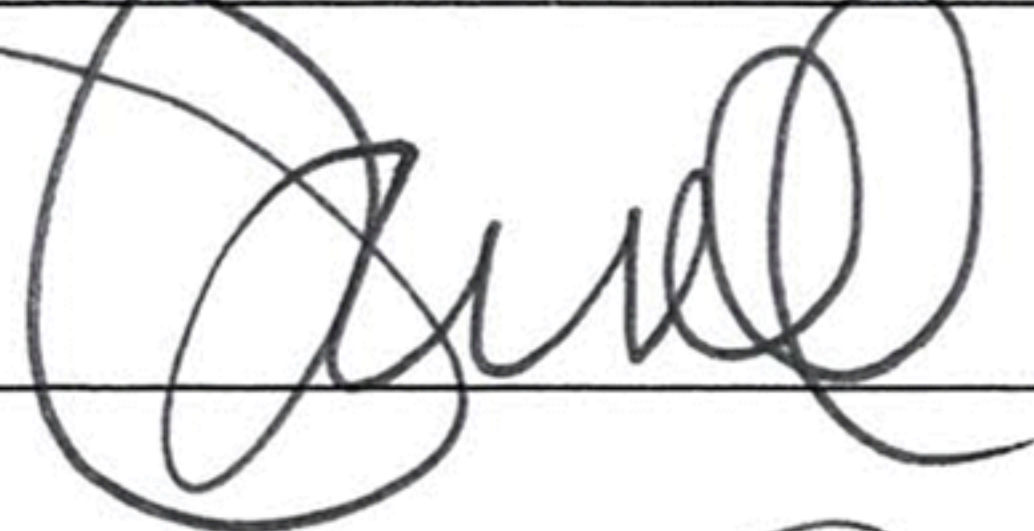

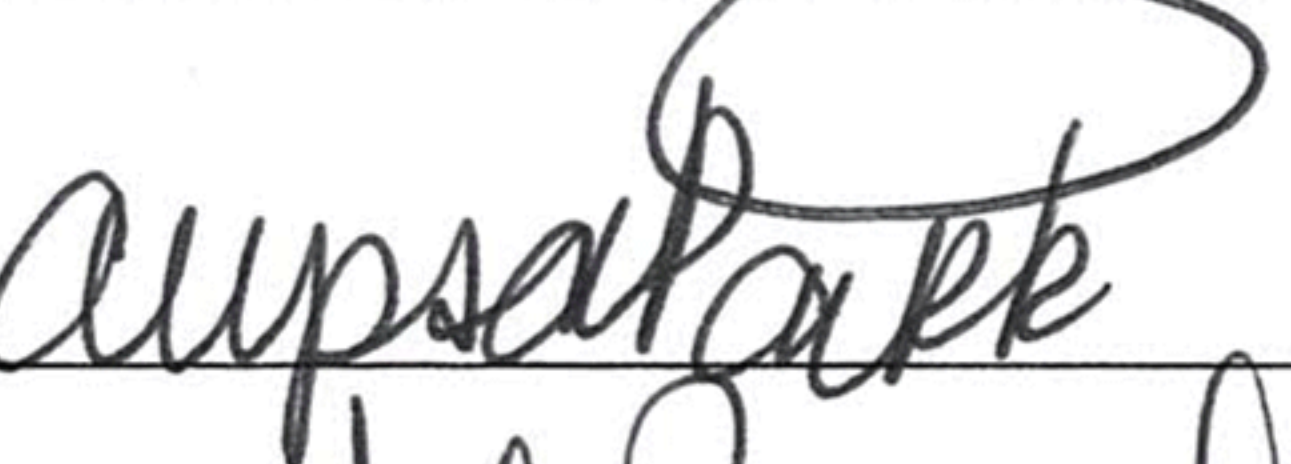
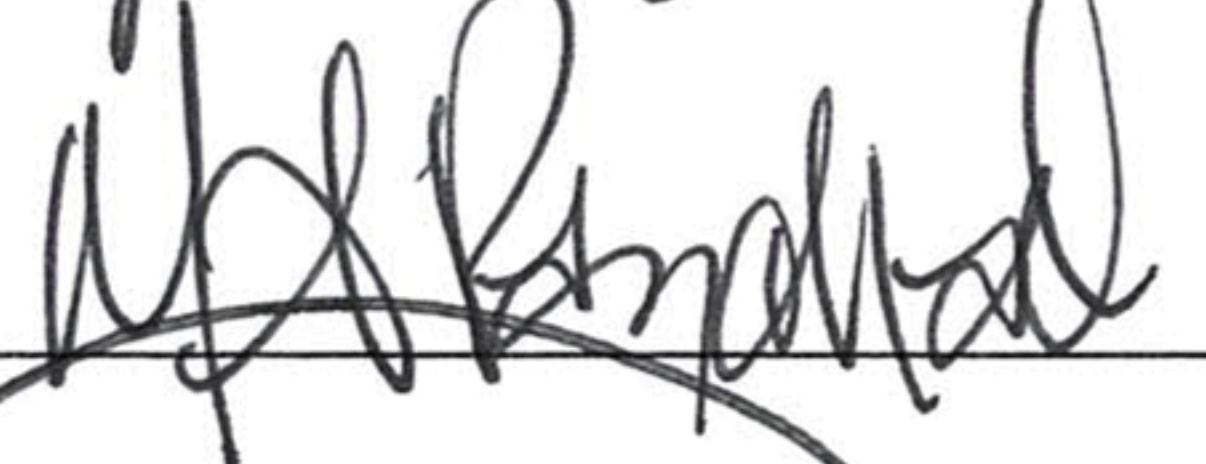
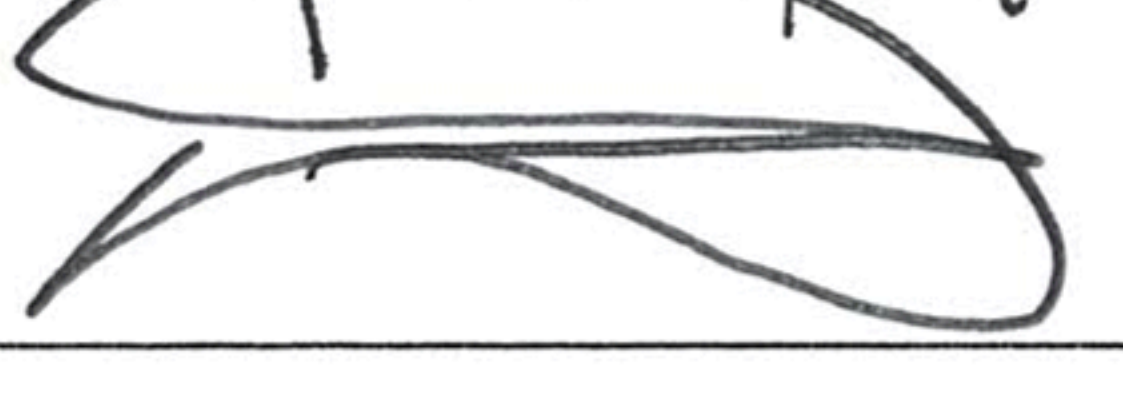
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Printed Name	Signature	Date
Debra Levin		3/2/25
<del>Krista Diattalos</del>	<del></del>	<del>3/2/25</del>
Maria Alba		3/2/25
Bula Alba		3/2/25
Noemi Kete	Noemi Knights	3/2/25
Hayden Juan Thomas		3/2/25
Raman Manandhar		3/2/2025
Jason Horat		3.2.2025
Virginia Bennett		3-2-25



## Petition Opposing Lyons Ranch Project

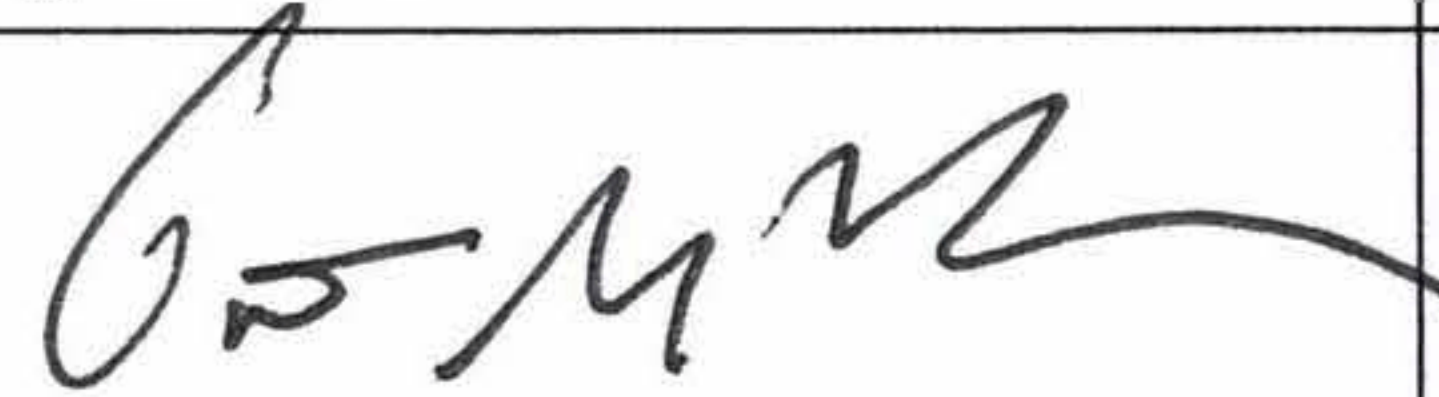
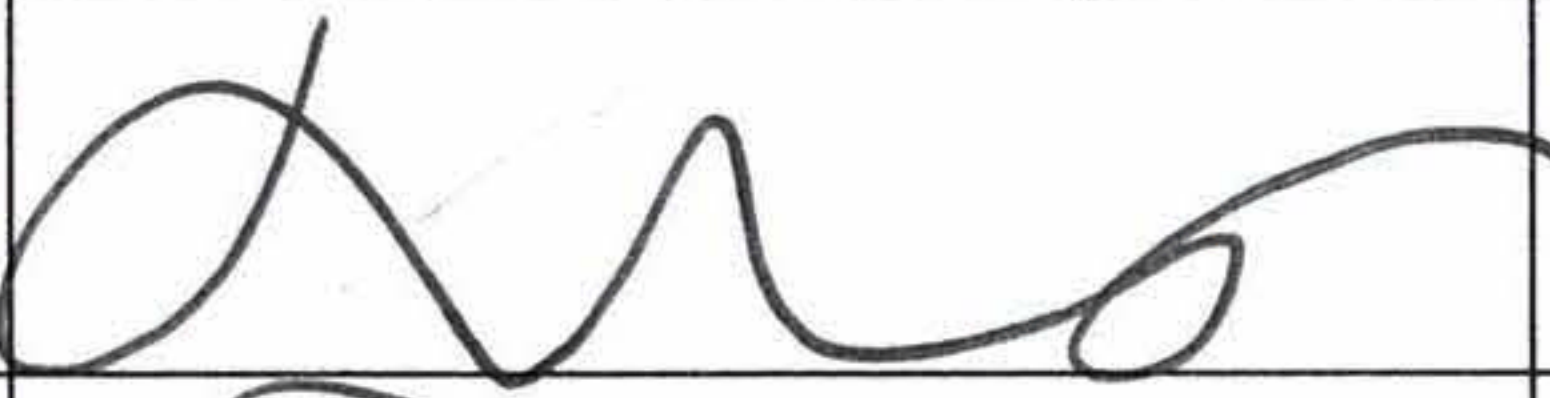


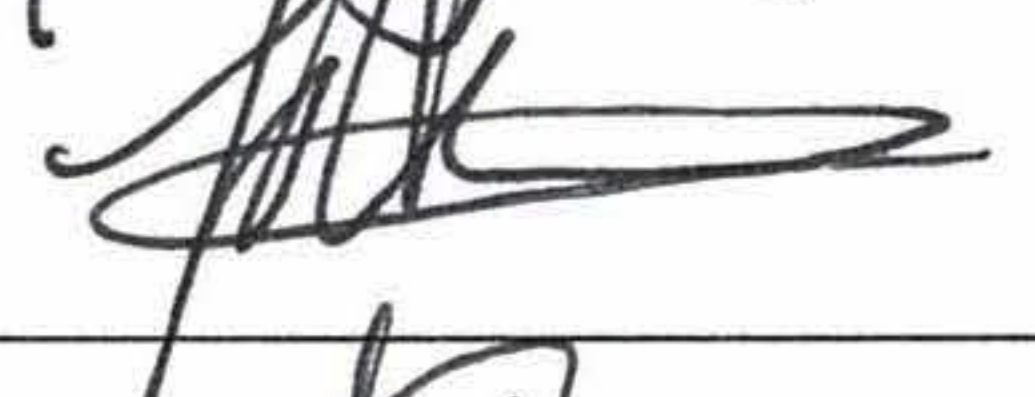

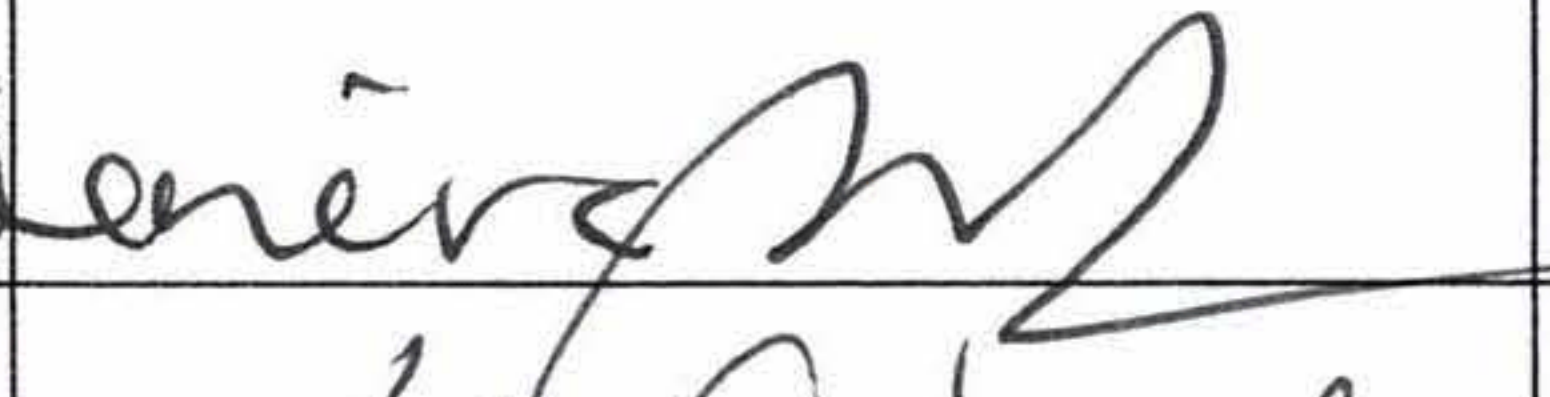
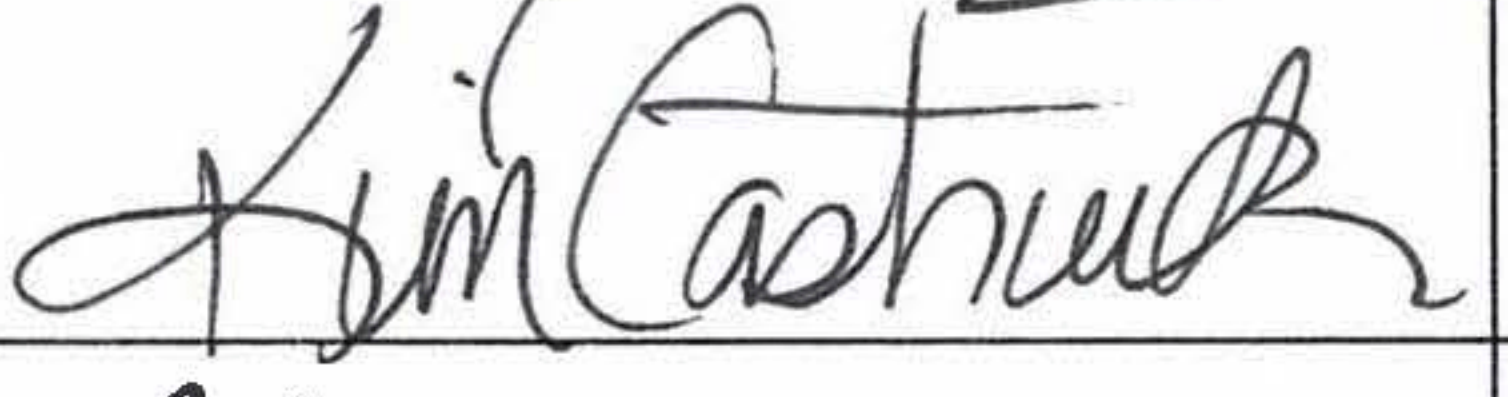

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Printed Name	Signature	Date
Sung Kim		3/2/25
Juan	R	3/4/25
Hyeon		3/2/25
Laury Farrell		3/2/25
Wendy McKenzie		3/2/25
Alyssa Parks		3/2/25
MARY ANN PASCHKE		3/2/25
David MURKIN		3/2/25
Benjamin Levin	P.L.	3/2/25



## Petition Opposing Lyons Ranch Project

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Printed Name	Signature	Date
Garrett Heenan		3/2/25
LIZ UNO		3/2/25
ROY JUBAN		3/2/25
RONAN JENKINS		3/2/25
TEDDY ATKINS		3/2/25
Juan Hdez		3-2-25
Melanie Ruadening		3-2-25
Kim Castriota		3/2/25
Joseph Lotta		3/2/25



## Petition Opposing Lyons Ranch Project


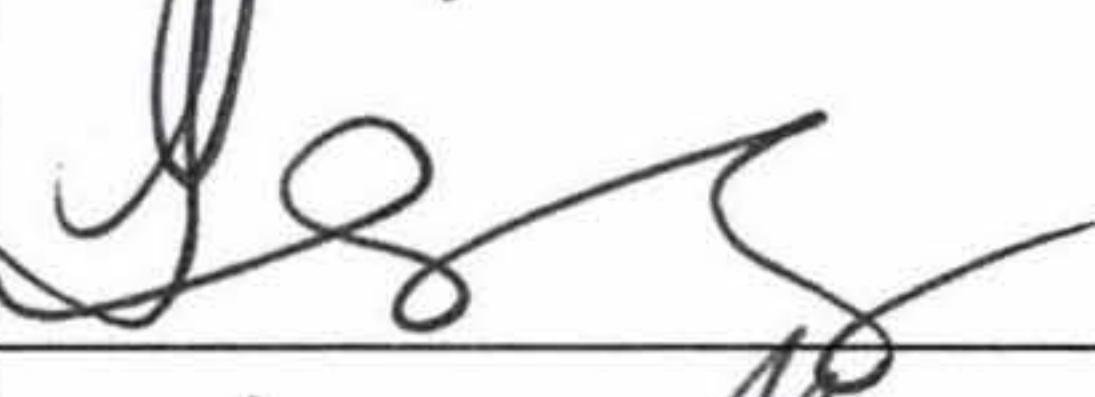

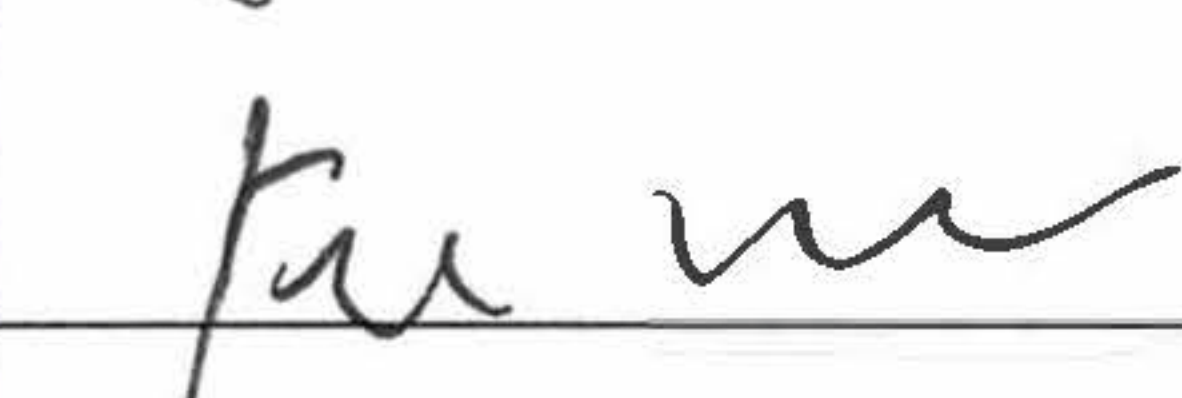

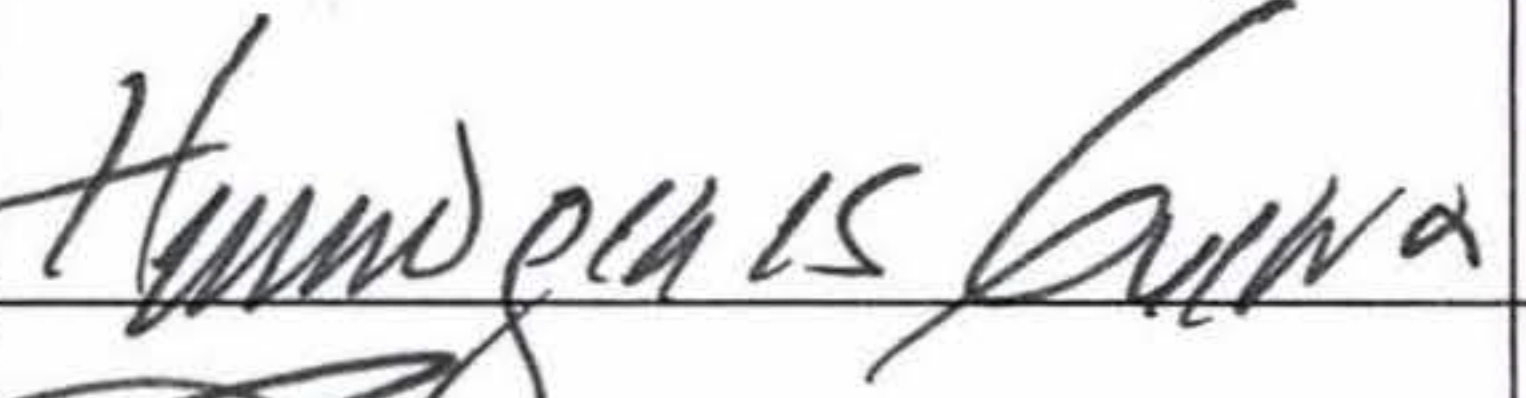



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Printed Name	Signature	Date
Jacob Mendoza	JCM	3/2/25
Bianca Galera	BZ	3/2/25
David Cirricione	[Signature]	3/2/25
Dorothy Cierga	D. Cierga	3-2-25
Enriquez Campos	[Signature]	3/2/25
Vern Jones	[Signature]	3/2/25
Seem Rother	[Signature]	3/2/25
Dylan Scott	[Signature]	3/2/25
Apoorva Bhatti	[Signature]	3/2/25



## Petition Opposing Lyons Ranch Project




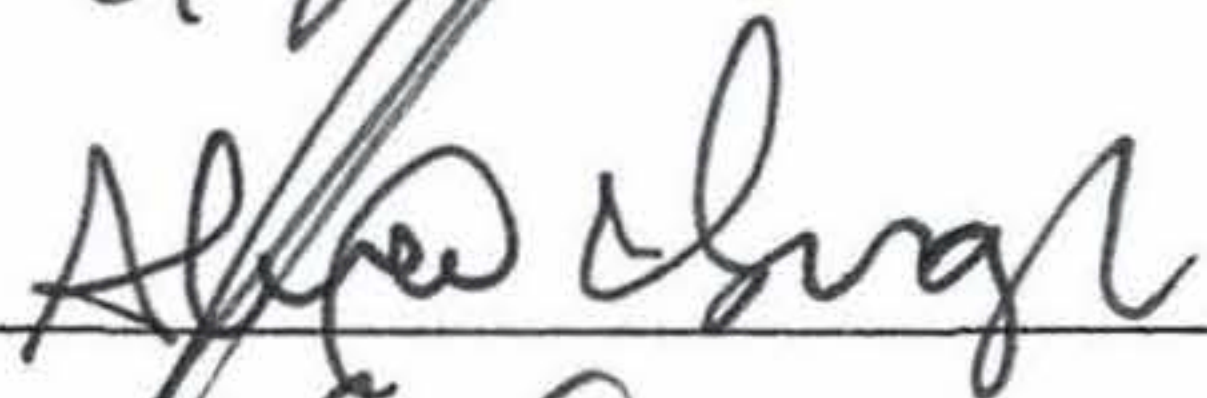

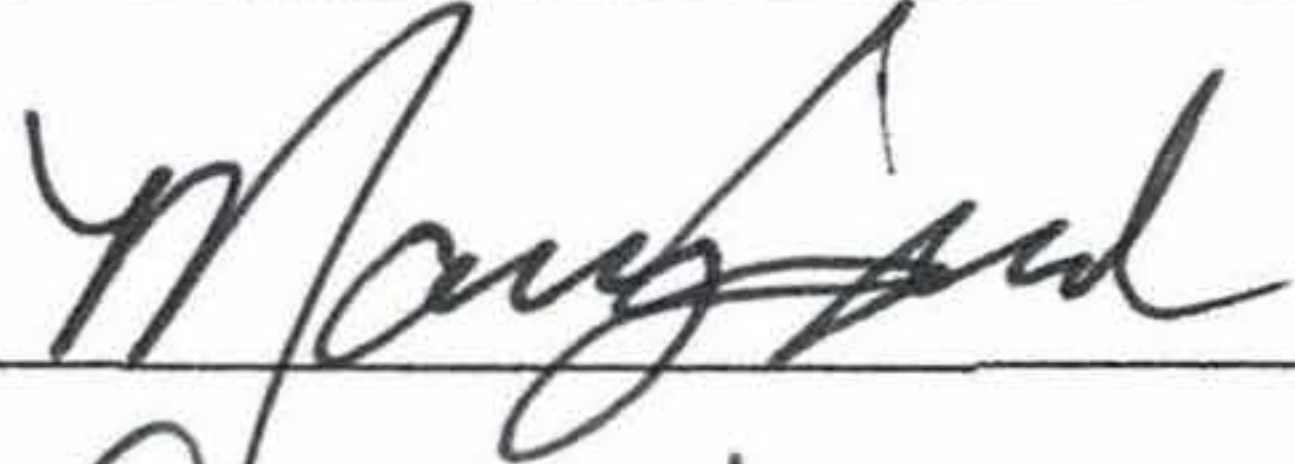
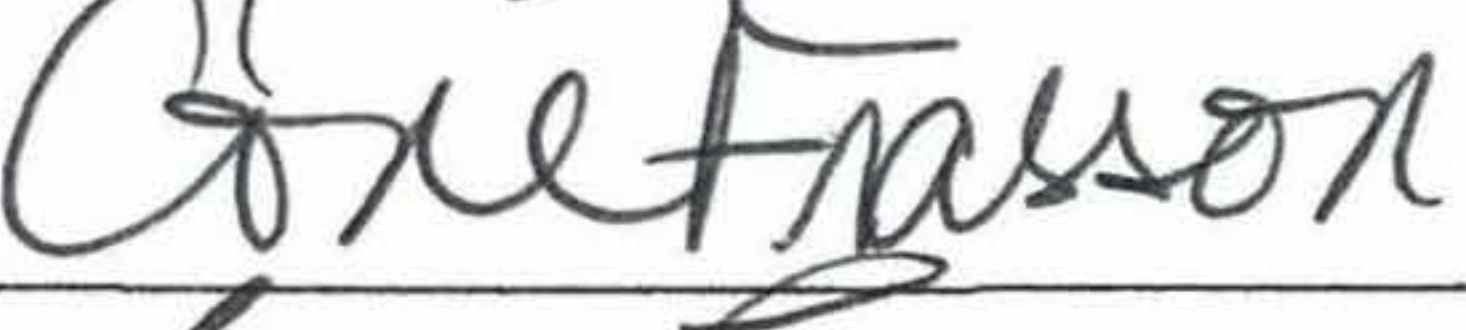
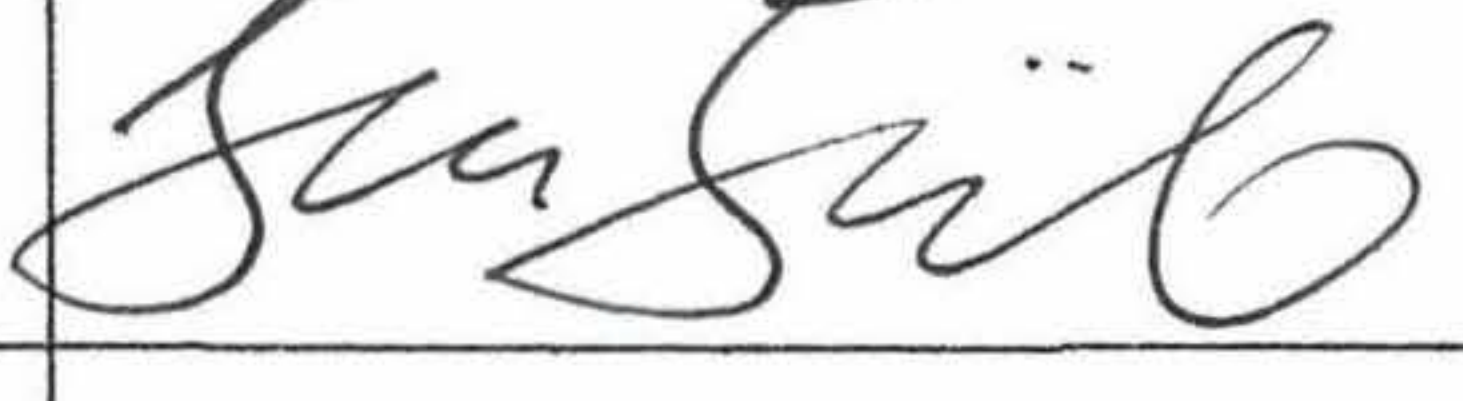


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Printed Name	Signature	Date
Joel Guzman		3/2/25
Terri Shirley		3/2/28
Kim Haloustian		3/2/25
Francisco Villal		3/2/25
Pedro		3/2/25
HERMANN GUERRA		3/2/25
Linda Hunter		3/2/25
MJ HOROV		3/2/25
Daniel Ankimen		3/2/25



## Petition Opposing Lyons Ranch Project




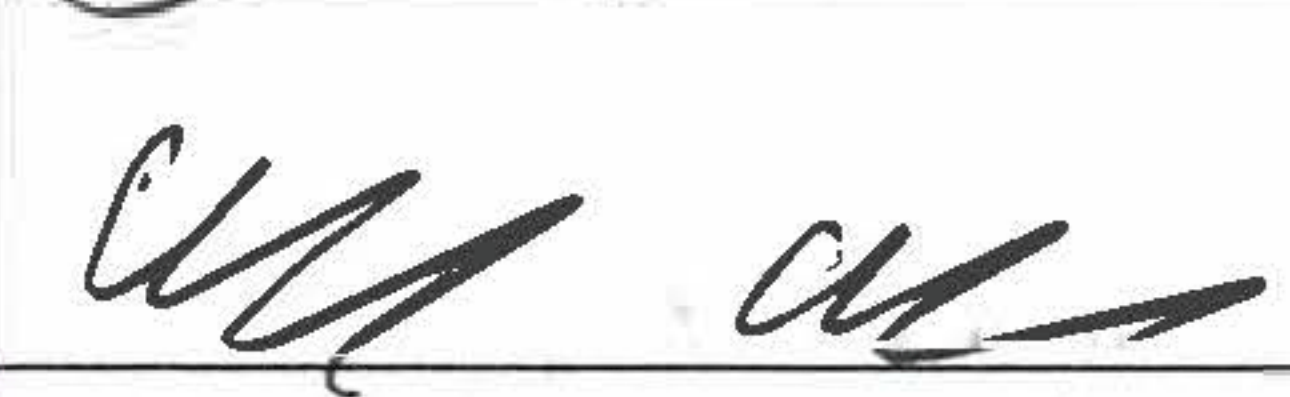

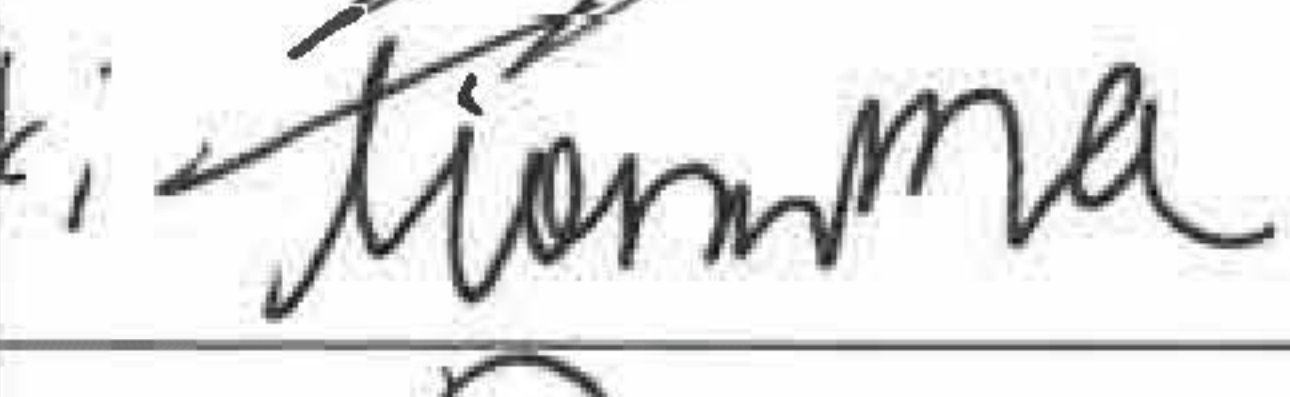

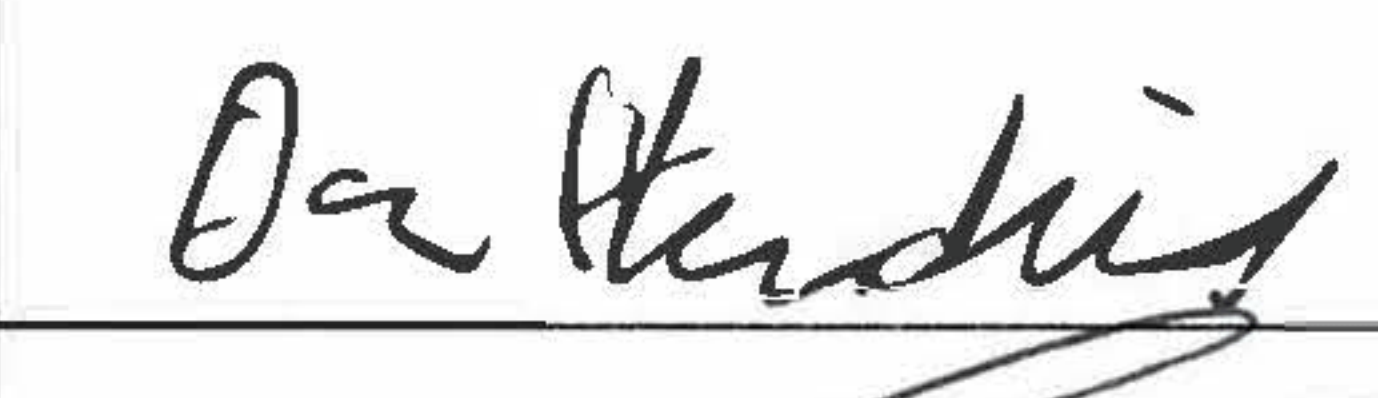

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Printed Name	Signature	Date
Ray Onel		3/7/25
Bruce Hunt		3/2/25
Jon Soglin		3/2/25
Alexa Sigler		3/2/25
Elise Sigler		3/2/25
Alyssa Sigler Allysa Sigler		3-2-25
Marcy Sherwood		3-2-25
Cone Franson		3-2-25
Jesse Trujillo		03/02/25
Wendy Gonzalez		3/2/25
Cynthia Martin		3/2/25



## Petition Opposing Lyons Ranch Project

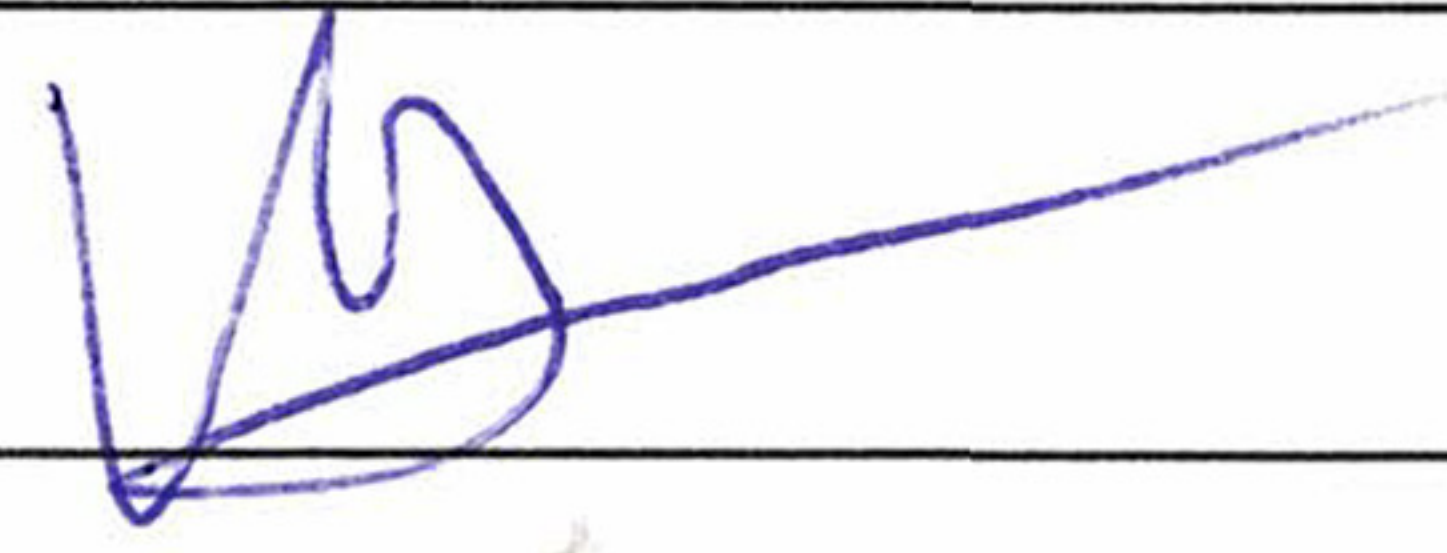
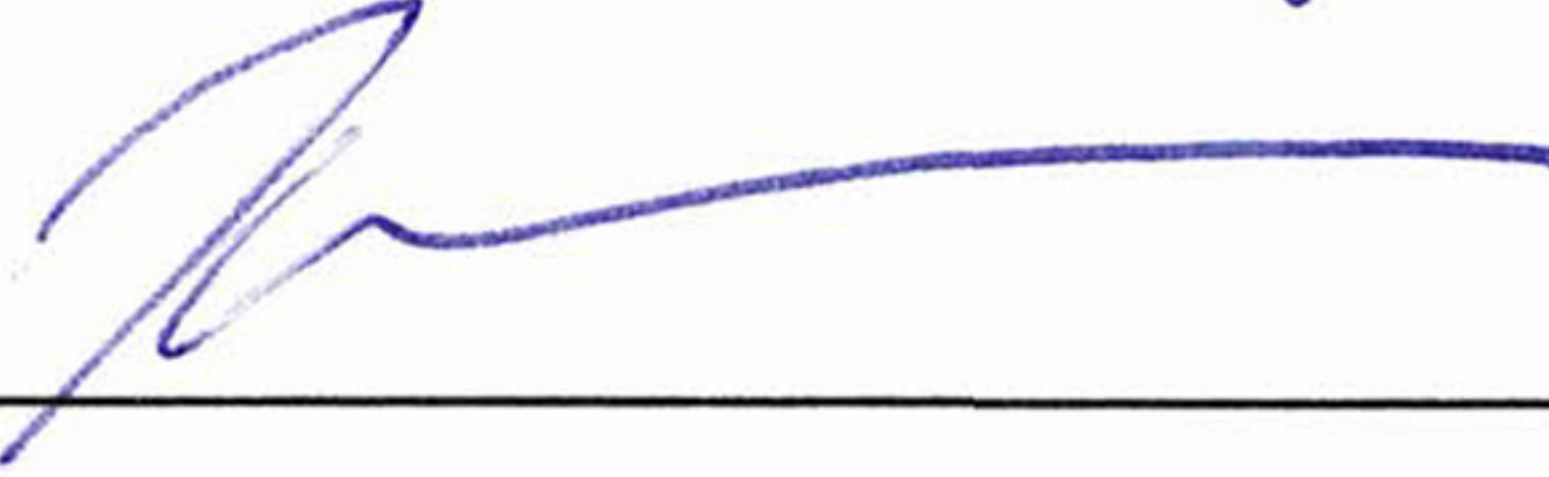

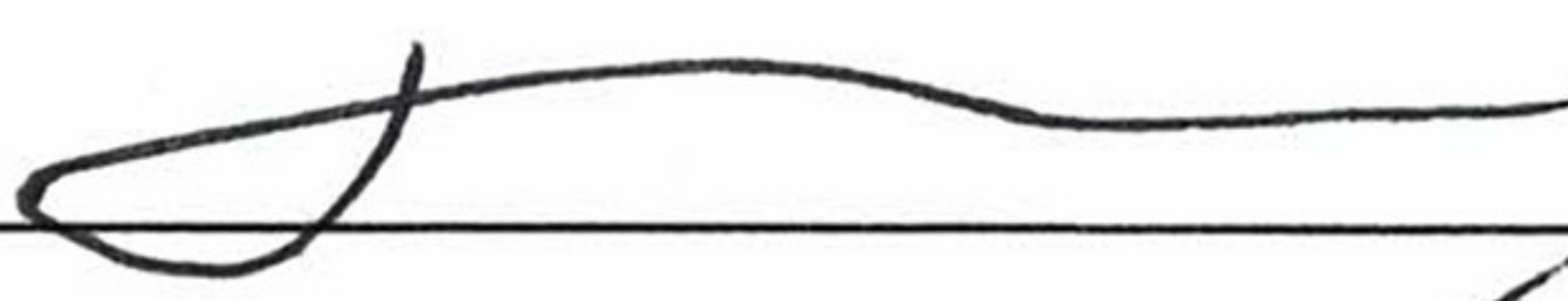

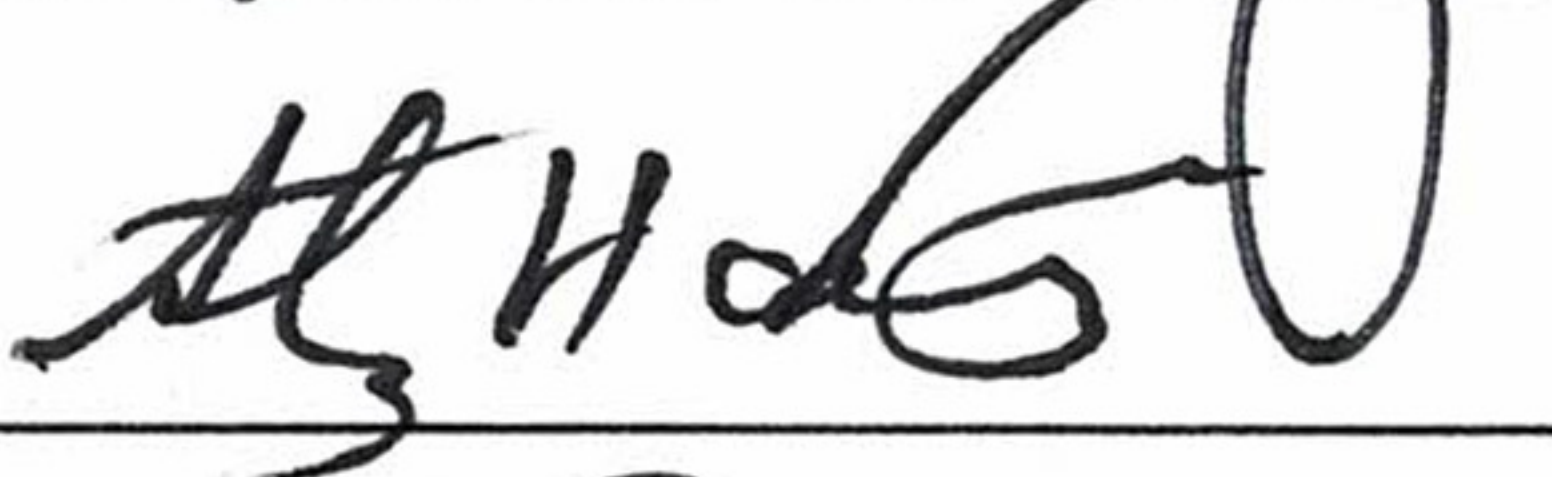


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Printed Name	Signature	Date
Tom Pinhas		3.2.25
Tim Barker		3/4/25
David Keller		3/2/25
Cameron Collier		3/2/25
Brennan Fureto		03/04/25
Tigra Bargelski		3/2/25
Taylor Bargelski		3/2/25
Don Hendricks		3/2/25
Sr Hyun		3/2/25



## Petition Opposing Lyons Ranch Project

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Printed Name	Signature	Date
Vikki Kind		2/28/25
Edward E Yoon	EDWARD E Yoon	2/28/25
Tom Brennan		3/1/25
Iliana Escobar	Iliana Escobar	7/24/25
Carlos Hernandez		7/24/25
Steve Vatcher		7/25/25
Nathan Lopez		7/24/25
Abi Hadzi		7/24/25
Iris Martinez		7/24/25
Jose Nunez		7/24/25



### Petition Opposing Lyons Ranch Project

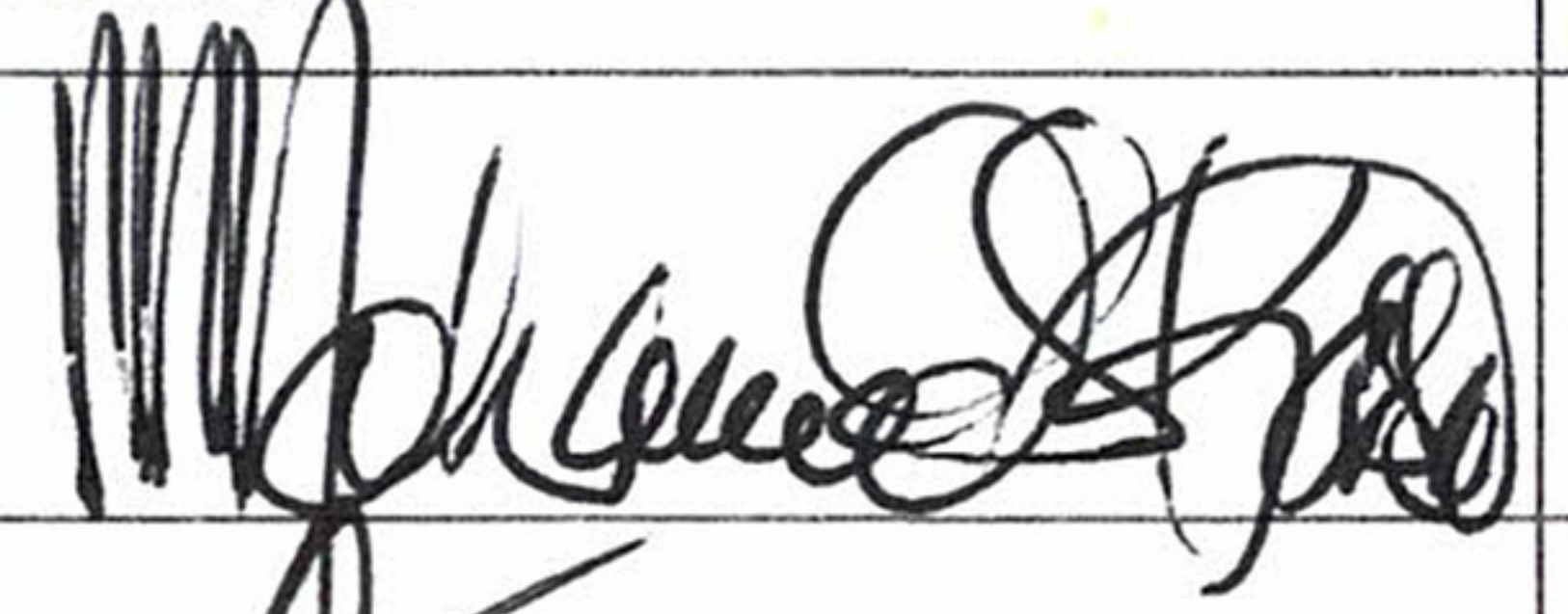
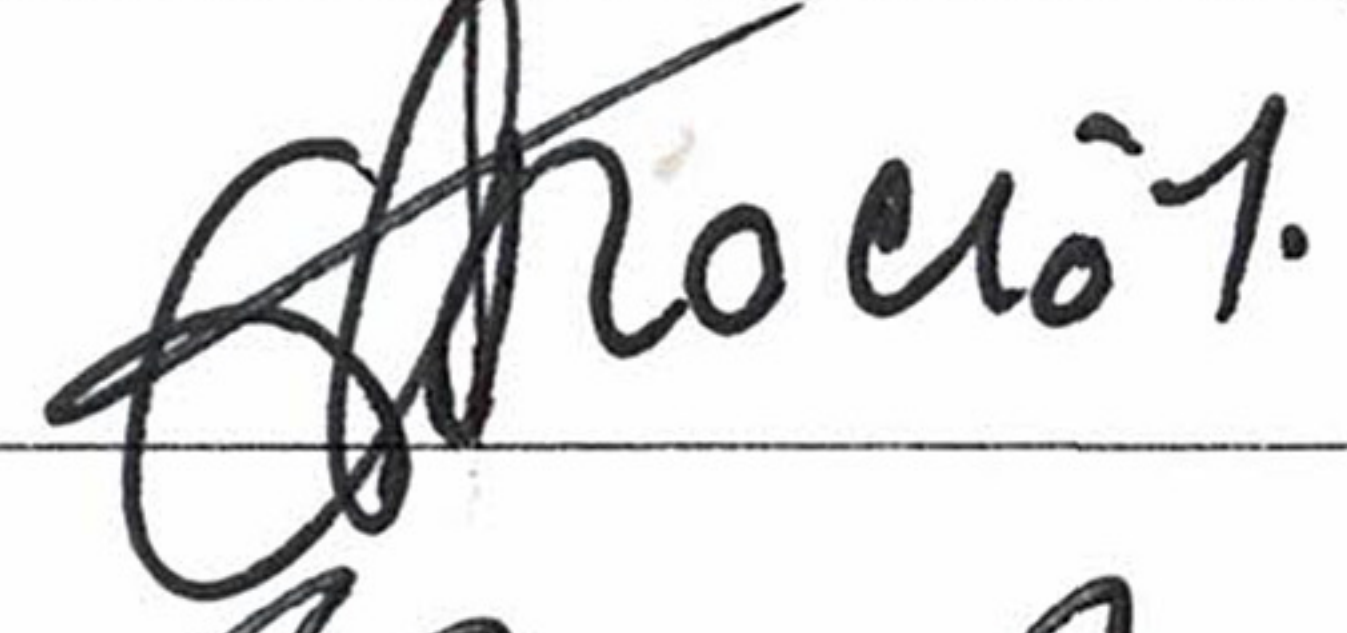

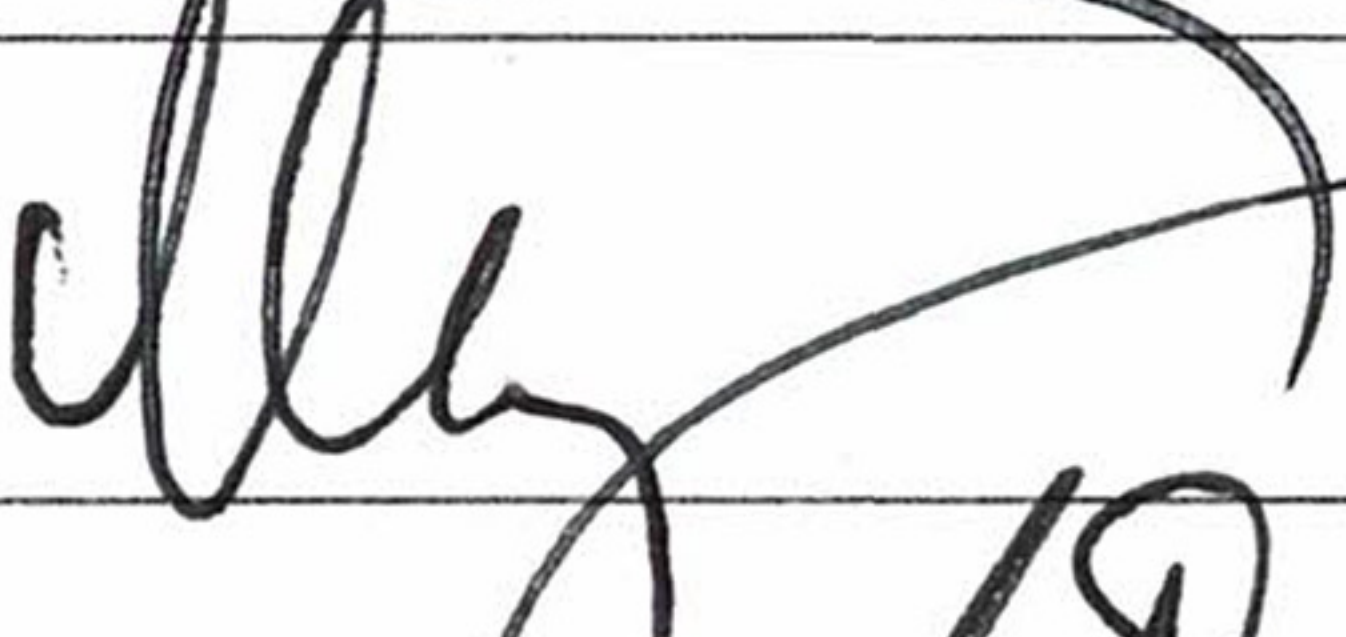
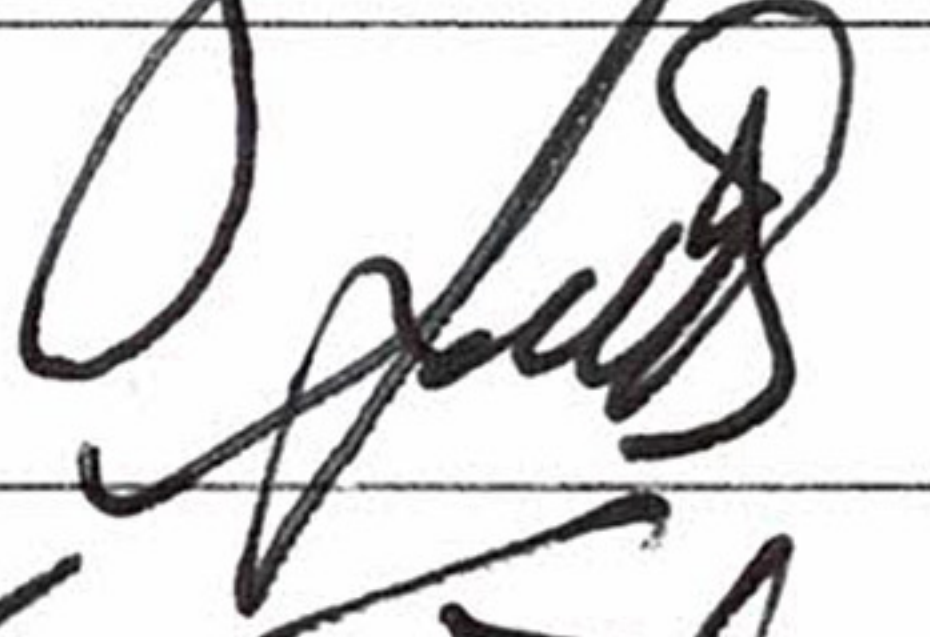
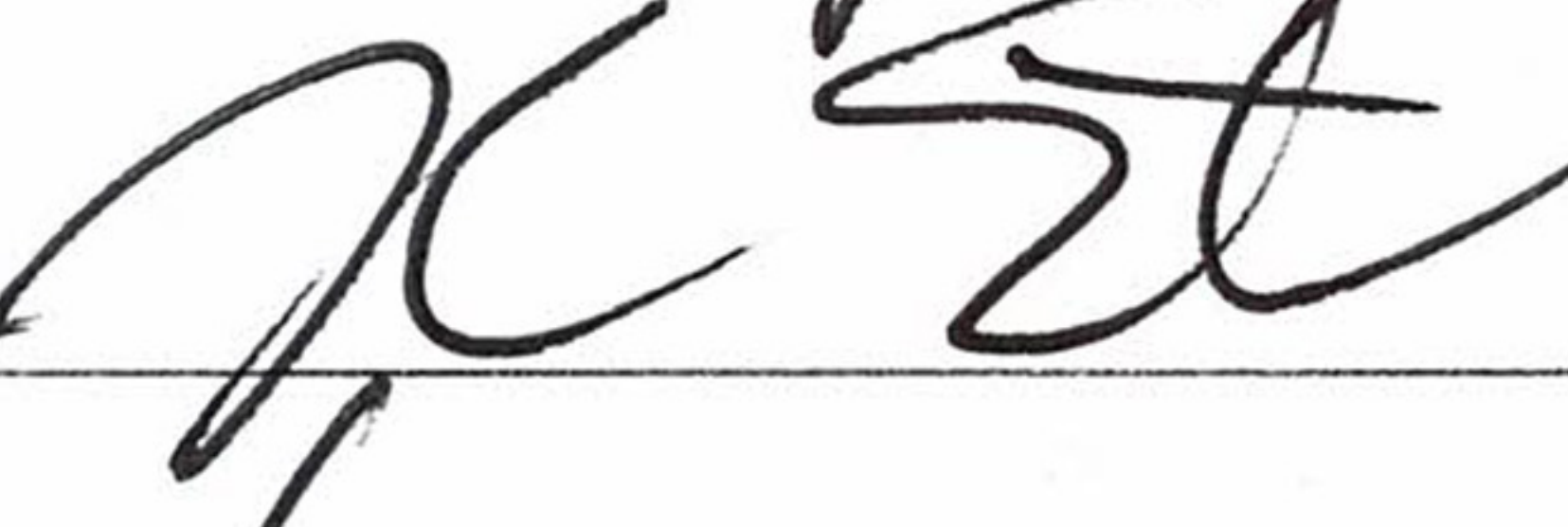
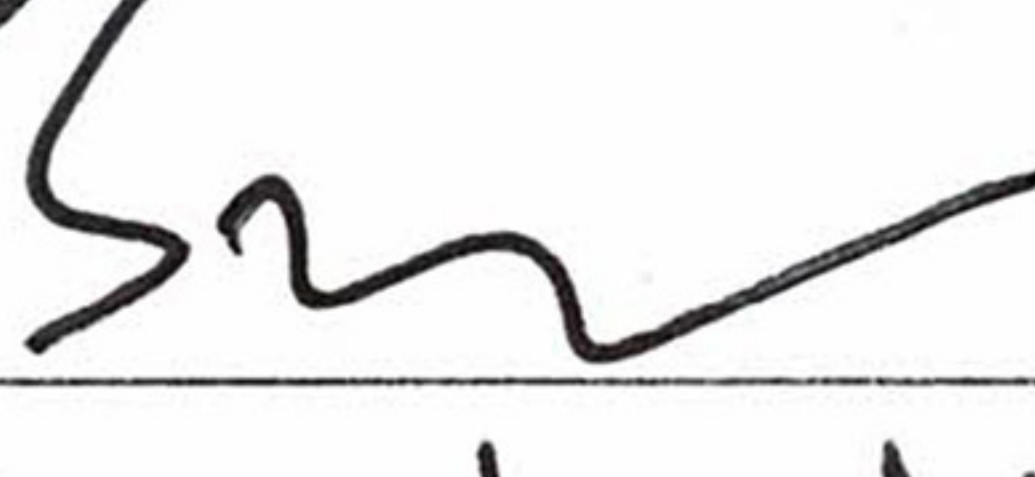
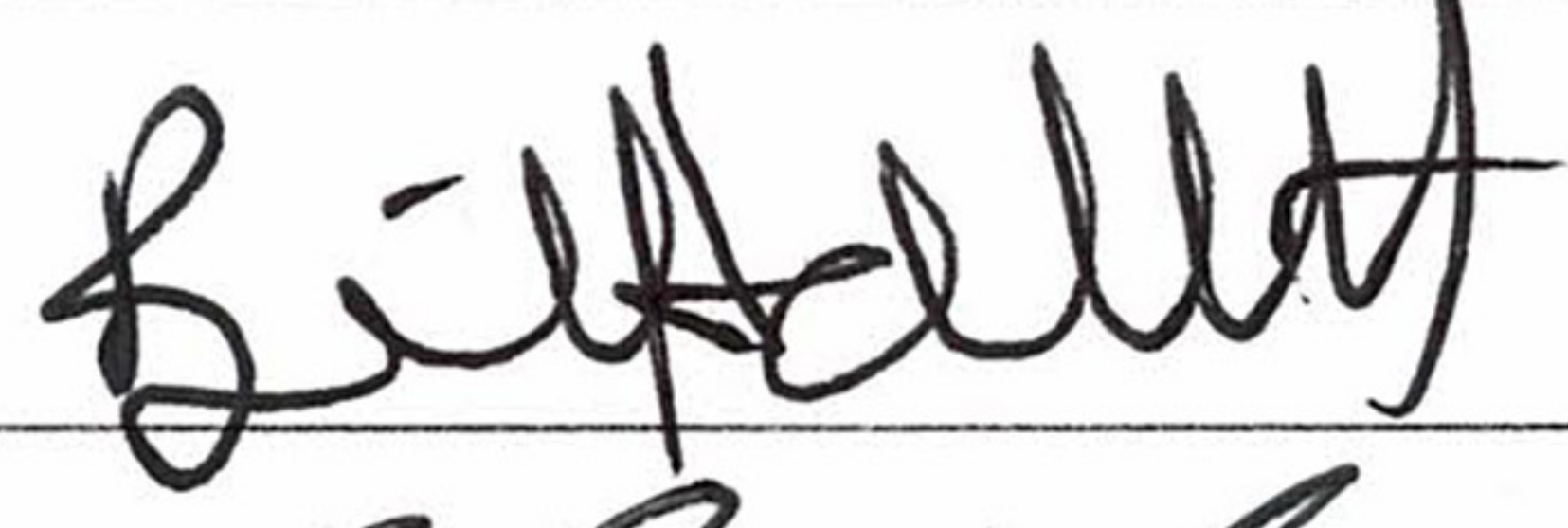
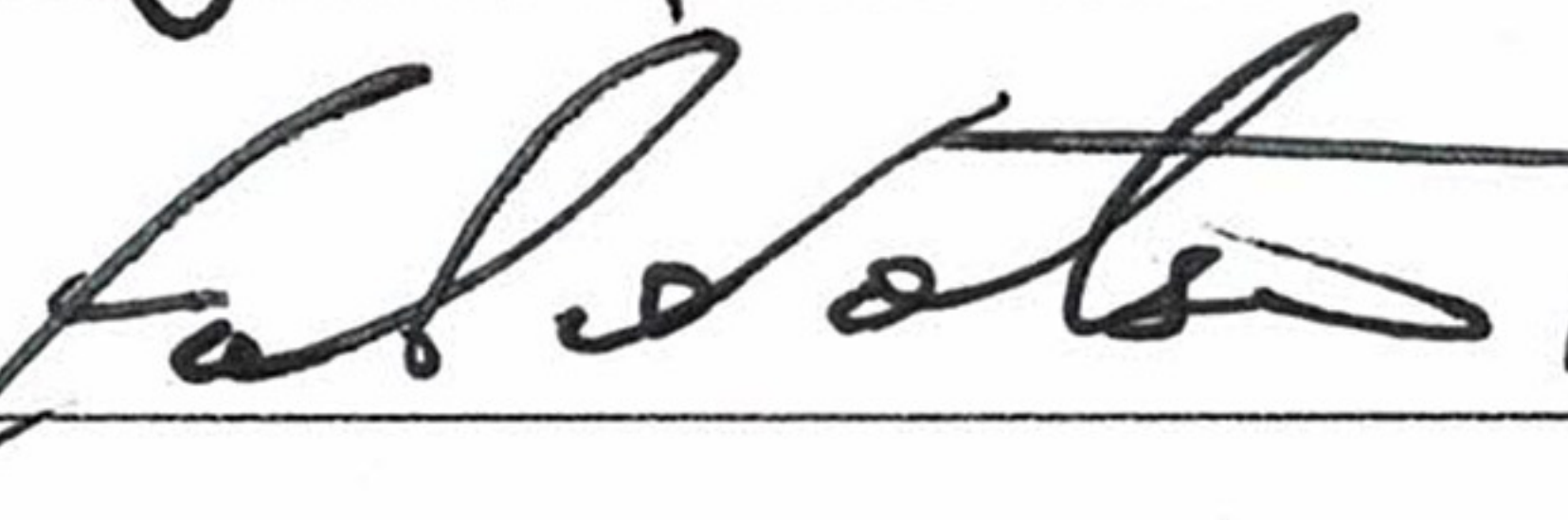
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Printed Name	Signature	Date
Jessica Palma	Jessica Palma	7/24/25
Kimberly Ortiz	Kimberly Ortiz	7/24/25
DARCY HUEBLER	Darcy Huebler	7/24/2025
Sandra Escobar	Sandra Escobar	7/24/25
Sergio Vaz	Sergio Vaz	7/24/25
John Vaz	John Vaz	7/25/25
Joao Vaz	Joao Vaz	7/25/25
Inok Redfern	Inok Redfern	7/25/25



## Petition Opposing Lyons Ranch Project

This is a 500+ unit development located just north of Towsley Canyon in a Very High Fire Severity Zone. It includes a three-story senior housing facility. It will remove hundreds of protected trees in a significant ecological area and require massive grading. The below signed individuals are very concerned about putting seniors in a dangerous fire area and removing so many native trees. We believe there is a critical need for further understanding and consideration of the risks involved, including: a high fire risk (7 fires in the area in the past 10 years within 5 miles of the proposed development, 3 of which were significant) and inadequate fire mitigation measures being proposed, the destruction of the natural habitat including the removal of 334 SEA protected trees (22 of which are Heritage Oaks), the proposed Senior Housing not supporting many elderly residents evacuating safely in a crisis (there may be no electricity for elevators, the already severely congested traffic during the recent evacuations would only worsen, and public services to this area are expected to be limited).

Printed Name	Signature	Date
Mohamed Kabba		7/24/25
Rocio Ortiz		7/24/25
MICHAEL PASEVAL		7/25/25
Maria D Lopez		7/24/25
Juan Hernandez		7/29/25
Kaz Sugimoto		7/24/25
Set Tsuchida		7/24/25
Bill Follett		7/24/25
Julie Watson		7/24/25





July 25, 2025

Ms. Erica G. Aguirre, AICP  
Principal Planner  
LA County Department of Regional Planning  
320 Temple Street  
Los Angeles, CA 90012

**Subject: SCV Chamber Strongly Supports The Trails at Lyons Canyon**

Dear Ms. Aguirre,

On behalf of the Santa Clarita Valley Chamber of Commerce, the largest and oldest business organization in the Santa Clarita Valley, I am writing to express our Board's strong support for The Trails at Lyons Canyon. We believe this project will bring significant economic and community benefits while addressing the urgent need for price-attainable and affordable housing.

One of the most commendable aspects of this development is its dedication to preserving open space. The Trails at Lyons Canyon will protect 83% of the property—616 acres—as permanent open space, ensuring that local wildlife and natural landscapes remain undisturbed. Additionally, the project will integrate with over 20 miles of adjacent hiking and nature trails, further enhancing recreational opportunities and promoting a healthy, active lifestyle for residents.

The economic benefits of this project cannot be overstated. By introducing 510 new homes—including 71 designated affordable housing units for very-low-income seniors and middle-income working families—The Trails at Lyons Canyon will help sustain a robust workforce by allowing essential workers, young professionals, and families to remain in our community. Housing affordability has become a growing challenge in Santa Clarita, and this development takes a thoughtful and responsible approach to ensuring inclusivity and economic stability.

Additionally, The Trails at Lyons Canyon offers a more sustainable and community-focused alternative to previous development proposals. The prior 2009 plan, which included luxury estate homes spread across over 230 acres, posed significant fire risks and disrupted sensitive ridgelines. By comparison, the current plan minimizes environmental impact, enhances fire safety measures, and preserves more open space, making it a far better solution for both current and future residents.

For these reasons, we strongly urge the Planning Commission to approve The Trails at Lyons Canyon. This project reflects a balanced approach to responsible growth, economic opportunity, and environmental preservation—aligning perfectly with the needs and values of the Santa Clarita Valley.

Thank you for your time and consideration. Please do not hesitate to reach out if you have any questions.

Sincerely,

Ivan Volschenk  
President & CEO, Santa Clarita Valley Chamber of Commerce



**From:** [Thyra Rutter](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** Trails Lyons Canyon PRJ2021-001195  
**Date:** Friday, July 25, 2025 3:02:59 PM

---

**CAUTION: External Email. Proceed Responsibly.**

Dear Erica,

I am writing as a resident of Castaic, CA to respectfully express my negative feelings towards the above-mentioned project and any further development in or around such a pristine and enjoyable open space.

The Newhall Ranch Development is so massive, far reaching and disruptive, increasing traffic and deteriorating the environment, displacing wildlife and creating noise, light and chemical pollution, that I am frankly shocked the planning commission would even consider an ADDITIONAL development so very close.

The Ferndale canyon trail is hugely popular! Home to so much resident wildlife. On any given Saturday you can see families with small children, people walking dogs, everyone enjoying the space! Its one of a very few lovely natural spaces in the Santa Clarita Valley.

Please DO NOT allow developers to come in and ruin it with trash, noise, pollution and traffic.

Hasn't the Santa Clarita Valley been destroyed enough? By further developing our precious natural open spaces, the desirability of living here will be heavily compromised. Please do not support any additional development off of Lyon Canyon!

Thank you for your kind attention.

Thyra

--

**Thyra Rutter**

Founder, Arte for Elephants  
323-899-3859 mobile  
[Thyart@gmail.com](mailto:Thyart@gmail.com)  
[Bigelephantmagic@gmail.com](mailto:Bigelephantmagic@gmail.com)

[Arte for Elephants Travel](#)  
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July 26, 2025

Los Angeles County Regional Planning Commission  
320 W Temple St  
Los Angeles CA 90012

**RE: Trails at Lyons Canyon (PRJ2021-001195), Item 7, July 30, 2025**

Dear Chair and Commission Members:

Endangered Habitats League (EHL) appreciates the opportunity to provide written testimony. For reference, EHL is a Southern California regional conservation group dedicated to ecosystem protection and sustainable land use.

We recognize that re-planning of the previous project resulted in significant overall improvement in site design and more land-efficient housing and more affordable housing products. A much more damaging project could have been processed. Also, SEA compliance would result in a large contribution to SEA protection. Nevertheless, the project is a holdover from bad planning practices of the past, which should not be repeated. It remains an automobile-dependent sprawl project, sited on high quality wildlife habitat with high wildfire risk. Loss of oak woodland, including heritage trees, remains.

Most saliently, the project departs from current County fire safety standards by expanding the Wildland-Urban Interface. Due to timing, the project is not subject to the current Land Use and Safety Elements, which require that new uses in high fire zones be generally surrounded by existing development. *It is thus important for your Commission to recognize that, for safety reasons, the project could not be approved under today's rules.* The Final EIR obfuscates this point. Please recall the valid reasoning behind the Board of Supervisor's 2022 motion adopting the new standards:

*The Safety Element acknowledges the need to limit further development into the wildland-urban-interface. This acknowledgment is critical to reduce fire frequency, protect life and property, and reduce future fire-related costs to the taxpayer.*

Given the intrinsic safety risk, your Commission should be assured that independent traffic engineering expertise has been brought to bear on evacuation planning.

Finally, informal trails are often not properly sited, and may traverse sensitive habitat or riparian areas. No trails should be formally designated until a resource management plan is conducted that guides proper trail placement and closes badly sited informal trails.

Thank you for your consideration.

Yours truly,

A handwritten signature in blue ink, appearing to read "Dan Silver", with a stylized, flowing script.

Dan Silver  
Executive Director

**From:** [Randy Martin](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** Lyons Ranch July 30th  
**Date:** Saturday, July 26, 2025 9:49:11 PM

---

CAUTION: External Email. Proceed Responsibly.

Please copy all Commissioners.

I am opposed to placing seniors in danger in a Very High Fire Hazard Area so the the developer can obtain a density bonus to place even more housing in this high risk area, I oppose the removal of 318 protected trees and building in a significant ecological area. This is not the appropriate place for this development.

Dr. Randy Martin, OMD  
23812 Spinnaker Court  
Valencia, CA 91355

**From:** [Deanna Hanashiro](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** Objection to proposed Lyons Project near Towsley Canyon near Interstate 5  
**Date:** Sunday, July 27, 2025 7:31:30 AM

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CAUTION: External Email. Proceed Responsibly.

July 27, 2025

Dear Erica Aguirre,

Due to the massive destruction by the fires in January 2025, it is unbelievable that a project of 510 housing units and four-story senior units (50) are being considered to be built in a Very High Fire Hazard Severity Zone near Towsley Canyon.

This letter is to object to the proposed Lyons Project. Housing should not be located in areas such as this.

Seniors are especially vulnerable. No senior housing should be allowed here. Most of the deaths in the recent Los Angeles fires were seniors who couldn't escape.

There is an inadequate evacuation route. Everything empties onto the Old Road which is a two-lane road which would lead to a severe traffic jam in an emergency.

The closest fire station is 11 miles away. The closest school is across the freeway. Three hundred thirty five protected trees would be destroyed.

This development should not be built.

Thank you for your consideration,  
Deanna Hanashiro  
Santa Clarita resident

Dr. Susan Stone  
24584 Sagecrest Cir.  
Stevenson Ranch,  
CA. 91381

July 27, 2025

Ms. Erica Aguirre, Senior Planner  
Department of Regional Planning  
320 West Temple St., 13<sup>th</sup> floor  
Los Angeles, CA 90012

[Eaguirre@planning.lacounty.gov](mailto:Eaguirre@planning.lacounty.gov)

RE: Project J2021-001195 The Trails at Lyons Canyon

I am writing with serious concerns regarding the final Environmental Impact Report of The Trails at Lyons Canyon. My concerns focus on the heightened fire danger and evacuation problems, lack of accessibility and integration with the existing community, and the adverse effects on people living in Very High Fire Hazard Safety Zones. While I share others' concerns regarding the impact on wildlife, migration patterns and cutting down heritage oaks, I let others highlight these concerns.

The developers acknowledge they propose to build in a Very High Fire Hazard Safety Zone. They report that this placement does not prohibit development of the project. While true, and despite the plan for a fire resilient community, the developers choose a spot which has a history of frequent fires.

The suitability of the selected location is poor. Lyons Canyon is a rural and large natural area with steep cliffs through which the Santa Ana winds funnel. Further, there have been at least seven fires in the past ten years, two of which were mega fires. This frequency is more than other areas of the Santa Clarita valley. (See Appendix A).

The fire modeling described in the project is flawed in several crucial ways. The Fire modeling presented is based on past fires and the developers dismiss recent fires as extremely rare. The Final EIR reads "while weather conditions surpassing the 97<sup>th</sup> percentile are possible as evident in the 2025 Palisades and Eaton Fires; the wind speeds observed during these extremely rare events exceed the limitations and intended use of the (historically based) fire modeling systems" (EIR, 2025, Section 2, p.13). The developers do not consider the most recent modeling results which present a new pattern of fire behavior

being brought about by climate change. Researchers from The National Oceanic and Atmospheric Administration indicate “in December, back-to-back SAWs (i.e., Santa Ana Winds) are most probable providing opportunities for wildfire to burn longer and bigger” (Guzman-Morales, J. & Gershunov A. 2018 p.2778). Experts concur (Lindsey, R. Climate.gov 2025).

The assertion that The Trails would be a fire resilient neighborhood at the present site is suspect. The developers acknowledge the project plans strive to keep fires away from the houses but acknowledge they do not know the safety to residents should the fire spread to the houses themselves (EIR, 2025, Section 2.4.4.4, p 15) . In the Palisades and Eaton fires, embers propelled by very high winds into the middle of the developments resulted in a rapid spread of the fires. The final EIR states ‘no standardized methods exist to model the potential for structure ignition as a result of direct fire exposure, or from airborne embers’...as in the Eaton and Palisades fires (EIR, 2025, Section 2.4.2.2 p. 15) . This problem combined with the expectation that future fires will likely involve high wind driven airborne embers landing within developments, further highlight the safety concerns regarding the placement of the proposed development on this site.

Further, the EIR states that there is no agreement in place “to acquire the necessary access and indemnity agreement to conduct the required offsite brush clearance” to reach the 200 feet as the LACoFD requires in the south section of the development (EIR, 2025, Section 2.4.3.2 Defensible Space p. 23). Thus the project needs it’s neighbor to conduct annual brush abatement and acknowledges that there is no way to ensure this happens. At the very minimum a signed (and enforceable) contract for needed brush abatement beyond the project borders should be required prior to approval of this project.

Evacuation routes along the west side of Santa Clarita are inadequate in practice and the addition of another development into this scenario will only worsen the situation. The project ingress and egress are on **one** two lane road. (Appendix B) This is the only road going to entrances on the I-5 freeway for the entire west side of the entire distance of the Santa Clarita Valley. Further, during regular commuting times it is common to find an overflow of traffic from the I-5 freeway onto the Old Road, causing congestion. Every Santa Clarita resident knows that it only takes one accident on the I-5 freeway or on the Old Road and traffic is completely clogged for hours. Also note that fires in this area frequently burn to the I-5, requiring it’s closure. Wildfire evacuations then result in all 50,000 plus residents and many commercial business all trying to flee on the same two-lane road and on the I-5 in the same direction. This leads to a traffic standstill. The most recent example of this was in the 2025 Hughes fire when there was no movement possible on the I-5 and on the Old Road as Castaic residents sat for hours trying to flee to the south.

This proposed development includes several-story senior housing apartments. The developers indicate that because these apartments are not designated for assisted living the seniors should be without mobility problems in accessing the stairs if necessary, in an evacuation. This is false. Relative to the general population, seniors age more quickly and develop mobility problems as well as more rapid cognitive decline. Many senior residents will require assistance. The developers propose a “carpool” system so seniors will be accounted for and evacuated safely (EIR, 2025, Mitigation Measures, Table 2). It is not acceptable to safeguard seniors by placing them in a multiple storied building with the high likelihood of a chaotic and highly stressful wildfire event in a voluntary carpool and anticipate they will evacuate safely.

Beyond the immediate dangers of wildfire, the proposed development's location raises significant questions about accessibility and integration with the surrounding community. While proponents claim proximity to established amenities, the reality is quite different. The project sits isolated at the southernmost edge of Stevenson Ranch, separated from the heart of the Stevenson Ranch community. Appendix B shows the Old Road as the only road available and is lined with commercial properties and offices rather than community-centric services. In contrast to the assertion by the developers, key amenities such as supermarkets are not within a reasonable walking or biking distance, especially given the high-speed traffic and lack of pedestrian infrastructure. Residents—particularly seniors and other nondrivers—would face daunting challenges reaching essential services, as no public transportation currently serves the area, nor are there plans to introduce it (EIR, 2025, p. 386). The very design of the development necessitates dependence on cars and transportation is one factor not successfully mitigated in the EIR (EIR, 2025, Chapter 2, Comment 025-30 p. 386).

There is a financial cost to residents living in a Very High Fire Hazard Severity Zone. Every resident in Santa Clarita residing in a Very High Fire Hazard Severity Zone has had their homeowner’s insurance policies canceled, and their homes considered uninsurable by every major insurance carrier. The CA Fair Plan is the only insurance carrier available, but it was set up to be temporary and to be the insurance of “last resort”. Note that when one signs the Fair Plan Contract, one signs acknowledgement that in a major disaster reimbursement may not be dollar for dollar. Prospective homeowners need to inform in writing that fire and earthquake insurance is available only through the CA Fair Plan before they provide a deposit for a house.

Lastly, there are health and mental health costs to people residing in Very High Fire Safety Zone. Smoke inhalation from wildfires causes lung and heart damage (Adetona, O et al.,



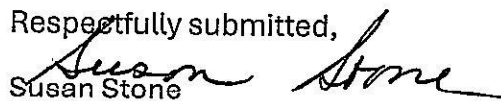
2016). Further, these high-risk situations cause emotional distress and trauma, especially for children, resulting in anxiety, depression and trauma (Oerther et. Al, 2024).

While this project encompasses current construction codes, serious concerns remain regarding the suitability of this specific site given the wildfire risk and evacuation problems, isolation from shops services and the recognized health and mental health costs of placing people in this spot. This project would be more appropriately placed within the confines of an established community with access to public transportation and in walking distance of shops and services.

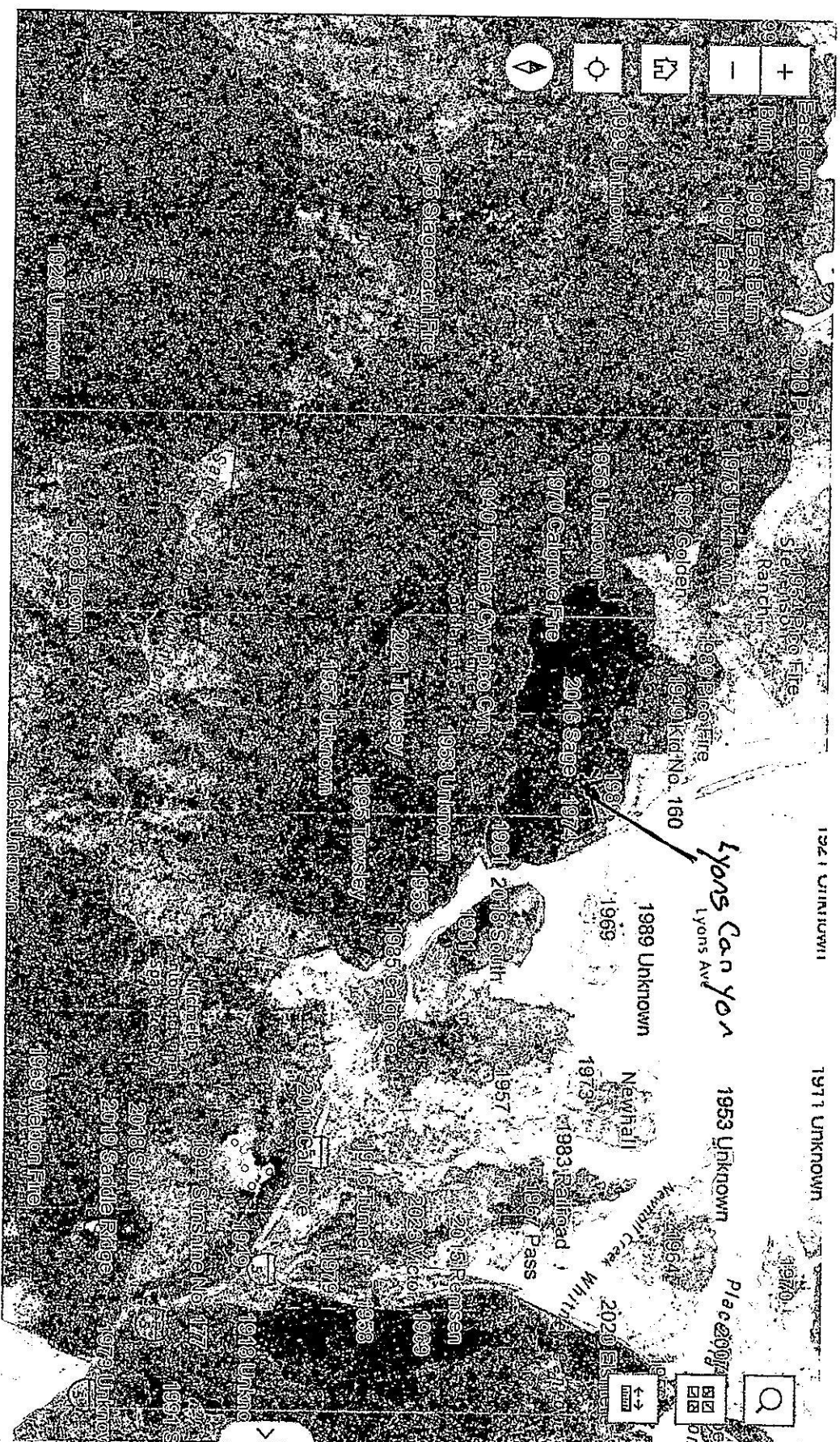
In Summary, I urge the rejection of building this project at the specified site. This project puts people in the location with the most frequent fires in Santa Clarita; there is no established history of the response of a fire resilient community to the evolving Santa Anna driven fires where embers blow into the middle of the community; there are evacuation difficulties putting the entire west side of Santa Clarita on the same two lane road and freeway; seniors are being placed at risk; the community is beyond the outskirts of the community, lacking services and public transportation, and there are documented health and mental health consequence of placing people in Very High Fire Hazard Safety Zones. This would be a model development in a less hazardous location. At the very least, written notice of the fire hazard status and limitations in insurance coverage should be provided before any deposit on a house is secured. A signed agreement with the city for annual brush clearance should be required.

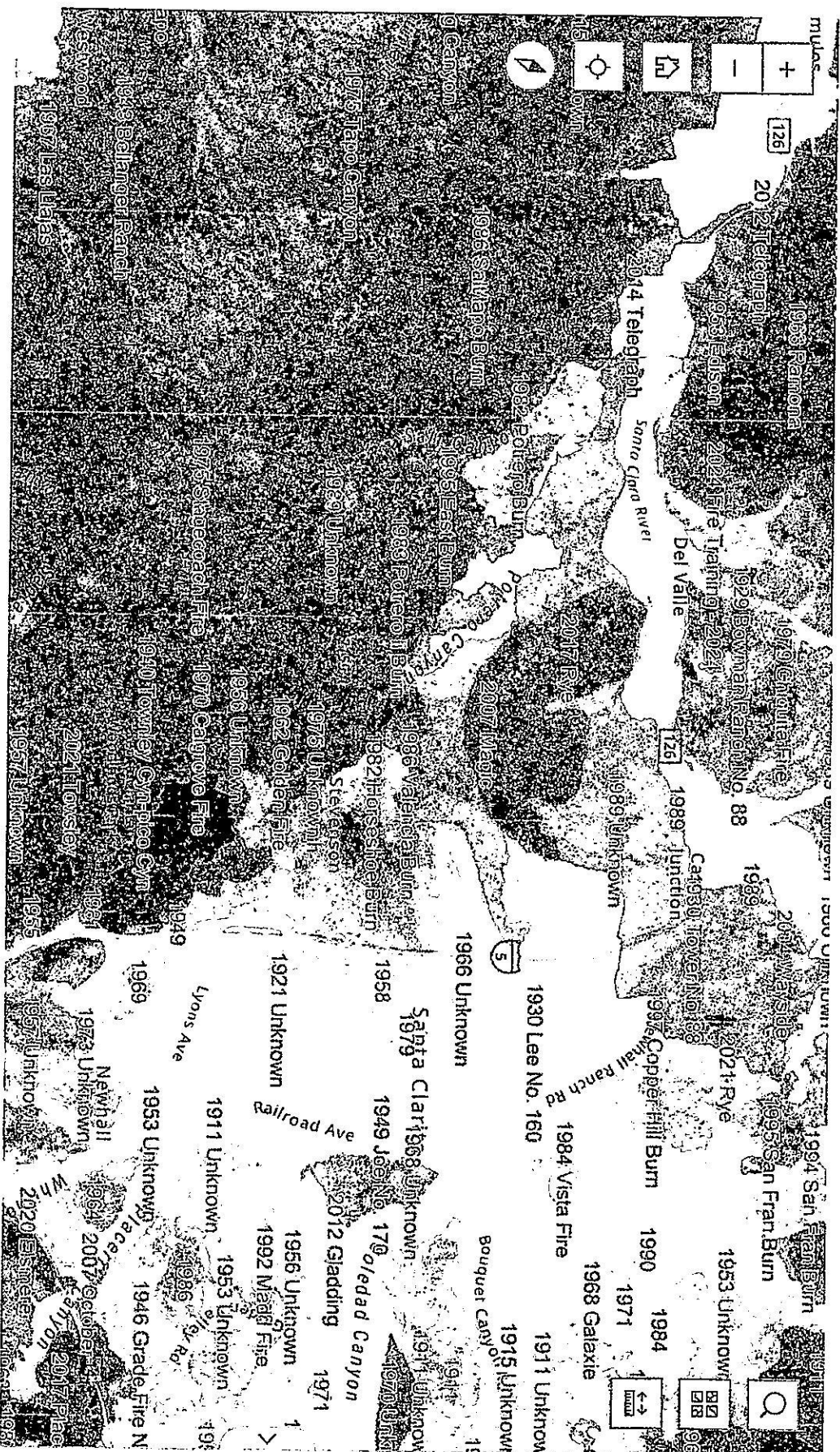
For all of the above reasons, this project should be denied.

Respectfully submitted,

  
Susan Stone

## APPENDIX A: History of Fires in Lyons Canyon Area





## RECENT HISTORY OF FIRES NEAR OR IN LYONS CANYON

DATE	FIRE
12/1993	Towsley
08/2003	*ValVerde/Simi Valley Fire (burned through Lyons Canyon)
06/2015	Calgrove Fire
7/2016	*Sage Fire (burned through Lyons Canyon)
2018	Unnamed (within Lyons Canyon)
2019	Unnamed
2021	Towsley Fire

\* Mega Fires



## APPENDIX B: Map and Distances to Grocery Shopping

Ralphs

Walmart

Entrance to I-5 Freeway

Sunset Pointe

Hotels

Remax Realities

Sit N Sleep

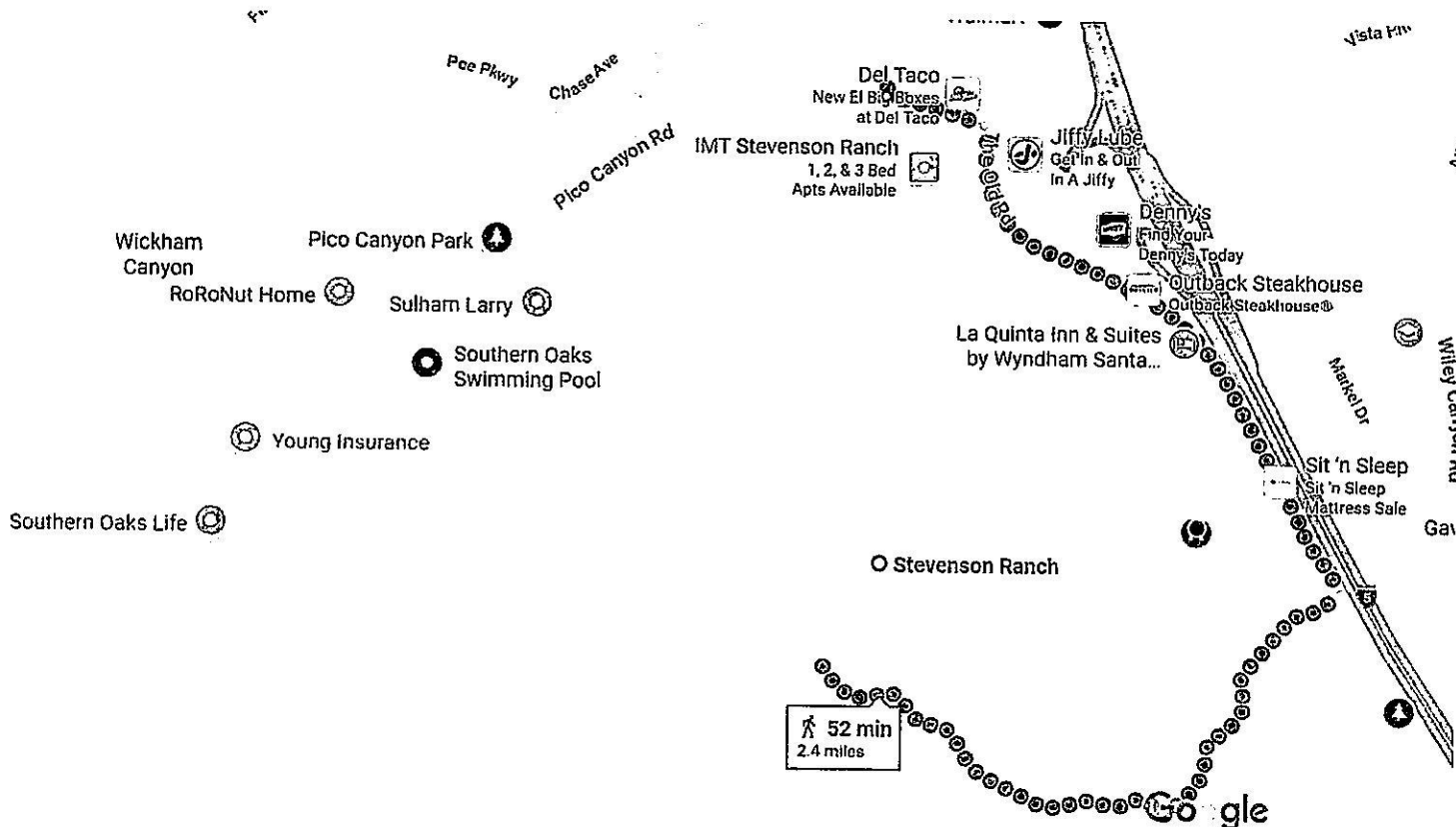
Behavioral Solutions Treatment Offices

Public Accountant's Office

Lyons Canyon Road

The Old Road

Rivendale Parks  
& Open Space



Map data ©2025 1000 ft

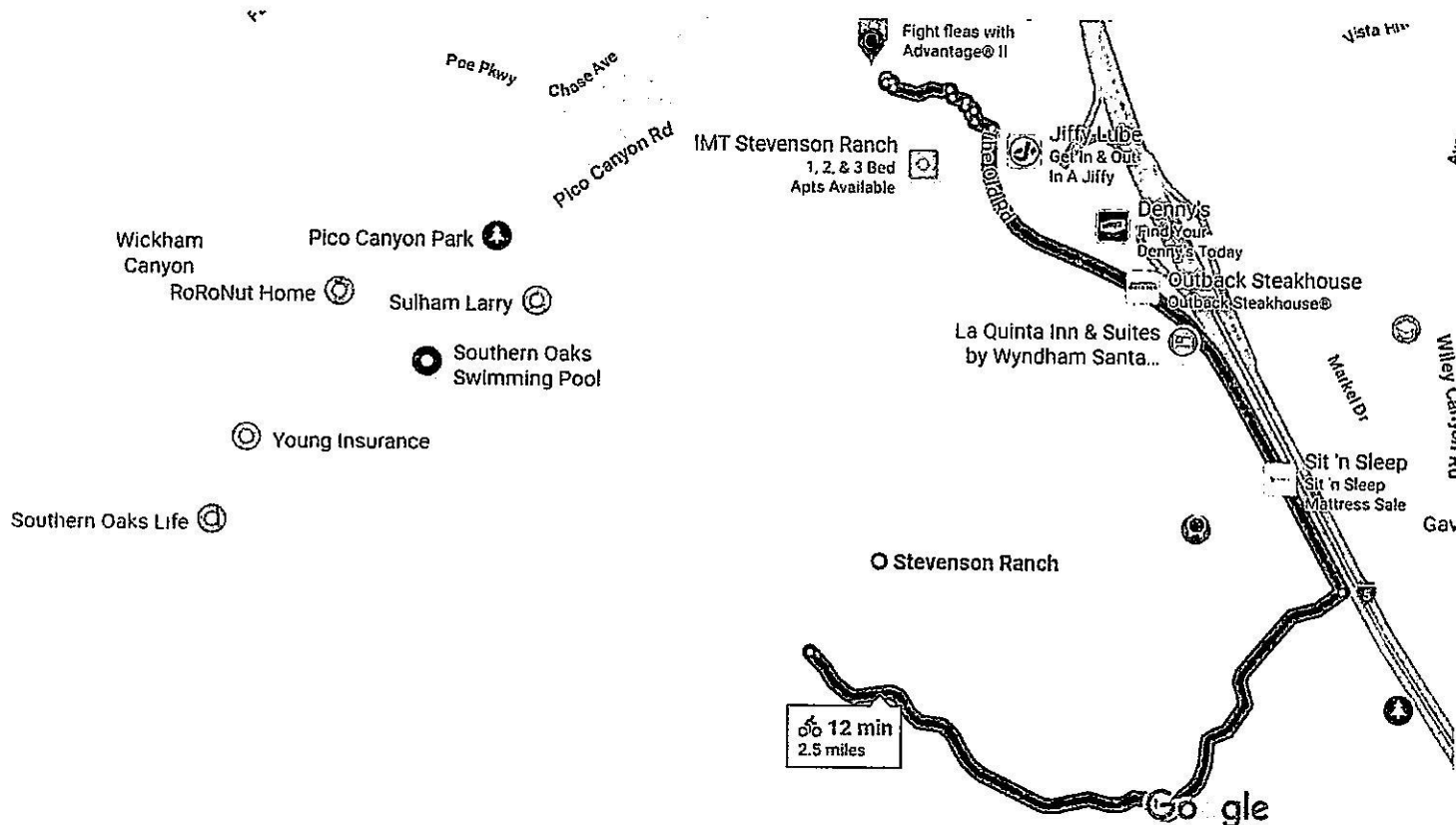


via Lyons Ranch and The Old Rd 52 min

⚠ This route has restricted usage or private roads. 2.4 miles

Mostly flat





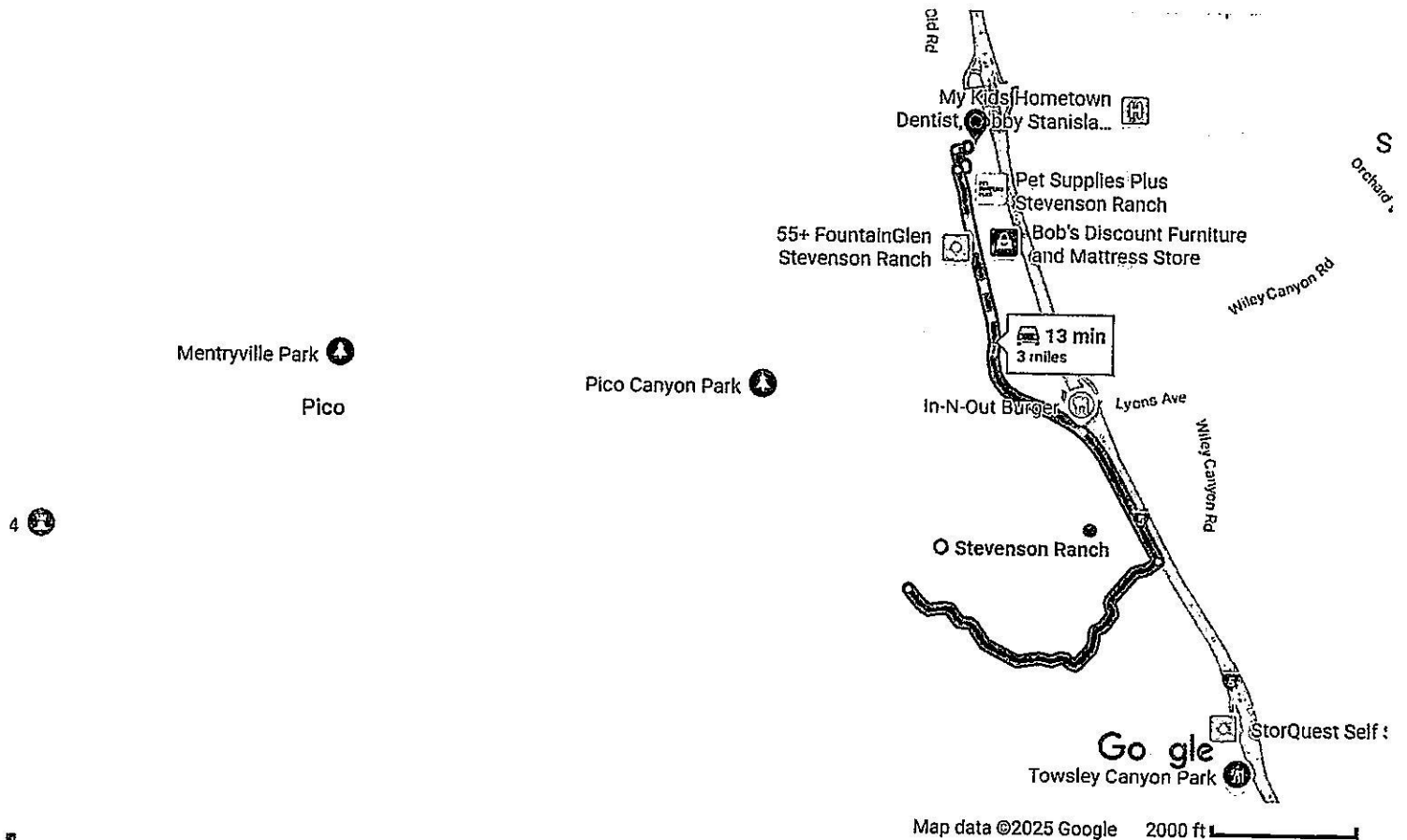
Map data ©2025 1000 ft





via Lyons Ranch and The Old Rd 12 min

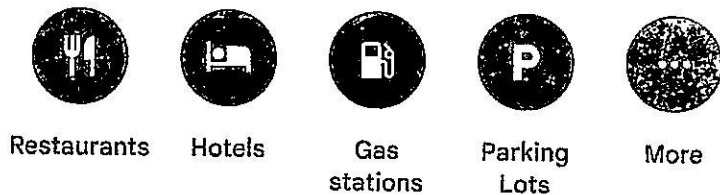
▲ This route has restricted usage or private roads. 2.5 miles

Mostly flat

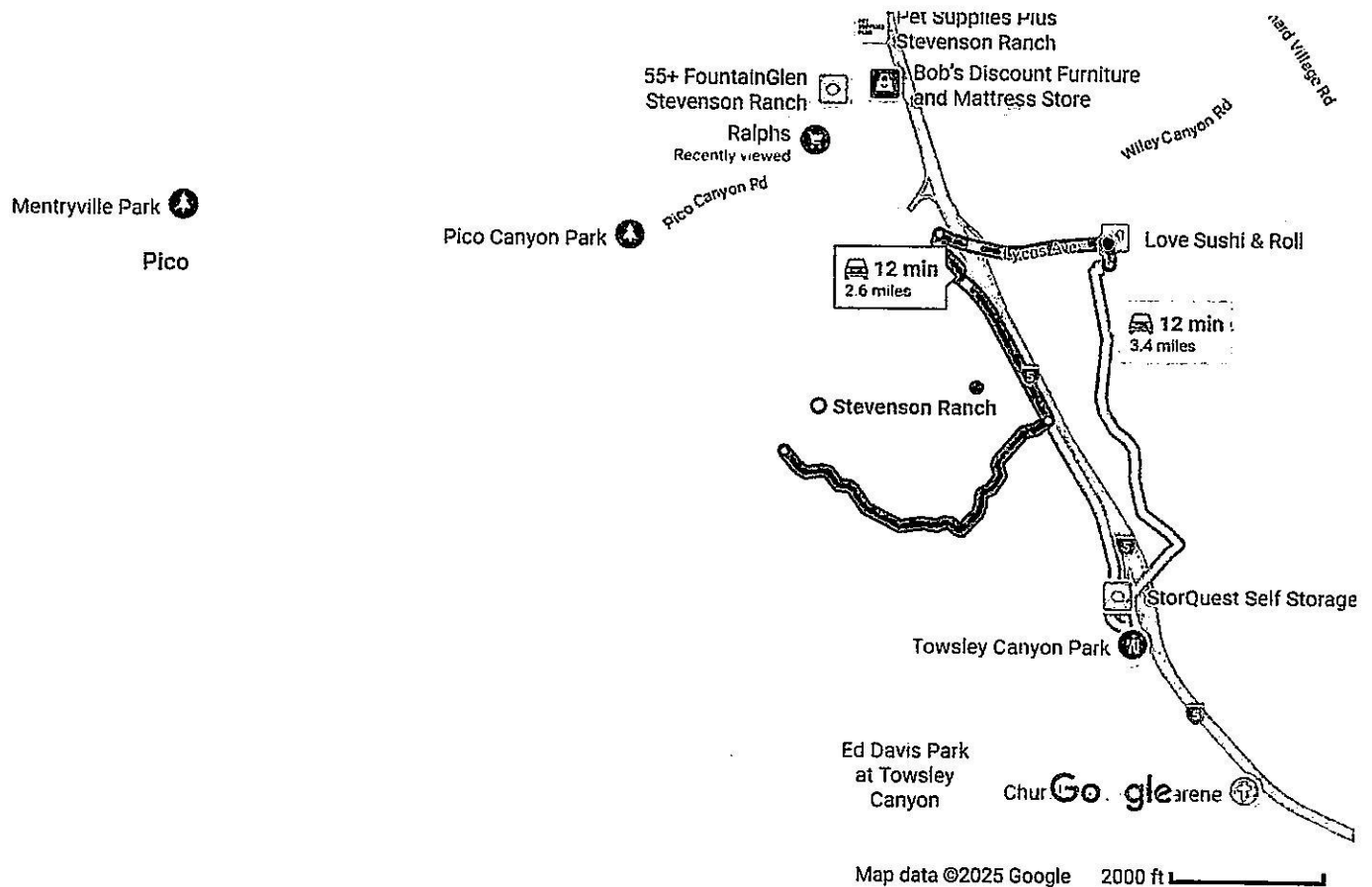


 via Lyons Ranch and The Old Rd 13 min  
Fastest route 3.0 miles  
 This route has restricted usage or private roads.

### Explore nearby Vons







- via Lyons Ranch 12 min  
 Fastest route 2.6 miles  
 ⚠ This route has restricted usage or private roads.
- via Lyons Ranch and Wiley Canyon Rd 12 min  
 3.4 miles

### Explore nearby Vons

- Restaurants
- Hotels
- Gas stations
- Parking Lots
- More

## REFERENCES

1. Adetona, O., Reinhardt T., Vinchjetal, D. Review of the Health Effects of Wildland Fire Smoke on Wildland Fire Fighters and on the Public. *Inhalation Toxicology*, 2016, 28(3) 95-139.
2. Final Environmental Review, Dudek, 2025..
3. Oerther, S., Manspeaker, S., Wix, A., Oerther, D., & Marsit, C. The Effects of Wildfires on the Mental and Physical Health of School-Age Children in North America: A Scoping Review. *Journal of Child Adolescence. Psychiatric Nurses* 2024 Nov, 37(4):e70002. Doi: 10.1111/jcap.70002.

SUSANN RIZZO  
25366 AVENIDA RONADA  
VALENCIA, CA 91355

July 27, 2025

Honorable Commissioners:

The Lyons Trails project proposes once again to put senior housing in a dangerous Very High Fire Hazard Severity Zone. The Eaton and Palisades fires caused 29 deaths, most of them elderly residents who could not evacuate. This project proposes that almost 10% of the new units will be deed-restricted rental apartments for very-low-income senior citizens. Senior citizens, particularly low-income seniors, experience increased vulnerability to hazards according to a study in Applied Gerontology (2020). Not only do they often have physical or medical impediments to evacuation but also, they may not have enough money to afford to evacuate.

The senior rentals are proposed as a four-story building. How will the seniors evacuate if the elevator doesn't work because the electricity is turned off as it now often is in windy wildfire situations? How will seniors with mobility problems or other health issues get out? According to news articles, heart attacks may increase in the face of evacuation orders. That certainly would seem a likely outcome of running down four flights of stairs or being stuck in a wheel chair on the fourth floor and unable to evacuate at all. We must re-think the whether placing residents in high fire hazard areas really makes sense. I urge the County to deny this project.

Respectfully,

Susann Rizzo

July 28, 2025

Thomas Brown  
24550 Sagecrest Cir.  
Stevenson Ranch, CA 91381  
bigbearbound@gmail.com  
661-645-3073

Erica G. Aguirre, AICP  
Principal Planner, Subdivisions  
County of Los Angeles  
Department of Regional Planning  
320 West Temple Street, 13th floor  
Los Angeles, CA 90012

Dear Members of the Regional Planning Commission,

As you move towards a final vote on the The Trails at Lyons Canyon (project no. 2021-001195), project, I wish to express my concern for the impact of the project on the wildlife and beautiful landscape of this historic property.

The numerous heritage oak trees that will be removed are irreplaceable. These majestic trees are not just natural landmarks; they are an integral part of the local ecosystem, offering shade, reducing air pollution, and supporting a wide range of wildlife. Heritage oaks in particular take decades, if not centuries, to mature, and their loss is immeasurable.

Additionally, the beauty and serenity of the area, which many of us treasure, would be severely impacted by this development. The current landscape, with its open green spaces, rolling hills, and natural vegetation, is a defining feature of the community. The proposed project would change the character of the area, detracting from the quality of life for the surrounding residents and diminishing the sense of place that makes this community so special. It is important to remember that these aesthetic values are a significant part of what makes our home desirable and livable.

Another concern is that of the animal population that enjoys the natural state of the proposed site. Despite two major fires in the last 23 years (2003 & 2016) the land, the trees and the animals have returned and flourished. In the last few weeks, I have seen deer, raccoons, opossums, bobcats, hawks, skunks, coyote and many smaller animals from our backyard. We even had a regular visit from a mountain lion during the winter months this year. These animals will be forced into a smaller and smaller area of nature as we decrease their natural habitat.

Please help preserve Lyons Canyon as a beautiful and scenic treasure.

Thank you for your time and consideration. I look forward to your thoughtful deliberation on this matter and hope that you will prioritize sustainability and the long-term well-being of our community in your decision.

Sincerely,  
Thomas Brown



## Friends of the Santa Clara River

PO Box 7713

Ventura, California 93006

(805) 320-2265

[www.fscr.org](http://www.fscr.org)

7-28-25

Erica Aguirre, Senior Planner  
Los Angeles County Dept. of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

***Via email to: [EAguirre@planning.lacounty.gov](mailto:EAguirre@planning.lacounty.gov)***

***Please provide this correspondence to all Commissioners***

Lyons Canyon Project FEIR, Project No. 2021-001195-(5), Case No(s). Vesting Tentative Tract Map No. 83301 (RPPL 2021003061), and all accompanying permits

Honorable Commissioners and Ms. Aguirre:

The Friends of the Santa Clara River were formed in 1993 to advocate for preservation and protection of the Santa Clara River Watershed. We commented on this project in 2008 in its previous iteration because it would affect two tributaries that feed the Santa Clara River and remove many trees, also affecting the health of the watershed. The previous project proposed the removal of 160 oaks. Now this project proposes an even greater destruction, with impacts to 312 SEA-protected trees including oak, walnut, cottonwood, willow, and elderberry trees (251 removals, 50 trees located within debris basins, and 11 encroachments) and to 22 heritage oak trees (14 removals, three trees located within debris basins, and five encroachments). The removal of 265 SEA-protected trees and impacts to 53 trees within a proposed debris basin, amounting to 318 trees. The Project would also impact several SEA resource categories including natural vegetation and grassland and increased impacts to the tributaries. This is not acceptable.

After Reviewing the FEIR responses we continue to have serious concerns with this project regarding impacts to the watershed, fire danger to future residents and failure to meet the burden of proof require for a CUP. **We ask that you protect both humans and the natural world by denying the CUPs required for this project.**

### **Map Act Issues**

Apparently, the developer is relying on the zone change granted for the previous 2006 tract application that has since expired. We believe this project should apply for a new zone change since the old project was never built and all entitlements expired. The developer should not be



able to use an expired map for this much denser and impactful project. A new zoning change approval should be required to ensure consistency<sup>1</sup>.

We do not concur with the finding that no significant impacts after mitigation except in the area of transportation. We ask how the less dense previous project could have had so many significant impacts, but somehow this more dense, increased units and grading could have less. We include by reference the previous EIR, and all related studies to show that significant impacts to noise aesthetics, air pollution and biology exist. Greenhouse Gas generation should also be considered a significant impact. We include by reference all documents from the proceeding project as they already exist in the County files.

### **CUP Burden of Proof**

Contrary to the requirements of a CUP, this project adversely affects the health, peace, comfort and welfare of the surrounding community by significantly increasing the traffic and noise, significantly impacting the biological resources of the area, significantly impacting the aesthetic views of the area by grading down hillsides and removing important geologic features and removing a significant number of oaks which help to clean the air.

The loss of oaks, ridgelines and viewshed is also materially detrimental to the use, enjoyment and valuation of property of other persons located in the vicinity of the site as well as those that must pass by it on the freeway every day by significantly impacting the natural beauty of the area that lies immediately adjacent to a regional park.

This project jeopardizes, endangers and constitutes a menace to the public health safety or general welfare by placing housing in a high fire prone wildfire area. Fires have already burned through this area three times in the last 15 years. Fires burned right to the edge of houses in the neighboring community, requiring evacuations. The wildfire section of the DEIR also names many other fires that have occurred in a five-mile radius of the project. Wildfire must be considered a significant impact, both because of the danger to future residents and the increased danger of human caused ignition from locating housing in this area.

We do not believe that this project will meet the Burden of Proof required by the proposed issuance of the Zone Change that should have been required, a Conditional Use permit and a Statement of Over-riding Considerations for significant unmitigable impacts to biology, aesthetics, geologic formations, air quality, traffic and noise as should be found in the EIR which erroneously mis-states these impacts.

One required finding of the CUP that states:

*“The proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community and is consistent with the objectives and policies of the General Plan.”*

---

<sup>1</sup> Title 21, Subdivisions, of the Los Angeles County Code (County Code), sets forth the general provisions and requirements for compliance with the Subdivision Map Act. As set forth in Chapter 21.38, Vesting Tentative Map of the County Code, when a subdivider files a vesting tentative map for a subdivision whose proposed development is inconsistent with the Zoning Ordinance, the County may deny or may approve it conditioned on the subdivider obtaining the necessary change in the Zoning Ordinance in order to eliminate the inconsistency.

Is not possible to meet this finding since it is factually untrue. Residents would have to hire uber or other means to access these services since they are several miles away. There is no bus route in this area, the project is not accessible by bus.

This finding is untrue on its face, since there are no nearby shopping or commercial opportunities.

***We do not believe that further consideration should be afforded a project in a Very High Fire Severity Hazard Zone***

It is inconceivable to us that the County would consider placing additional residences in an area that the EIR admits to be a fire problem area due to the wind tunnel effect created by canyons and mountains. Placing senior housing in this area to obtain a density bonus is especially egregious. Most of the deaths in the Eaten fire and others throughout California and the nation were seniors or disabled people that could not escape. Now the County will place seniors in this dangerous situation, full-well knowing the outcome when wildfire occurs?

This project will not provide a fire station in this area. The closet fire station is nearly 3 miles away, located on Hemingway in Stevenson Ranch. The Development Monitoring System requires a fire station within 1.5 miles of new development proposals. The long response time would enable a fire to get out of control and into the surrounding natural areas before a response is possible.

We therefore request that any approval of this discretionary permit require that the developer help provide an actual fire station and that no units be built until the fire station is in place.

**The County should require that buyers be warned in their Real Estate Purchase Agreement of the severe fire danger they face and the resulting difficulty they will have in obtaining fire insurance for their residence.** We also urge the County to require some mitigation for the costs of fighting the fires and resulting clean up costs such as those now being experienced in the Eaten and Palisades fires, that will threaten this neighborhood in the future. Failure to do so puts an unfair burden on existing residents and therefore does not meet the burden of proof required for a CUP.

**Watershed Issues**

We object to the continued impacts on tributaries of the Santa Clara River such as that envisioned by this project without a cumulative impact analysis for the whole watershed. Piecemeal concreting and elimination of tributaries such as is occurring in the proposed before your department is reducing flow and re-charge to the Santa Clara River as well as causing water quality problems. We request that a cumulative impacts study be conducted before any further modification to Santa Clara River tributaries is permitted.

As described in the DEIR, the undeveloped Project site is traversed by blue-line Lyons Creek, which trends east- southeast across the central portion of the site and then turns north before exiting the property in the northeast portion of the site. An east-trending tributary blue-line creek flows into Lyons Canyon Creek in the northern part of the site. Two large offsite tributary watersheds and several small offsite watersheds drain through the project area to the existing

box culvert under the freeway and into Wiley Creek and the South Fork of the Santa Clara River. The project is located in a flood hazard zone in the mouth of Lyon's canyon.<sup>2</sup>

The Project would require approximately 1,500,000 cubic yards of cut and 1,300,000 cubic yards of fill for a total of 2,800,000 cubic yards of grading with 1,345,000 cubic yards of over excavation,<sup>3</sup> destroying the tributaries in the project area. The DEIR concludes that construction of the Project would have the potential to result in local soil erosion during excavation, grading, trenching, and soil stockpiling.

The Project's proposed flood control facilities include two regional debris basins and five smaller desilting basins, as well as placing the tributaries in storm drains.

### **Inconsistency with the One Valley One Vision Santa Clarita Area Plan and the County 2035 General Plan**

As described above, the project's impacts to the watershed would be inconsistent with the following GP policies.

Policy LU-1.3.6. Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas.

Policy LU-7.3.2. Maintain stormwater runoff onsite by directing drainage into rain gardens, natural landscaped swales, rain barrels, permeable areas and use of drainage areas as design elements, where feasible and reasonable.

Policy LU-7.3.3. Seek methods to decrease impermeable site area where reasonable and feasible, in order to reduce stormwater runoff and increase groundwater infiltration, including use of shared parking and other means as appropriate.

Policy LU-7.3.4. Implement best management practices for erosion control throughout the construction and development process.

Policy LU-7.3.5. Limit development within flood-prone areas to minimize down-stream impacts.

County of Los Angeles General Plan Conservation and Natural Resources Element  
Chapter 9 of Los Angeles County General Plan 2035 is the Conservation and Natural Resources Element which outlines goals and policies for local water resources:

Policy C/NR 5.1. Support the LID philosophy, which seeks to plan and design public and private development with hydrologic sensitivity, including limits to straightening and channelizing natural flow paths, removal of vegetative cover, compaction of soils, and distribution of naturalistic BMPs at regional, neighborhood, and parcel-level scales.

Policy C/NR 6.1. Support the LID philosophy, which incorporates distributed, post-construction parcel-level stormwater infiltration as part of new development.

County of Los Angeles General Plan Safety Element  
Chapter 12 of the Los Angeles County General Plan 2035 is the Safety Element. The Safety Element outlines Flood Hazards related policies. (2015)

Policy S 2.1. Discourage development in the County's Flood Hazard Zones.

Policy S 2.4. Ensure that developments located with the County's Flood Hazard Zones are

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<sup>2</sup> DEIR, 2-10-28 27 acres along Lyons Canyon Creek is within a FEMA Zone A, High Risk/Special Flood Hazard Area (Figure 4.10-6, Flood Hazard Zones). FEMA Zone A is also referred to as the 100-year flood zone, or area that will be inundated by a flood event having a 1% chance of being equaled or exceeded in any given year.

<sup>3</sup> DEIR 4.10-22

sited and designed to avoid isolation from essential services and facilities in the event of flooding.

Policy S 2.5. Ensure that the mitigation of flood related property damage and loss limits impacts to biological and other resources.

Policy S 2.6. Work cooperatively with public agencies with responsibility for flood protection, and with stakeholders in planning for flood and inundation hazards.

It is evident that this last policy is not occurring due to the substantial community opposition to this project.

### **Impacts to hydrology meet the CEQA Level of Significance and should be listed as a Significant Impact**

Significant Impacts to the natural hydrology:

CEQA Threshold 4.10c: Substantially alter the existing drainage pattern of the site or area, including through the alteration of a federal 100-year flood hazard area or County Capital Flood floodplain<sup>2</sup>; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site?

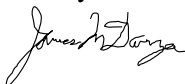
As described above, this project significantly alters the course of Lyons Creek and tributaries by forming debris basins and engineering storm drains which would bury the natural flow underground.

### **Conclusion**

We oppose this project because it will destroy the natural function of several tributaries of the Santa Clara River, fails to disclose many of the significant impacts of the project as required by CEQA. It will not meet the burden of proof for a CUP, and is inconsistent with the SCV General Plan and the County General Plan, especially due to its impact on the tributaries to the Santa Clara River. It should require a zone change and designation of significant impacts which cannot be mitigated. Also, we especially oppose the approval of this project for the common sense reason that it is in a very high fire hazard severity zone and will put seniors in danger.

Thank you for your attention to our concerns.

Sincerely,



James M. Danza, MS, AICP  
Chair, Friends of the Santa Clara River

**From:** [Fern Zalin](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** I object to Lyons Ranch 510 housing units and 50 senior units on near Towsley Canyon  
**Date:** Monday, July 28, 2025 11:18:51 AM

---

**CAUTION: External Email. Proceed Responsibly.**

Dear Ms. Aguirre:

I have lived in the Santa Clarita Valley since 1988 and watched it grow, and continue to grow, exponentially.

I have many concerns about this project: I am very concerned about the safety of residents in a high fire area with no fire station nearby. Have evacuation plans been seriously considered? As a former, long-time volunteer with MRCA (Mountains Recreation and Conservation Authority), the organization that manages our canyons, I am well aware of the wildfires that have come roaring through our valley.

In addition, I have read that the project will destroy 335 protected trees. This is truly unacceptable.

Such a misguided project will add hundreds if not thousands of car trips on our already congested roads and freeways into and out of the Santa Clarita Valley.

Please reject this insufficiently thought through project.

Sincerely,

Fern Zalin Jones

**From:** [Forrest Stone](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** PRJ2021-001195(5) Project The Trails  
**Date:** Monday, July 28, 2025 1:13:15 PM

---

**CAUTION: External Email. Proceed Responsibly.**

I am concerned about the planned development. It is in an area where many wildfires start. It will be very difficult to evacuate with only one exit and seniors won't be able to drive away.

I also want the heritage oaks to be protected.

-Brittany Stone



**From:** [Jenn Marsden Leite](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** I oppose #PRJ2021-001195 Lyons  
**Date:** Monday, July 28, 2025 1:56:49 PM

---

**CAUTION: External Email. Proceed Responsibly.**

I am writing to express my opposition to project #PRJ2021-001195 Lyons. Our community needs the existing recreational open space at Towsley Canyon and, more importantly, uncongested traffic routes, especially in such a high risk fire area. In the event of evacuation, additional traffic on the adjacent roads will certainly be a hazard.

Thank you for your consideration.

Jennifer Leite

Santa Clarita Resident

[Jenny.marsden@gmail.com](mailto:Jenny.marsden@gmail.com)

**From:** [Shannon](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** Public Comment, Ref project #PRJ2021-001195 Lyons  
**Date:** Monday, July 28, 2025 12:21:29 PM  
**Attachments:** [559 Petition Signatures.numbers](#)  
[Petition Text.pdf](#)  
[Petition Comments.pdf](#)

---

**CAUTION: External Email. Proceed Responsibly.**

Dear Ms. Aguirre and Members of the Planning Commission,  
Thank you so much for gathering comments regarding the Lyons Canyon development.  
Please see below and attached, including a **petition opposing this development signed by 559 concerned members of the community**, to date.

In addition, I would like to share that the Evacuation of Senior Populations on pg. 47 of the FEIR is grossly inadequate. **How will mobility impaired individuals evacuate down multiple flights of stairs when the elevators are not operational** due to inevitable power outages and wildfires?

Also, please consider that **heritage oaks are not replaceable**. If we are going to respond responsibly to Climate Change, we must stop destroying our woodlands. In this area, heritage oaks are our most precious resource to combat Climate Change. Please consider, how can this project be modified to better protect heritage oaks?  
Thank you in advance for your consideration,  
Shannon Mast

Here's how your petition looks live. Track signatures, view supporters, and get smart sharing recommendations.

[Go to your dashboard](#)

### Petition Strength

9

Good

### Add a Decision Maker

An important piece of information for you and your supporters.

[Review Decision Maker](#)


## Help save Towsley Canyon & reject senior housing in a Very High Fire Hazard Severity Zone

Share this petition

559

Verified signatures

Let's get to 750 signatures!

Petitions with 1,000+ supporters are 5x more likely to win!

### Recent signers:

Suzie Wells-Smith • 3 hours ago

Haley Soule • 14 hours ago

Robynn Creitz • 24 hours ago

Marsha Frost • 1 day

 [4 Supporter Voices](#)

 [2 Updates](#)

## The Issue

Community members decry proposal to build in the dangerous wildfire area of Lyons Canyon only 6 months after disastrous Los Angeles wildfires. Even while many Eaton and Palisades fire victims have lost everything and remain unable to rebuild their homes, the county plans to consider yet another housing project in the dangerous wildfire area of Lyons Canyon.

New Urban West, a Santa Monica developer, is proposing to build 510 houses in Lyons Canyon and called The Trails in an area designated as a Very High Fire Hazard Severity Zone. **The area has already been ravaged by several severe, wind-driven wild fires and many residents are now unable to obtain fire insurance.** In spite of the project being nearly **three miles from the nearest fire station**, the developer says he cannot make room for a fire station and residents will have to depend on a helicopter's ability to obtain water from a nearby water tank. But we all know that helicopters aren't able to fly in Southern California's wind-driven fires.

Perhaps the most egregious wildfire issue, however, is this project proposes to put senior housing in this Very High Fire Hazard Severity Zone. The Eaton and Palisades fires caused 29 deaths, most of them elderly residents who could not evacuate (1). The Trails at Lyons Canyon Project proposes that almost 10% of the new units will be deed-restricted rental apartments for very-low-income senior citizens. **Senior citizens, particularly low-income seniors, experience increased vulnerability to hazards** (2). Not only do they often have physical or medical impediments to evacuation but also, they may not have enough money to afford to evacuate.

 **443 people** signed this week

### Share this petition

significantly impacting the viewshed along that trail and impacting wildlife with this dangerous incursion into an open space area. Enough is enough. Please help us say no to more building in Very

High Fire Hazard Severity Zones (VHFHSZ) that endanger future residents and put financial burdens on all of us.

You can help us say to stop building in VHFHSZs by:

- Writing your opposition to Erica Aguirre at [EAguirre@planning.lacounty.gov](mailto:EAguirre@planning.lacounty.gov) before July 29th. Ref project #PRJ2021-001195 Lyons
- If you want to attend the hearing downtown on July 30th please contact Santa Clarita Organization for Planning and the Environment (SCOPE) at [exec-scope@earthlink.net](mailto:exec-scope@earthlink.net)
- Signing the petition
- You can get more information about the project on the county website located here: <https://bit.ly/3xYekD8>
- If you would like to join our team, please contact [exec-scope@earthlink.net](mailto:exec-scope@earthlink.net)  
(1) <https://www.washingtonpost.com/weather/2025/02/09/la-fire-victims-california-palisades-altadena/> (2) Adams, R. M., Evans, C. M., Mathews, M. C., Wolkin, A., & Peek, L. (2020). Mortality From Forces of Nature Among Older Adults by Race/Ethnicity and Gender. Journal of Applied Gerontology, 40(11), 1517-1526. <https://doi.org/10.1177/0733464820954676>; Mileti, Dennis S. (2004). Disasters by Design: A Reassessment of Natural Hazards in the United States. Washington, DC: Joseph Henry Press.

 [Report a policy violation](#)



**Shannon Mast**  
Petition Starter

**Media inquiries**

 **443 people** signed this week

### Featured Comments



**Cynthia, Ventura**

2 weeks ago

*“Can you image having your grandmother or Mom on the top floor of this four-story building trying to escape a wild fire when Edison shuts off the power leaving her stranded. She has not been able to walk the stairs for years so getting out of the building is NOT possible. She is so frightened and with her weak heart the scare of dying in a fire is ...”*

**Show full text**

♥ 4 Likes    🚩 Report



**Lynne, Newhall**

2 weeks ago

*“This project would put low-income seniors in harm;s way in a 4-story building where Edison often turns off the electricity in Santa Ana winds – What are they thinking? Please let's protect our seniors by making sure they have safe housing, not housing in a fire hazard area so that the developer can get a density bonus.”*

♥ 3 Likes    🚩 Report



**Emilio, Santa clarita**

3 days ago

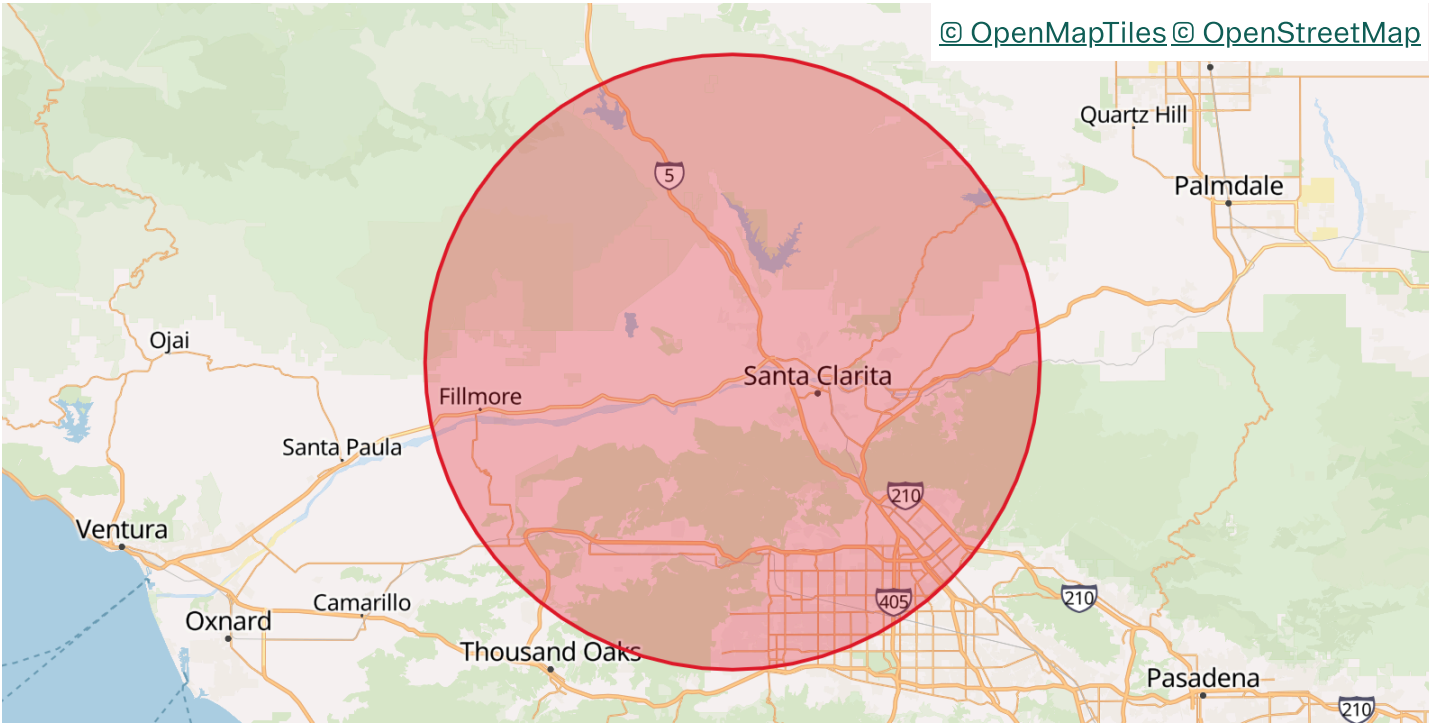
*“We live in this city (Santa clarita) for some 30 years now, we have seen lots of changes: residential, industrial and commercial developments and it's sad to think about the idea of taking land-space that is considered a preserve area for the idea of building new housing development. I can't imagine the impact on the wildlife and the risk of a fir...”*

**Show full text**

♥ 1 Like    🚩 Report

👤 443 people signed this week





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**443 people** signed this week

## Petition updates

Keep your supporters engaged with a news update. Every update you post will be sent as a separate email to signers of your petition.

**Post an update**

### **Deadline to email opposition to Lyons Canyon (tomorrow/Tuesday 7/29 at noon)**

7 minutes ago

Thank you so much for your support regarding opposing the Lyons Canyon development and protecting Open Space! Now is the time to take the next step and make your concerns known to the County Planning Commission who will consider approving this project. If you have not done so already, please consider writing your opposition to Erica Aguirre at [EAguirre@planning.lacounty.gov](mailto:EAguirre@planning.lacounty.gov) BEFORE tomorrow/Tuesda...

### **Please send an email to help oppose the Lyons Canyon Development!**

3 days ago

Thank you so much for your support regarding opposing the Lyons Canyon development! Now is the time to take the next step and make your concerns known to the County Planning Commission who will consider approving this project. If you have not done so already, please consider writing your opposition to Erica Aguirre at [EAguirre@planning.lacounty.gov](mailto:EAguirre@planning.lacounty.gov) BEFORE Tuesday July 29th. Ref project #PRJ2021-...

**More updates**

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 **443 people** signed this week

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[← Back to petition](#)

## Help save Towsley Canyon & reject senior housing in a Very High Fire Hazard Severity Zone

**Emilio**

3 days ago

We live in this city (Santa clarita) for some 30 years now, we have seen lots of changes: residential, industrial and commercial developments and it's sad to think about the idea of taking land-space that is considered a preserve area for the idea of building new housing development. I can't imagine the impact on the wildlife and the risk of a fire hazard that this idea of the development will bring for both the community and nature in general. All of my kids were born and raised here. And they...

[Read more](#)

1

**Scott**

3 days ago

This is an historically high fire area with no nearby fire station. The contractor has agreed to include a parcel of land for the fire dept, but Not a completed station. For 450 new homes they should be required to build a fire station.

1

**Mags**

4 days ago

I am opposed to housing in this high risk fire area. Please keep the future safer for our kids and grandkids

**George**

5 days ago

Preserving our land from being developed in fire hazard zones and critical wildlife areas is essential for the safety of our communities and the health of our environment. Building in high-risk fire zones not only endangers lives and property, but it also places a heavy burden on emergency services and insurance systems. These areas are often home to diverse ecosystems and endangered species whose habitats are already shrinking due to human expansion. Protecting these lands helps maintain biodiv...

[Read more](#)**melody**

5 days ago

no more building homes enough already its so pretty there so rural leave it the hell alone

**Katy**

6 days ago

We do not need more homes in the community. Leave our open spaces open for the animals and hikers to enjoy.

**Nadine**

1 week ago

Enough is enough. I was born and raised here, and it's disgusting. How they're tearing everything down to put homes, this was a beautiful community, now, it's turned in to how many houses you can build on any piece of dirt or space. You can find it has to stop. What's next

♡ 2    🚩



**michael**

1 week ago

guys please sign! this is very important

♡ 5    🚩



**Daniel John**

1 week ago

This is ridiculous. It is a fire hazard and we don't need more homes in Santa Clarita.

♡ 3    🚩



**Roya**

2 weeks ago

This project puts lives at serious risk. Building 510 new homes, including units for low-income seniors, in a Very High Fire Hazard Severity Zone (VHFHSZ) is reckless, especially just months after deadly wildfires. Many fire victims still cannot rebuild due to safety concerns and insurance losses. Despite this, the developer plans to build a new subdivision within this hazardous zone. Additionally, hundreds of native oak trees will be cut down, resulting in permanent loss of wildlife habitat and...

[Read more](#)

♡ 2    🚩

**Cynthia**

2 weeks ago

Can you image having your grandmother or Mom on the top floor of this four-story building trying to escape a wild fire when Edison shuts off the power leaving her stranded. She has not been able to walk the stairs for years so getting out of the building is NOT possible. She is so frightened and with her weak heart the scare of dying in a fire is overwhelming. The other residents in the building are just as scared with no way out. Wise adults would never allow this to occur as they would reje...

[Read more](#)

4

**Lynne**

2 weeks ago

This project would put low-income seniors in harm;s way in a 4-story building where Eidson often turns off the electricity in Santa Ana winds - What are they thinking? Please let's protect our seniors by making sure they have safe housing, not housing in a fire hazard area so that the developer can get a density bonus.

3

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English (United States)



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Name	City	State	Postal Code	Country	Signed On
<b>Shannon Mast</b>	Sherman Oaks	CA	91403	United States	2025-07-11
<b>Dorothy Ditzel</b>	Canyon Country	CA	91387	United States	2025-07-12
<b>Jean C.</b>	Valencia	CA	91381	United States	2025-07-12
<b>Eric Rosemann</b>	Canyon Country	CA	91351	United States	2025-07-12
<b>Nancy Strong</b>	Ventura	CA	93003	United States	2025-07-12
<b>Edmundo Sanchez</b>	Tustin	CA	92780	United States	2025-07-12
<b>Dylan Sherman</b>	Whittier	CA	90602	United States	2025-07-12
<b>Bonnie Jenkins</b>	Los Angeles	CA	90047	United States	2025-07-12
<b>Amy Willens</b>	Los Angeles	CA	90047	United States	2025-07-12
<b>Gary Mast</b>	Valencia	CA	91355	United States	2025-07-12
<b>Anna Valdez</b>	Canyon Country	CA	91381	United States	2025-07-12
<b>Jennifer Ragde</b>	Stevenson Ranch	CA	91381	United States	2025-07-12
<b>Juana Rosales</b>	Mcfarland	CA	93250	United States	2025-07-12
<b>Daniel John Bernard</b>	Los Angeles	CA	91355	United States	2025-07-12
<b>nicole gaspar</b>	Pacoima	CA	91331	United States	2025-07-12
<b>Scott perry</b>	Manchester	KY	01944-1639	United States	2025-07-12
<b>Tyler B</b>	KC Metro	MO	64030	United States	2025-07-12
<b>Toni Rodosta</b>	Valencia	CA	91354	United States	2025-07-12
<b>Ingrid Penuela</b>	Valencia	CA	91354	United States	2025-07-12
<b>Stephanie Sandoval</b>	Santa Clarita	CA	91350	United States	2025-07-12
<b>Divya Nagendran</b>	Aurora	IL	60505	United States	2025-07-12
<b>Martin Rumpf</b>	Santa Clarita	CA	91350	United States	2025-07-12
<b>brian girard</b>	Ventura	CA	93004	United States	2025-07-12
<b>Exequiel Borla</b>	Los Angeles	CA	90027	United States	2025-07-12
<b>Victor Rodriguez</b>	Los Angeles	CA	90004	United States	2025-07-13
<b>Ryan Ash</b>	Panorama City	CA	91402	United States	2025-07-13
<b>kit holmes</b>	Valencia	CA	91355	United States	2025-07-13
<b>Raul Cervantes</b>	Reseda	CA	91335	United States	2025-07-13
<b>Jeff Ford</b>	Valencia	CA	91355	United States	2025-07-13

<b>Jamie Dufault</b>	Los Angeles	CA	90006	United States	2025-07-13
<b>Janet Kubler</b>	Valencia	CA	91355	United States	2025-07-13
<b>Lynne Plambeck</b>	Newhall	CA	91321	United States	2025-07-13
<b>Christopher Tobin</b>	Stevenson Ranch	CA	91381	United States	2025-07-13
<b>CAROL SAVOIE</b>	Lancaster	CA	93534	United States	2025-07-14
<b>Jocelyn Gutierrez</b>	Palmdale	CA	93552	United States	2025-07-14
<b>Stephanie Correnti</b>	Valencia	CA	91355	United States	2025-07-14
<b>Francisco orellana</b>	Palmdale	CA	93552	United States	2025-07-14
<b>Natalie Njoku</b>	Stevenson Ranch	CA	913881	United States	2025-07-14
<b>Michele Maraganis</b>	Canyon Country	CA	91387	United States	2025-07-14
<b>Dejah Williams</b>	Abilene	TX	79601	United States	2025-07-14
<b>Laura Storler</b>	Valencia	CA	91355	United States	2025-07-14
<b>Deborah Karloff</b>	Valencia	CA	9121	United States	2025-07-14
<b>David Warren</b>	Anaheim	CA	92804	United States	2025-07-15
<b>Wendy-Sue Rosen</b>	Los Angeles	CA	90049	United States	2025-07-15
<b>Bellanira Tigulla</b>	Pasadena	CA	91104	United States	2025-07-15
<b>Brandon Hufford</b>	Applecreek	OH	44606	United States	2025-07-15
<b>Elin Schwartz</b>	Los Angeles	CA	90049	United States	2025-07-15
<b>Michael Ramos</b>	Santa Clarita	CA	91350	United States	2025-07-15
<b>Cynthia Harris</b>	Ventura	CA	93001	United States	2025-07-15
<b>Scott Young</b>	Ashburn	VA	20149	United States	2025-07-16
<b>Barbara Kohn</b>	Los Angeles	CA	90272	United States	2025-07-16
<b>Deborah Shishko</b>	Los Angeles	CA	90272	United States	2025-07-16
<b>Cathleen McKeen Hargis</b>	Granada Hills	CA	91344	United States	2025-07-16
<b>Shelby La Rue</b>	Canyon Country	CA	91387	United States	2025-07-16
<b>rosemary torossian</b>	Sherman Oaks	CA	91423	United States	2025-07-16
<b>Thomas Brennan</b>	Santa Clarita	CA	91350	United States	2025-07-17
<b>Vicki Peterson</b>	Los Angeles	CA	90060	United States	2025-07-17
<b>Roya Ziba</b>	Los Angeles	CA	90060	United States	2025-07-17
<b>Hoss Yekband</b>	Los Angeles	CA	90064	United States	2025-07-17
<b>Christiano ware</b>	Qaurtz Hill	CA	93536	United States	2025-07-17
<b>Lisa Hammermeister</b>	Granada Hills	CA	91344	United States	2025-07-18

<b>Dan De Yo</b>	Yorba Linda	CA	92886	United States	2025-07-18
<b>Eileen Daniels</b>	Canyon Country	CA	91387	United States	2025-07-19
<b>Susan Stone</b>	Stevenson Ranch	CA	91381	United States	2025-07-19
<b>Emily Gin</b>	Tujunga	CA	91043	United States	2025-07-19
<b>Michele Figg</b>	Santa Clarita	CA	91355	United States	2025-07-19
<b>Chris Wiley</b>	Stevenson Ranch	CA	91381	United States	2025-07-20
<b>Nicole Gondeck</b>	Camarillo	CA	93010	United States	2025-07-20
<b>Karen Wyatt</b>	Stevenson Rsnch	CA	91381	United States	2025-07-20
<b>Amal Baggar</b>	Los Angeles	CA	91381	United States	2025-07-20
<b>Carole Lutness</b>	Valencia	CA	91355	United States	2025-07-20
<b>Dena Bogrow</b>	Santa Clarita	CA	91354	United States	2025-07-20
<b>Al Latten</b>	Sylmar,	CA	91392	United States	2025-07-20
<b>Cher Gilmore</b>	Santa Clarita	CA	91321	United States	2025-07-20
<b>Michele Crook</b>	Santa Clarita	CA	91350	United States	2025-07-20
<b>Gina Murphy</b>	Valencia	CA	91355	United States	2025-07-20
<b>george castillo</b>	Los Angeles	CA	90011	United States	2025-07-20
<b>Jamie Bernards</b>	Valencia	CA	91355	United States	2025-07-20
<b>Sabriga Turgon</b>	Ojai	CA	93023	United States	2025-07-20
<b>Rene Lopez</b>	Van Nuys	CA	91405	United States	2025-07-20
<b>Phyllis Montello</b>	Stevenson Ranch	CA	91381	United States	2025-07-20
<b>Rev Jo Green</b>	Palmdale	CA	93550	United States	2025-07-20
<b>Tom Davis</b>	Bakersfield	CA	93308	United States	2025-07-20
<b>Madeleine Clair</b>	Santa Clarita	CA	91350	United States	2025-07-20
<b>Ji Kim</b>	Stevenson Ranch	CA	91381	United States	2025-07-20
<b>Howard Friedman</b>	Castaic	CA	91384	United States	2025-07-21
<b>Courtney Crook</b>	Van Nuys	CA	91406	United States	2025-07-21
<b>Shay Friedmqn</b>	Castaic	CA	91384	United States	2025-07-21
<b>Emily Louise Klatt</b>	Palmdale	CA	93550	United States	2025-07-21
<b>Andrew Lorenzana</b>	Stevenson Ranch	CA	91381-2218	United States	2025-07-21
<b>Armenuhi Lorenzana</b>	Santa Ana	CA	92704	United States	2025-07-21
<b>Vincent Lorenzana</b>	Santa Clarita	CA	91350	United States	2025-07-21
<b>michael hong</b>	Corona	CA	92882	United States	2025-07-21

<b>Arjun Sundaravadivelan</b>	Stevenson Ranch	CA	92806	United States	2025-07-21
<b>Charles O'Connell</b>	Stevenson Ranch	CA	91381	United States	2025-07-21
<b>Andrea Slominski</b>	Santa Clarita	CA	91350	United States	2025-07-21
<b>Gina Thornburg</b>	Woodland Hills	CA	91367	United States	2025-07-21
<b>Linda Bousquet</b>	Stevenson Ranch	CA	91381	United States	2025-07-21
<b>Kim James</b>	Santa Clarita	CA	91350	United States	2025-07-21
<b>Karin Kelly</b>	Valencia	CA	91355	United States	2025-07-21
<b>Jennie Nordhagen</b>	Castaic	CA	91384	United States	2025-07-21
<b>Aurial Granger</b>	Canyon Country	CA	91387	United States	2025-07-21
<b>Zeke Quinonez</b>	Santa Clarita	CA	91355	United States	2025-07-21
<b>Miriam Korn</b>	Valencia	CA	91354	United States	2025-07-21
<b>Luis Via</b>	Van Nuys	CA	91406	United States	2025-07-21
<b>Joanne Kuebker</b>	North Wales	PA	19454	United States	2025-07-21
<b>Mark Hartzell</b>	Valencia	CA	91354	United States	2025-07-21
<b>Patty Glueck</b>		CA	91326	United States	2025-07-21
<b>Ingrid Van Dorn</b>	San Jose	CA	95141	United States	2025-07-21
<b>Tina Janzen</b>	Santa Clarita	CA	91350	United States	2025-07-21
<b>Rene Renard</b>	San Carlos	CA	94070	United States	2025-07-21
<b>Nadine Garcia</b>	Los Angeles	CA	91321	United States	2025-07-21
<b>Jackie Justus</b>	Valencia	CA	91355	United States	2025-07-21
<b>Courtney Gelfond</b>	Los Angeles	CA	91381	United States	2025-07-21
<b>Maya Loch</b>	Valencia	CA	91355	United States	2025-07-21
<b>Nancy Hersage</b>	Valencia	CA	91355	United States	2025-07-21
<b>Brian Martin</b>	Valencia	CA	91355	United States	2025-07-21
<b>Malcolm Blue</b>	Valencia	CA	91355	United States	2025-07-21
<b>Kathryn Marshall</b>	Ocklawaha	FL	32179	United States	2025-07-21
<b>Conner Everts</b>	Santa Monica	CA	90495	United States	2025-07-21
<b>Robyne Redwater</b>	Ventura	CA	93003	United States	2025-07-21
<b>Ellen Weber</b>	Los Angeles	CA	91325	United States	2025-07-21
<b>Roya Andrews</b>	Lancaster	CA	93584	United States	2025-07-21
<b>Gary Lasky</b>	Albuquerque	NM	87106	United States	2025-07-21
<b>Susan Gates</b>	Santa Clarita	CA	91321	United States	2025-07-21

<b>Danielle True</b>	Santa Clarita	CA	91387	United States	2025-07-21
<b>joanne. leone</b>	Santa Clarita	CA	91350	United States	2025-07-21
<b>Cheryl Austel</b>	Santa Clarita	CA	91321	United States	2025-07-21
<b>Cecilia Cordova</b>	Los Angeles	CA	91342	United States	2025-07-21
<b>Tommy Hernandez</b>	Castaic	CA	91384	United States	2025-07-21
<b>Sylvia Chlebek</b>	Valencia	CA	91354	United States	2025-07-21
<b>Lee Ann Schertz</b>	Santa Clarita	CA	91354	United States	2025-07-21
<b>Rebecca Dinson</b>	Valencia	CA	91355	United States	2025-07-21
<b>Amy Guerra</b>	Valencia	CA	91355	United States	2025-07-21
<b>Barbara Creme</b>	Stevenson Ranch	CA	91381	United States	2025-07-21
<b>Debra Gomes</b>	Pacoima	CA	91331	United States	2025-07-21
<b>Marcella Jones</b>	Newhall	CA	91321	United States	2025-07-21
<b>Christina Forno</b>	Valencia	CA	91355	United States	2025-07-21
<b>John Martin</b>	Valencia	CA	91355	United States	2025-07-21
<b>Elizabeth De La Cerda</b>	Santa Clarita	CA	91351	United States	2025-07-21
<b>Michelle Dawdy</b>	Santa Clarita	CA	91390	United States	2025-07-21
<b>Cathy Harrison</b>	Santa Clarita	CA	91350	United States	2025-07-21
<b>Robin Williams</b>	Valencia	CA	91355	United States	2025-07-21
<b>Andrea Cornea</b>	Valencia	CA	91355	United States	2025-07-21
<b>Kym Johnson</b>	Canyon Country	CA	91387	United States	2025-07-21
<b>Susan DeWinter</b>	Santa Clarita	CA	91321	United States	2025-07-21
<b>Robyn Gonzalez</b>	Pacoima	CA	91331	United States	2025-07-21
<b>Libny Granados</b>	Los Angeles	CA	90018	United States	2025-07-21
<b>Alan Perkinson</b>	Denver	NC	28037	United States	2025-07-21
<b>Eve Brown</b>	Canyon County	CA	91331	United States	2025-07-21
<b>Elliot Bronwein</b>	Canyon Country	CA	91387	United States	2025-07-21
<b>Robin Baerg Baerg</b>	Santa Clarita	CA	91387	United States	2025-07-21
<b>Mike Singletary</b>	Castaic	CA	91384	United States	2025-07-21
<b>Helene McElmurray</b>	Canyon Country	CA	91387	United States	2025-07-21
<b>Sean Quinn</b>	Honolulu	HI	96808	United States	2025-07-21
<b>Carmen Jimenez</b>	Canyon Country	CA	91351	United States	2025-07-21
<b>G Maki</b>	Van Nuys	CA	91401	United States	2025-07-21

<b>Suzanne Perez</b>	Canyon Country	CA	91387	United States	2025-07-22
<b>Jeannette Ibarra</b>	Santa Clarita	CA	91351	United States	2025-07-22
<b>Vail Denise</b>	Panorama City	CA	91402	United States	2025-07-22
<b>MaryAnne Hippert</b>	Valencia	CA	91355	United States	2025-07-22
<b>Maxine Macha</b>	Cocoa	FL	32927	United States	2025-07-22
<b>Catherine Windes</b>	Santa Clarita	CA	91390	United States	2025-07-22
<b>Robyn Mize</b>	Pacoima	CA	91331	United States	2025-07-22
<b>Jennifer Linares</b>	Valencia	CA	91355	United States	2025-07-22
<b>Nav Tombros</b>	Santa Clarita	CA	91355	United States	2025-07-22
<b>BRUCE CAMPBELL</b>	Los Angeles	CA	90034	United States	2025-07-22
<b>Debbie Wise</b>	Los Angeles	CA	90020	United States	2025-07-22
<b>Amy Arndt</b>	Henderson	NV	89044	United States	2025-07-22
<b>Glenda Nowakowski</b>	Los Angeles	CA	90037	United States	2025-07-22
<b>Gabriella Garzon</b>	saugus	CA	91350	United States	2025-07-22
<b>Sarah Parsons</b>	Valencia	CA	91354	United States	2025-07-22
<b>Corissa Garcia</b>	Valencia	CA	91354	United States	2025-07-22
<b>Ida Shaughnessy</b>	Santa Clarita	CA	91350	United States	2025-07-22
<b>Theresa Brady</b>	Topanga	CA	90290	United States	2025-07-22
<b>Riley Runyon</b>	Newhall	CA	91321	United States	2025-07-22
<b>Carmel Rivera</b>	Stevenson Ranch	CA	91381	United States	2025-07-22
<b>Madison Maginn</b>	Valencia	CA	91355	United States	2025-07-22
<b>Esmeralda Magana</b>	Garden Grove	CA	92841	United States	2025-07-22
<b>David Stein</b>	Los Angeles	CA	91381	United States	2025-07-22
<b>Heather Enzen</b>	Los Angeles	CA	91350	United States	2025-07-22
<b>Linda barrios</b>	Newhall	CA	91321	United States	2025-07-22
<b>Sarah Bracken</b>	Santa Clarita	CA	91390	United States	2025-07-22
<b>Diana Vera</b>	Canyon Country	CA	91351	United States	2025-07-22
<b>Bart Joseph</b>	Canyon Country	CA	91387	United States	2025-07-22
<b>Melissa Power</b>	Santa Clarita	CA	91355	United States	2025-07-22
<b>Maria Guerra</b>	Valencia	CA	91355	United States	2025-07-22
<b>Renee Branch</b>	Santa Clarita	CA	91321	United States	2025-07-22
<b>Janine Regoli</b>	Los Angeles	CA	90017	United States	2025-07-22

<b>Maria Zepeda</b>	Santa Clarita	CA	91387	United States	2025-07-22
<b>Liz Fuentes</b>	Van Nuys	CA	91405	United States	2025-07-22
<b>Juana Rosas</b>	Valencia	CA	91355	United States	2025-07-22
<b>Kim Bingaman</b>	Santa Clarita	CA	91387	United States	2025-07-22
<b>Margarita Carballo</b>	Santa Clarita	CA	91351	United States	2025-07-22
<b>Flo Stowers</b>	Santa Clarita	CA	91350	United States	2025-07-22
<b>Lorraine Dowden</b>	Valencia	CA	91350	United States	2025-07-22
<b>Marleen Rios</b>	Canyon Country	CA	91351	United States	2025-07-22
<b>Robert Branam</b>	Los Angeles	CA	90046	United States	2025-07-22
<b>Linda Medina</b>	Canyon Country	CA	91351	United States	2025-07-22
<b>Brittany Baldoza</b>	Canyon Country	CA	91387	United States	2025-07-22
<b>Ana Velazquez</b>	Los Angeles	CA	90001	United States	2025-07-22
<b>Beth Nasby</b>	Santa Clarita	CA	91350	United States	2025-07-22
<b>Randy Rodi</b>	Los Angeles	CA	91397	United States	2025-07-22
<b>Edward Fik IV</b>	Orange	CA	92868	United States	2025-07-22
<b>Xochilth Baca</b>	Santa Clarita	CA	91354	United States	2025-07-22
<b>David Stears</b>	Valencia	CA	91355	United States	2025-07-22
<b>Lori Lori Barbour</b>	Saugus	CA	91350	United States	2025-07-22
<b>Emily Ramirez</b>	Santa Clarita	CA	91350	United States	2025-07-22
<b>Stephanie Harriman</b>	Santa Clarita	CA	91321	United States	2025-07-22
<b>Gianna Crimi</b>	Stevenson Ranch	CA	91381	United States	2025-07-22
<b>Sharon Gibbs</b>	Santa Clarita	CA	91350	United States	2025-07-22
<b>Angie Diaz</b>	Castaic	CA	91384	United States	2025-07-22
<b>David Schneider</b>	Canyon Country	CA	91387	United States	2025-07-22
<b>Vicki Howland</b>	Stevenson Ranch	CA	91381	United States	2025-07-22
<b>Christine Fox</b>	Newhall	CA	91321	United States	2025-07-22
<b>Lisa Anderson</b>	Santa Clarita	CA	91350	United States	2025-07-22
<b>Deborah Sison</b>	Canyon Country	CA	91387	United States	2025-07-22
<b>Denelle Harrison</b>	Santa Ana	CA	92704	United States	2025-07-22
<b>Mercedes Shaw</b>	Santa Clarita	CA	91350	United States	2025-07-22
<b>Alaina Kovel</b>	Valencia	CA	91355	United States	2025-07-22
<b>Jennifer Polzin</b>	Santa Clarita	CA	91350	United States	2025-07-22



<b>Carissa Hyde</b>	Panorama City	CA	91402	United States	2025-07-22
<b>Bob Maxwell</b>	Valencia	CA	91355	United States	2025-07-22
<b>Heidi Gutiérrez</b>	Canyon Country	CA	91387	United States	2025-07-22
<b>Kimberly Wickham</b>	Valencia	CA	91354	United States	2025-07-22
<b>Morgan Griffin</b>	Los Angeles	CA	90043	United States	2025-07-22
<b>Helen Parrino</b>	Santa Clarita	CA	91350	United States	2025-07-22
<b>Julissa Garcia</b>	Newhall	CA	91321	United States	2025-07-22
<b>Kim Vradenburg</b>	Santa Clarita	CA	91350	United States	2025-07-22
<b>Janet Jones</b>	Stevenson Ranch	CA	91381	United States	2025-07-22
<b>Patricia Fisherson</b>	Canyon Country	CA	91351	United States	2025-07-22
<b>Michelle Reina</b>	Pacoima	CA	91390	United States	2025-07-22
<b>Carla Salamat</b>	Phoenix	AZ	85031	United States	2025-07-22
<b>Terri W</b>	Saugus	CA	91350	United States	2025-07-22
<b>Elizabeth Avetisian</b>	Canyon Country	CA	91387	United States	2025-07-22
<b>Glenn Tannenbaum</b>	Valencia	CA	91355	United States	2025-07-22
<b>Rani Irvine</b>	Pacoima	CA	91331	United States	2025-07-22
<b>BLISS SCHER</b>	Santa Clarita	CA	91354	United States	2025-07-22
<b>Jennifer Hales</b>	Valencia	CA	91354	United States	2025-07-22
<b>Linda Ronchetto</b>	Valencia	CA	91354	United States	2025-07-22
<b>Daryn Birken</b>	Canyon Country	CA	91387	United States	2025-07-22
<b>James Jacobi</b>	Panorama City	CA	91402	United States	2025-07-22
<b>Nancy May</b>	Canyon Country	CA	91351	United States	2025-07-22
<b>Katy shaw</b>	Los Angeles	CA	90061	United States	2025-07-22
<b>Greg Aliano</b>	Los Angeles	CA	91355	United States	2025-07-22
<b>Corinne Prior</b>	Valencia	CA	91355	United States	2025-07-22
<b>Cynthia C</b>	Los Angeles	CA	90044	United States	2025-07-22
<b>Colleen Littlefield Littlefie</b>	Valencia	CA	91354	United States	2025-07-22
<b>Denise Linquist</b>	Valencia	CA	91355	United States	2025-07-22
<b>Hanna Belyea</b>	Canyon Country	CA	91387	United States	2025-07-22
<b>Barbara Goff</b>	Canyon Country	CA	91387	United States	2025-07-22
<b>STEPHANIE BANKE</b>	Valencia	CA	91355	United States	2025-07-22
<b>Jonathan Luna</b>	Newhall	CA	91321	United States	2025-07-22

<b>Todd Crimi</b>	Stevenson Ranch	CA	91381	United States	2025-07-22
<b>EDWARD MCKARGE</b>	Canyon Country	CA	91387	United States	2025-07-22
<b>Kimberly Goff</b>	Canyon Country	CA	91387	United States	2025-07-22
<b>Isabella Estrada</b>	Santa Clarita	CA	91351	United States	2025-07-22
<b>Kiara Rea</b>	Los Angeles	CA	90001	United States	2025-07-22
<b>Carole Woodring</b>	Canyon Country	CA	91351	United States	2025-07-22
<b>Allie Rodriguez</b>	Santa Clarita	CA	91350	United States	2025-07-22
<b>Tracy Passerelle</b>	Canyon Country	CA	91351	United States	2025-07-22
<b>Michael Wheaton</b>	Santa Clarita	CA	91350	United States	2025-07-22
<b>Angela Lingrosso</b>	Valencia	CA	91354	United States	2025-07-22
<b>Shawn Irvine</b>	Los Angeles	CA	90044	United States	2025-07-22
<b>Michael Anderson</b>	Newhall	CA	91321-2603	United States	2025-07-22
<b>Morgan Fung</b>	Canyon Country	CA	91387	United States	2025-07-22
<b>Nan Yun</b>	Santa Clarita	CA	91350	United States	2025-07-23
<b>Chris Sandoval</b>	Santa Clarita	CA	91387	United States	2025-07-23
<b>Malissa Janes</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Caramia Borner</b>	Grovetown	GA	30813	United States	2025-07-23
<b>Karen Frattali</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Patsy Clevenger-Terry</b>	Los Angeles	CA	90044	United States	2025-07-23
<b>Lisa Desouza</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Elizabeth Nunez</b>	Santa Clarita	CA	91321	United States	2025-07-23
<b>Karen Switaj</b>	Santa Clarita	CA	91390	United States	2025-07-23
<b>Arnel Adordionicii</b>	Valencia	CA	91355	United States	2025-07-23
<b>Anthony Brown</b>	Valencia	CA	91355	United States	2025-07-23
<b>Nat Heff</b>	Valencia	CA	91354	United States	2025-07-23
<b>marquitta Garcia</b>	Canyon Country	CA	91351	United States	2025-07-23
<b>Audrey Obrien</b>	Valencia	CA	91355	United States	2025-07-23
<b>Alan Nichols</b>	Santa Clarita	CA	91350	United States	2025-07-23
<b>christy cannon</b>	Valencia	CA	91355	United States	2025-07-23
<b>Terre Wertz</b>	Stevenson Ranch	CA	91381	United States	2025-07-23
<b>Susan Norwalk</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Christopher DeGuzman</b>	Santa Clarita	CA	91321	United States	2025-07-23

<b>Christina Fiorella</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Eunice Fal</b>	Santa clarita CA	CA	91387	United States	2025-07-23
<b>Tina White</b>	Santa Clarita	CA	91351	United States	2025-07-23
<b>Maria Kottis</b>	Panorama City	CA	91402	United States	2025-07-23
<b>Sally Ives</b>	Agua Dulce	CA	91390	United States	2025-07-23
<b>Julie Stetz Lutes</b>	Stevenson Ranch	CA	91381	United States	2025-07-23
<b>Kay Waggoner</b>	Canyon Country	CA	91351	United States	2025-07-23
<b>Phoebe Puentes</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Nanette Donnelly</b>	Castaic	CA	91384	United States	2025-07-23
<b>Tiffany Tilson</b>	Stevenson ranch	CA	91381	United States	2025-07-23
<b>Tim Rhatigan</b>	Newhall	CA	91321	United States	2025-07-23
<b>Edward Blankenship</b>	Saugus	CA	91350	United States	2025-07-23
<b>Valerie Andrews</b>	Santa Clarita	CA	91350	United States	2025-07-23
<b>Carolyn Goedike</b>	Santa Clarita	CA	91390	United States	2025-07-23
<b>Lauren piper</b>	Valencia	CA	91354	United States	2025-07-23
<b>Tammy Alvarado</b>	Santa Clarita	CA	91350	United States	2025-07-23
<b>Kendra Anaya</b>	Newhall	CA	91321	United States	2025-07-23
<b>B YOLANDA VILLA-BLACK</b>	Canyon Country	CA	91351	United States	2025-07-23
<b>Sierra Anaya</b>	Newhall	CA	91321	United States	2025-07-23
<b>Heather Turpin</b>	Santa Clarita	CA	91354	United States	2025-07-23
<b>Cherry Jimenez</b>	Newhall	CA	91321	United States	2025-07-23
<b>Janet Rivas</b>	Saugus	CA	91350	United States	2025-07-23
<b>Nancy Orenday</b>	Valencia	CA	91354	United States	2025-07-23
<b>Carmelo Orozco</b>	Pacoima	CA	91331	United States	2025-07-23
<b>Renee Roberts</b>	Santa Clarita	CA	91350	United States	2025-07-23
<b>Nicole Meraz</b>	North Hollywood	CA	91605	United States	2025-07-23
<b>NANCY CEBALLOS</b>	Studio City	CA	91604	United States	2025-07-23
<b>Joseph Jackson</b>	Valencia	CA	91355	United States	2025-07-23
<b>Erica El hilali</b>	Santa Clarita	CA	91355	United States	2025-07-23
<b>Albert Meraz</b>	Santa clarita	CA	91387	United States	2025-07-23
<b>harry kou</b>	Santa Clarita	CA	91390	United States	2025-07-23
<b>Justin Hill</b>	Canyon Country	CA	91387	United States	2025-07-23

<b>Catherine Rice</b>	Valencia	CA	91354	United States	2025-07-23
<b>Mark Link</b>	Valencia	CA	91355	United States	2025-07-23
<b>Sherrie Myles</b>	Panorama City	CA	91402	United States	2025-07-23
<b>RYAN ROEHN</b>	Valencia	CA	91354	United States	2025-07-23
<b>Ian Ellington</b>	Santa Clarita	CA	91354	United States	2025-07-23
<b>Sandra McMurdy</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Kelly Archer</b>	Santa clarita	CA	91390	United States	2025-07-23
<b>Johanna Bulms</b>	Saugus	CA	91390	United States	2025-07-23
<b>Tik Sil</b>	Santa Clarita	CA	91350	United States	2025-07-23
<b>CHELSEA Taylor</b>	Stevenson Ranch	CA	91381	United States	2025-07-23
<b>Pat Sweeney</b>	Laconia	NH	3246	United States	2025-07-23
<b>Brenda Fishler</b>	Santa Clarita	CA	91350	United States	2025-07-23
<b>Adrienne Hass</b>	Los Angeles	CA	90040	United States	2025-07-23
<b>Amanda Lutz</b>	Santa Clarita	CA	91350	United States	2025-07-23
<b>Deborah Lutz</b>	Castaic	CA	91384	United States	2025-07-23
<b>Taylor Leighton</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Mary Mattos</b>	Stevenson Ranch	CA	91381	United States	2025-07-23
<b>Rebecca Henwood</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Deborah Davis</b>	Santa Clarita	CA	91390	United States	2025-07-23
<b>Sara Pina</b>	Canyon Country	CA	91351	United States	2025-07-23
<b>Natalie Nelson</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Esmeralda Suarez</b>	Santa clarita	CA	91350	United States	2025-07-23
<b>Darla Gragas</b>	Santa Clarita	CA	91350	United States	2025-07-23
<b>Jilian Harrison</b>	Castaic	CA	91384	United States	2025-07-23
<b>Becky Metcalf</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Ken Brown</b>	Newhall	CA	91350	United States	2025-07-23
<b>Moore Moraco</b>	Valencia	CA	91355	United States	2025-07-23
<b>Colette Crimi</b>	Lahaina	HI	96761	United States	2025-07-23
<b>Vanessa Butler</b>	Valencia	CA	91355	United States	2025-07-23
<b>Mallory Ginsberg</b>	Acton	CA	93510	United States	2025-07-23
<b>Chandler Patton</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Samantha Lewin</b>	Valencia	CA	91355	United States	2025-07-23

<b>Tanja Brosche</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Mitchell Landau</b>	Newhall	CA	91321	United States	2025-07-23
<b>Steve Dudgeon</b>	Alexandria	VA	22306	United States	2025-07-23
<b>Kristin Macaluso</b>	Valencia	CA	91355	United States	2025-07-23
<b>Marisa Nilchavee</b>	Santa Clarita	CA	91350	United States	2025-07-23
<b>Rosalba Martinez</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Victoria Avina</b>	Newhall	CA	91321	United States	2025-07-23
<b>Steve kassel Kassel</b>	newhall	CA	91321	Portugal	2025-07-23
<b>Stacey Kpachavi</b>	Canyon Country	CA	91351	United States	2025-07-23
<b>Charlotte Free</b>	Santa Clarita	CA	91351	United States	2025-07-23
<b>dinasari atmali</b>	Valencia	CA	91354-1487	United States	2025-07-23
<b>Andrea Mercier</b>	Santa Clarita	CA	91350	United States	2025-07-23
<b>Joseph Matassa</b>	Los Angeles	CA	91350	United States	2025-07-23
<b>Melissa Jordan</b>	Castaic	CA	91384	United States	2025-07-23
<b>Jeff Coneys</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Blanka Clare</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>H F</b>	Acton	CA	95076	United States	2025-07-23
<b>Drb Ortiz</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Cindy Stuart</b>	Canyon Country	CA	91351	United States	2025-07-23
<b>Sue Feldman</b>				Singapore	2025-07-23
<b>Andrew Minet</b>	Valencia	CA	91355	United States	2025-07-23
<b>Gina Morales</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Nancy Traynor</b>	Big Bear Lake	CA	91387	United States	2025-07-23
<b>Andrew DeSantis</b>	Santa Clarita	CA	91350	United States	2025-07-23
<b>Jeremy Redmond</b>	Los Angeles	CA	90002	United States	2025-07-23
<b>Kelly Jo Kado</b>	Newhall	CA	91321	United States	2025-07-23
<b>Estela Moreno-Lee</b>	Sylmar	CA	91342	United States	2025-07-23
<b>Emily Nuss</b>	Santa Clarita	CA	91350	United States	2025-07-23
<b>Shannon Yates Yates</b>	Mission Hills	CA	91345	United States	2025-07-23
<b>Patrick DiMartini</b>	Stevenson Ranch	CA	91381	United States	2025-07-23
<b>Kristin Rowsey</b>	Canyon country	CA	91387	United States	2025-07-23
<b>Nina Weiland</b>	Northridge	CA	91325	United States	2025-07-23

<b>Elizabeth Gallegos</b>	San Fernando	CA	91340	United States	2025-07-23
<b>Jennifer Weber</b>	Santa Clarita	CA	91321	United States	2025-07-23
<b>Monica Casillas</b>	Sylmar	CA	91342	United States	2025-07-23
<b>Gloria Hoyos</b>	Orange	CA	91381	United States	2025-07-23
<b>Louis Gallegos</b>	Van Nuys	CA	91405	United States	2025-07-23
<b>Stephanie Uribe</b>	Valencia	CA	91381	United States	2025-07-23
<b>Bryan McMahan</b>	Santa Clarita	CA	91390	United States	2025-07-23
<b>Marisol Gonzalez</b>	Los Angeles	CA	93550	United States	2025-07-23
<b>Ruby Avianeda</b>	North Hollywood	CA	91605	United States	2025-07-23
<b>Josefina Gallo-Aguilar</b>	Panorama City	CA	91402	United States	2025-07-23
<b>Maricela Robles-Bray</b>	Santa Clarita	CA	91350	United States	2025-07-23
<b>Elena Bocanegra</b>	Santa Clarita	CA	91355	United States	2025-07-23
<b>MICHAEL ROBISON</b>	Canyon Country	CA	91351	United States	2025-07-23
<b>Tanya Corkle</b>	Santa Clarita	CA	91387	United States	2025-07-23
<b>Claudia Alvarez</b>	Van Nuys	CA	91405	United States	2025-07-23
<b>Diana Chauncey</b>	Stevenson Ranch	CA	91381	United States	2025-07-23
<b>Antonio Aguilar</b>	Mission Hills	CA	91345	United States	2025-07-23
<b>Pankaj Sachdeva</b>	Santa Clarita	CA	91355	United States	2025-07-23
<b>Chantelle Moran</b>	North Hollywood	CA	91605	United States	2025-07-23
<b>Jaclyn Hollinger</b>	Stevenson Ranch	CA	91381	United States	2025-07-23
<b>Paige Piper</b>	Valencia	CA	91354	United States	2025-07-23
<b>Francis Nolan</b>	Granada Hills	CA	91344	United States	2025-07-23
<b>Christie coopersmith</b>	Santa Clarita	CA	91350	United States	2025-07-23
<b>M Cortez</b>	Sylmar	CA	91342	United States	2025-07-23
<b>Denise Ballard</b>	Saugus	CA	91350	United States	2025-07-23
<b>Eugenia Weston</b>	Valencia	CA	91355	United States	2025-07-23
<b>Jennifer doran</b>	Chatsworth	CA	91311	United States	2025-07-23
<b>Barbra Garcia</b>	Valencia	CA	91354	United States	2025-07-23
<b>Crystal Lombardi</b>	Anaheim	CA	92801	United States	2025-07-23
<b>Nicole Hartman</b>	Los Angeles	CA	91354	United States	2025-07-23
<b>Karalyn Karna</b>	Santa Clarita	CA	91350	United States	2025-07-23
<b>Gino Rizzi</b>	Stevensons Ranch	CA	91381	United States	2025-07-23

<b>Carole Thompson</b>	Santa Clarita	CA	91355	United States	2025-07-23
<b>Wendy Pedlow</b>	Los Angeles	CA	91381	United States	2025-07-23
<b>Chris Brewer</b>	Valencia	CA	91354	United States	2025-07-23
<b>Colleen Frandsen</b>	Palmdale	CA	93550	United States	2025-07-23
<b>Amber Dolle</b>	Canyon Country	CA	91387	United States	2025-07-23
<b>Jennifer Salinas</b>	Los Angeles	CA	91387	United States	2025-07-23
<b>Tara Moore</b>	Castaic	CA	91384	United States	2025-07-23
<b>April Cornejo</b>	Santa Clarita	CA	91387	United States	2025-07-23
<b>Danny Markovich</b>	Santa Clarita	CA	91351	United States	2025-07-23
<b>Bogda Gruber</b>	Los Angeles	CA	90057	United States	2025-07-23
<b>Annaliza Crawford</b>	Valencia	CA	91354	United States	2025-07-23
<b>Amanda Moulton</b>	Castaic	CA	91384	United States	2025-07-23
<b>Jason Strahs</b>	Van Nuys	CA	91351	United States	2025-07-23
<b>Mindi Anderson</b>	North Hollywood	CA	91605	United States	2025-07-23
<b>Lori Barnes</b>	Stevenson Ranch	CA	91381	United States	2025-07-23
<b>melody butters</b>	Montclair	CA	91763	United States	2025-07-23
<b>Jill Mason</b>	Los Angeles	CA	90060	United States	2025-07-23
<b>Jessica Lynn</b>	Valencia	CA	91354	United States	2025-07-23
<b>Karri Ashley</b>	Newhall	CA	91321	United States	2025-07-23
<b>Kimberly Cavallo</b>	Valencia	CA	91354	United States	2025-07-23
<b>Angela Bedell</b>	Canyon Country	CA	91351	United States	2025-07-23
<b>William Davis</b>	Calabasas	CA	91302	United States	2025-07-23
<b>Robert Carrubba</b>	Van Nuys	CA	91405	United States	2025-07-23
<b>Arnold Sanchez</b>	Northridge	CA	91325	United States	2025-07-23
<b>Linda Ellis</b>	Canyon Country	CA	91351	United States	2025-07-24
<b>Sandra Baker</b>	Stevenson Ranch	CA	91381	United States	2025-07-24
<b>Kevin Card</b>	Santa Clarita	CA	91390	United States	2025-07-24
<b>Michelle Mercurio</b>	Castaic	CA	91384	United States	2025-07-24
<b>Shawn Bodily</b>	Dallas	TX	75204	United States	2025-07-24
<b>Rena Heino</b>	Canyon Country	CA	91351	United States	2025-07-24
<b>JESSICA MCINTIRE</b>	Santa Clarita	CA	91390	United States	2025-07-24
<b>Jamie Pheav</b>	Santa Clarita	CA	91350	United States	2025-07-24



<b>Sunny Sehmbe</b>	Los Angeles	CA	90006	United States	2025-07-24
<b>Tamarah Tidwell</b>	Canyon Country	CA	91387	United States	2025-07-24
<b>Melissa Soltero</b>	Long Beach	CA	90801	United States	2025-07-24
<b>Brandee Manos</b>	San Bernardino	CA	92410	United States	2025-07-24
<b>Erma Larson</b>	Santa Clarita	CA	91321	United States	2025-07-24
<b>Candice Yeager</b>	Sanger	CA	93657	United States	2025-07-24
<b>Jennifer Lord</b>	Van Nuys	CA	91405	United States	2025-07-24
<b>Cheryl Redmond</b>	Santa Clarita	CA	91390	United States	2025-07-24
<b>George Magana</b>	North Hollywood	CA	91605	United States	2025-07-24
<b>Ricardo Gonzalez</b>	Santa Clarita	CA	91381	United States	2025-07-24
<b>Allan Beisser</b>	Fresno	CA	93726	United States	2025-07-24
<b>Diane Stacy</b>	North Hollywood	CA	91605	United States	2025-07-24
<b>Miya McDow</b>	Valencia	CA	91354	United States	2025-07-24
<b>Irma Ibarra</b>	Van Nuys	CA	91405	United States	2025-07-24
<b>Amy Granados</b>	Santa Clarita	CA	91350	United States	2025-07-24
<b>Tara Iarusso</b>	Santa Clarita	CA	33138	United States	2025-07-24
<b>Christina Warren</b>	Valencia	CA	91355	United States	2025-07-24
<b>Caitlyn Gleckman</b>	Los Angeles	CA	90060	United States	2025-07-24
<b>Mags Kelly</b>	Valencia	CA	91354	United States	2025-07-24
<b>Cindi McDonald</b>	Valencia	CA	91355	United States	2025-07-24
<b>cathy cerda</b>	Valencia	CA	91355	United States	2025-07-24
<b>Mary Fonnegra</b>	Santa Clarita	CA	91350	United States	2025-07-24
<b>Sonia Morreale</b>	Canyon Country	CA	91387	United States	2025-07-24
<b>Bonnie Randall</b>	Los Angeles	CA	90034	United States	2025-07-24
<b>Shannon Sommer</b>	Canyon Country	CA	91387	United States	2025-07-24
<b>Carla Cervantes</b>	Valencia	CA	91767	United States	2025-07-24
<b>Shilpa Yeole</b>	Canyon Country	CA	91387	United States	2025-07-24
<b>Emily Moffat</b>	Newhall	CA	91321	United States	2025-07-24
<b>KERRY CARLSON</b>	Canyon Country	CA	91387	United States	2025-07-24
<b>Monica charles</b>	Castaic	CA	91384	United States	2025-07-24
<b>Stephen Smith</b>	Castaic	CA	91384	United States	2025-07-24
<b>Jean Stains</b>	Saugus	CA	91350	United States	2025-07-24

<b>Nicole Scalercio</b>	Waterford	CT	6385	United States	2025-07-24
<b>Sal Garcia</b>	Newhall	CA	91321	United States	2025-07-24
<b>Gary Bussjaeger</b>	Anaheim	CA	92801	United States	2025-07-24
<b>Christle Gonzalez</b>	North Hollywood	CA	91381	United States	2025-07-24
<b>Thi Nguyen</b>	Valencia	CA	91382	United States	2025-07-25
<b>Brandi Harris</b>	Saugus	CA	91350	United States	2025-07-25
<b>Christine McNamee</b>	Oak Park	CA	91377	United States	2025-07-25
<b>Krista Silver</b>	Valencia	CA	91355	United States	2025-07-25
<b>jim ciccarelli</b>	Ojai	CA	93023	United States	2025-07-25
<b>Nicole Lewis</b>	Santa Clarita	CA	91350	United States	2025-07-25
<b>Jon Sperber</b>	Los Angeles	CA	90060	United States	2025-07-25
<b>Valerie Stern</b>	Los Angeles	CA	90036	United States	2025-07-25
<b>Thomas Brown</b>	Big Bear	CA	92314	United States	2025-07-25
<b>Jennifer Brown</b>	Stevenson Ranch	CA	91381	United States	2025-07-25
<b>Ashley Funicello</b>	Castaic	CA	91384	United States	2025-07-25
<b>Rebecca Fillmore</b>	Valencia	CA	91355	United States	2025-07-25
<b>Mary Fancett</b>	Santa Clarita	CA	91355	United States	2025-07-25
<b>Bobbi Constantine</b>	Valencia	CA	91355	United States	2025-07-25
<b>Cindy Hazard</b>	Valencia	CA	91354	United States	2025-07-25
<b>Shana Stage</b>	Valencia	CA	91355	United States	2025-07-25
<b>MARIA LOPEZ</b>	Canyon Country	CA	91351	United States	2025-07-25
<b>Ho Bouha-Mayer</b>	Canyon Country	CA	91387	United States	2025-07-25
<b>Paul Goodwin</b>	Stevenson Ranch	CA	91381	United States	2025-07-25
<b>Diana Rubin</b>	North York		M2N	Canada	2025-07-25
<b>Kimberly Martin-Towell</b>	Wheelersburg	OH	45694	United States	2025-07-25
<b>Nicole Meyer</b>	Tacoma	WA	98406	United States	2025-07-25
<b>Nicole Fischer</b>	Los Angeles	CA	90060	United States	2025-07-25
<b>Nancy Brooks</b>	Newhall	CA	91321	United States	2025-07-25
<b>andy glas</b>	Santa clarita	CA	91350	United States	2025-07-25
<b>Siegrid Thorsted</b>	Newhall	CA	91321	United States	2025-07-25
<b>Julie Schubert</b>	Valencia	CA	91355	United States	2025-07-25
<b>Stephanie Colet</b>	Sherman Oaks	CA	91423	United States	2025-07-25

<b>Rowena LaJoy</b>	Pacoima	CA	91331	United States	2025-07-25
<b>Angela Cortez</b>	Pacoima	CA	91331	United States	2025-07-25
<b>Scott Hudson</b>	Stevenson Ranch	CA	91381	United States	2025-07-25
<b>CINDY STARK</b>	Canyon Country	CA	91351	United States	2025-07-25
<b>donna heese</b>	Valencia	CA	91355	United States	2025-07-25
<b>Thyra Rutter</b>	Castaic	CA	91384	United States	2025-07-25
<b>CHELSEA FIGUEROA</b>	Valencia	CA	91354	United States	2025-07-25
<b>k falconer</b>	Sylmar	CA	91342	United States	2025-07-25
<b>Emilio Santoyo</b>	Santa clarita	CA	91321	United States	2025-07-25
<b>Alyss Sanner</b>	Santa Clarita	CA	91350	United States	2025-07-25
<b>Annette Lucas</b>	Santa Clarita	CA	91321	United States	2025-07-25
<b>Tara Gurney</b>	Castaic	CA	91384	United States	2025-07-25
<b>Helene White</b>	Canyon Country	CA	91387	United States	2025-07-25
<b>Jennifer Troy</b>	Santa Clarita	CA	91321	United States	2025-07-26
<b>Kristin Vick</b>	Tilton	NH	3276	United States	2025-07-26
<b>Becky Tabor</b>	Granada Hills	CA	91344	United States	2025-07-26
<b>Tina Hargett</b>	Valencia	CA	91455	United States	2025-07-26
<b>Michele Kelly</b>	Valencia	CA	91354	United States	2025-07-26
<b>Courtney McCarthy</b>	North Hollywood	CA	91605	United States	2025-07-26
<b>Catherine McCarthy</b>	Stevenson Ranch	CA	91381	United States	2025-07-26
<b>jay b</b>	Porter Ranch	CA	91326	United States	2025-07-26
<b>Anataly Reyes</b>	Santa Clarita	CA	91350	United States	2025-07-26
<b>Loesje Fisher</b>	Valencia	CA	91355	United States	2025-07-26
<b>James Vanyek</b>	Los Angeles	CA	90060	United States	2025-07-26
<b>Shannon Hamilton</b>	Los Angeles	CA	90068	United States	2025-07-26
<b>Elizabeth LeVin</b>	Tustin	CA	92780	United States	2025-07-26
<b>Christine Robinson</b>	Canyon Country	CA	91387	United States	2025-07-26
<b>Lee Jenkinson</b>	Canyon Country	CA	91387	United States	2025-07-27
<b>Cheryl Leoni</b>	Stevenson Ranch	CA	91381	United States	2025-07-27
<b>Jason Sperber</b>	Collierville	TN	38017	United States	2025-07-27
<b>James A Fisher</b>	Santa Clarita	CA	91355	United States	2025-07-27
<b>Randy Martin</b>		CA		United States	2025-07-27

<b>Geoff Pocock</b>	Canyon Country	CA	91387	United States	2025-07-27
<b>Robin Hazard</b>	Los Angeles	CA		Sweden	2025-07-27
<b>Gayle Martin</b>	Valencia	CA	91355	United States	2025-07-27
<b>Marsha Frost</b>	Canyon Country	CA	91350	United States	2025-07-27
<b>Robynn Creitz</b>	Valencia	CA	91355	United States	2025-07-27
<b>Jessica Grosh</b>	Glendale	CA	91205	United States	2025-07-27
<b>Thomas Pavan</b>	Valencia	CA	91354	United States	2025-07-27
<b>Mark Giordani</b>	Los Angeles	CA	91303	United States	2025-07-28
<b>Erik Zadoorian</b>	Glendale	CA	91202	United States	2025-07-28
<b>Timothy Tidoni</b>	Pacoima	CA	91331	United States	2025-07-28
<b>haley soule</b>	Valencia	CA	91354	United States	2025-07-28
<b>Denise Medina</b>	Costa Mesa	CA	92626	United States	2025-07-28
<b>E Erickson</b>	Los Angeles	CA	90060	United States	2025-07-28
<b>Catherine Ingino</b>	Stevenson Ranch	CA	91381	United States	2025-07-28
<b>Brittany Stone</b>	Stevenson Ranch	CA	91381	United States	2025-07-28
<b>Stacey Hudson</b>	Santa Clarita	CA	91350	United States	2025-07-28
<b>Suzie Smith</b>	Valencia	CA	91354	United States	2025-07-28
<b>Susan Cartwright</b>	Thousand oaks	CA	91360	United States	2025-07-28
<b>Lilian Alonzo</b>	Los Angeles	CA	90040	United States	2025-07-28
<b>Susan Consolo</b>	Santa Clarita	CA	91350	United States	2025-07-28
<b>Maylen Wilborn</b>	Phoenix	AZ	85008	United States	2025-07-28
<b>Alison Piper</b>	Bedford	IN	47421	United States	2025-07-28
<b>David Mault</b>	Canyon Country	CA	91387	United States	2025-07-28

**From:** [Karen Fencil](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** Lyons Ranch project  
**Date:** Monday, July 28, 2025 5:25:09 PM

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**CAUTION: External Email. Proceed Responsibly.**

Dear Ms. Aguirre,

LA County needs more housing. That is not controversial. However, to build a large housing project and retirement home in a fire zone is reckless and a potential liability for the County.

Have you ever been in an uncontrolled wildfire?

Do you have any idea how many huge wildfires have swept through this area?

Do you have any idea how close Towsley Canyon is populated areas?

There is only a two-lane road for egress which can quickly get jammed with fleeing residents and will block first responders.

The most deaths in the Palisades/Eaton fires were senior citizens who couldn't escape.

Do the developers know how much SCE is liable for the Eaton Fire? If the County approves this project, the liability will belong to the County and them.

I have been evacuated from wildfires. I am fortunate to not lose family or property but I know from experience how fast fires can erupt and travel. Look to Paradise, Santa Rosa, Pacific Palisades, and the Eaton Fires to see what can happen. Ask their survivors. They will agree that building houses and senior residences in a known wildfire zone is a very BAD idea.

Thank you for your time and attention.

Karen Fencil  
(661) 644-1861

**From:** [armo591@aol.com](mailto:armo591@aol.com)  
**To:** [Erica G. Aguirre](#)  
**Subject:** Fw: Trails at Lyons Canyon Project  
**Date:** Tuesday, July 29, 2025 5:56:52 AM

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**CAUTION: External Email. Proceed Responsibly.**

Dear Ms. Aguirre,

I wanted to add one more comment. In my email I mentioned a fire in 2001. I looked into the year and I believe it was the Sesnon Fire of 2008. The fire came from Porter Ranch. After the fire, I went on a hike in Towsley Canyon led by someone from the Towsley Canyon Nature Center. There was a beautiful flower growing named The Fire Poppy. This poppy only grew after there had been a fire. The ground was ash after the fire had come through Towsley Canyon. Towsley Canyon has burned more than once. This is not a good place to build!

Thank you,  
Ingrid Van Dorn  
25122 Steinbeck Ave Unit E  
Stevenson Ranch , CA

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Monday, July 28, 2025, 9:27 PM, Erica G. Aguirre <[EAguirre@planning.lacounty.gov](mailto:EAguirre@planning.lacounty.gov)> wrote:

Thank you, received.

**ERICA G. AGUIRRE, AICP** (she/her/hers)

**PRINCIPAL PLANNER, Subdivisions**

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**From:** armo591@aol.com <[armo591@aol.com](mailto:armo591@aol.com)>  
**Sent:** Monday, July 28, 2025 6:58 PM  
**To:** Erica G. Aguirre <[EAguirre@planning.lacounty.gov](mailto:EAguirre@planning.lacounty.gov)>  
**Subject:** Trails at Lyons Canyon Project

**CAUTION: External Email. Proceed Responsibly.**

Ms. Aguirre,  
I am writing you because I do not want you to go ahead with project No.

PRJ2021-001195

also known as Trails at Lyons Canyon Project. It is a very dangerous fire prone area to be building

new housing. I have lived in Stevenson Ranch since 1997 and this Newhall Pass is very windy and

we have had numerous fires close by. We are in a severe risk of wildfires area and one came within a mile

of my home in the 2001 fire. I live in a townhouse complex and who knows

if we will even have insurance next year. If we do, it will be extremely expensive. Will they be able to get

insurance in the years to come?

Now, I am a retired Senior, and I can only imagine how frightening and impossible it may be to even

evacuate during a fire. The Trails has a plan for low income senior housing. Will those people have cars

to be able to evacuate? Will they be physically able to evacuate? The Old Road is the only road in that

area.

With climate change, these uncontrollable wind driven fires will become more common. Also, the plan

calls for the destruction off 335 protected trees. Oak trees can help protect against fire!

This project must not be built! It is very dangerous and is putting peoples' lives in danger!

Ingrid Van Dorn

25122 Steinbeck Ave Unit E

Stevenson Ranch, Ca 91381



**From:** [Gina Thornburg](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** TIMELY, by NOON: Substitute this attached letter for the prior Sierra Club one; thank you!  
**Date:** Tuesday, July 29, 2025 12:00:14 PM  
**Attachments:** [Thornburg\\_Gina\\_K\\_July\\_29\\_2025\\_Wildland Urban Wildfire Comm Sierra Club FEIR Lyons.pdf](#)

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**CAUTION: External Email. Proceed Responsibly.**

RE: Trails at Lyons Canyon, Project No. 2021-001195-(5), Vesting Tentative Tract Map No. 83301 (RPPL2021003061), Conditional Use Permit No. RPPL2021003113, Housing Permit No. RPPL2021003105, Oak Tree Permit No. RPPL2021003070, Environmental Assessment No. RPPL2021003071, State Clearinghouse No. 2022060346

Dear Ms. Aguirre:

Please substitute the attached letter for the one I sent last night. This revised letter is the one that the Wildland Urban Wildfire Committee wishes the Regional Planning Commission to read. Thank you in advance.

Attached please find the comment letter from the Wildland Urban Wildfire Committee of the Angeles Chapter of the Sierra Club, of which I am a member.

Thank you for this opportunity to communicate with the Regional Planning Commission.

Sincerely,

Gina

--

Gina K. Thornburg, PhD  
Geographer, Author, Activist

For informational purposes only:  
Homelessness and Housing Policy Analyst  
Co-Chair, Homelessness Action Committee  
League of Women Voters of Greater Los Angeles  
Secretary of the Board, LWVGLA

Board Member  
United Neighborhoods for Los Angeles

Member, Wildland Urban Wildfire Committee  
Angeles Chapter, Sierra Club

Selected publications are available on Academia.edu and Researchgate.net

*Look for beauty everywhere, every day.*

*Resist groupthink.*





## WILDLAND URBAN WILDFIRE COMMITTEE

July 29, 2025

Honorable Commissioners, and  
Ms. Erica G. Aguirre, Principal Planner  
Los Angeles County Dept. of Regional Planning  
320 W. Temple St., 13<sup>th</sup> Floor  
Los Angeles, CA 90012

***Sent via email to: [EAguirre@planning.lacounty.gov](mailto:EAguirre@planning.lacounty.gov)  
Please provide these comments to all commissioners***

Re: Comments on the FEIR, Mitigation Monitoring Plan, Fire Evacuation, etc. for the Trails at Lyons Canyon Project, Project No. 2021-001195-(5), and all associated permits

Honorable Commissioners and Ms. Aguirre:

The Sierra Club Angeles Chapter Wildland Urban Wildfire Committee (Wildfire Committee) was formed to address land-use planning and safety policies related to the increasing intensity and frequency of wildfires in the Wildland-Urban Interface (WUI).<sup>1</sup> Our mission is to assess the risks associated with building in the Very High Fire Hazard Severity Zones (VHFHSZs) in Los Angeles and Orange counties and influence decision-makers to reduce those dangers while protecting the environment and the public through education, organizing, and policy change.

The Project comprises a 233-acre site in the northern foothills of the Santa Susana Mountains in unincorporated Los Angeles County. It is situated west of The Old Road, north of Ed Davis Park in Towsley Canyon Open Space in a Very High Fire Hazard Severity Zone (VHFHSZ), and south of Stevenson Ranch, an existing community of some 7,000 homes.<sup>2</sup>

The site consists of undeveloped hillsides with no paved roads. It is located within the Santa Susana Mountains/Simi Hills Significant Ecological Area (SEA). It is relatively undisturbed for much of the property, with protected species such as the Southern California mountain lion and tree species that qualify as protected under the Los Angeles County SEA Ordinance Implementation Guide and the Los Angeles County Oak Tree ordinance. Three hundred and eighteen of these trees (318) are proposed for removal, along with the destruction of several SEA resource categories, including oak woodland, natural vegetation, and grassland. While replacement trees are proposed as mitigation, this is problematic, particularly given the robust ecosystem services that mature trees provide, including the ability of native species such as the coast live oak to catch and extinguish embers driven by Santa Ana winds.<sup>3</sup> Therefore, the proposed replacement trees are insufficient and cannot match the performance of stands of mature oak trees.

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<sup>1</sup> WUI is defined as areas adjacent to or of transition between wildlands and human development and its associated infrastructure in which severe wildfire hazards are increasingly likely due to flammable native and non-native wildland vegetation, hazardous weather patterns, and steep topography. These areas have been designated as Very High Fire Hazard Severity Zones by Cal Fire.

<sup>2</sup> US Census Bureau

<sup>3</sup> <https://www.latimes.com/lifestyle/newsletter/2025-02-01/what-trees-survived-in-our-terrible-fires-and-why-didnt-they-burn-lat-plants>

These impacts require a CUP, which is a discretionary permit. **We urge the Commission not to grant this CUP unless these impacts can be substantially reduced.**

### Fire History at the Project Site

*“The most effective near-term strategies to lower risk are controlling unwanted human ignitions under high-risk conditions, using fire-resistant building materials and landscaping, and locating development in lower-risk areas.”<sup>4</sup>*  
– National Oceanic and Atmospheric Administration

Consideration of the Trails at Lyons Canyon development (Project) disregards the growing hazard and frequency of massive wildfires in VHFHSZs, as well as urban conflagrations, driven by climate change and the vulnerability of communities in the WUI. Urban conflagrations have recently destroyed whole communities, such as Altadena and Pacific Palisades, when human-built structures in the WUI ignite and high winds drive embers deeper into neighborhoods at a speed that exceeds the capacity of fire-fighting personnel to extinguish<sup>5</sup> the flames. The FEIR takes issue with this comparison, stating that the 50-mph winds in the Newhall Pass area where this project is proposed did not reach the wind speeds driving those fires. We note that a 50-mph wind-driven fire (or even winds of 25 mph to 40 mph) will be just as unstoppable, also make aerial water drops virtually impossible, and spread almost as rapidly requiring quick evacuation times. We note that evacuation times are estimated to take up to 1 hour and 40 minutes.



The history of wildfire at the Project site is described in the DEIR, disclosing that 173 fires have burned within five miles of the site since the late 1890s, while seven have burned on the site, the most recent one being the 2016 wind-driven Sage Fire (pictured above). In the Sage Fire, out of a total of 850.9 burned acres, 216.5 were on the site. The DEIR states that “there will be wildland fires within 5 miles of the Project site on average every year, and at least every 10 years as observed in the fire history record.” These fires, the DEIR acknowledges, are typically driven by Santa Ana winds. The Project site is characterized by “hillside and valley terrain with moderate to steep slopes” (p. 4.20–3), where channeling and funneling of wind can take place.

The recent Eaton and Palisades fires caused property loss estimated to be in excess of \$30 billion, burned 56 square miles, and caused 29 deaths, most of them elderly residents who could not evacuate.<sup>6</sup> Moreover, cardiovascular events may increase in the face of evacuation orders.<sup>7</sup>

<sup>4</sup> “The weather and climate influences on the January 2025 fires around Los Angeles,” by Rebecca Lindsey, reviewed by Tim Brown, John Abatzoglou, Daniel Swain, Gavin Madakumbura, Alex Hall, and Theo Keeping. Published February 19, 2025. Accessed at <https://www.climate.gov/news-features/event-tracker/weather-and-climate-influences-january-2025-fires-around-los-angeles>

<sup>5</sup> <https://www.npr.org/2025/01/13/nx-s1-5254083/insights-from-an-expert-on-large-urban-fires-and-how-to-prevent-them>

<sup>6</sup> <https://www.washingtonpost.com/weather/2025/02/09/la-fire-victims-california-palisades-altadena/>

<sup>7</sup> <https://www.sciencedirect.com/science/article/pii/S0143622823001649?via%3Dihub>

### **Inadequate Fire Mitigation**

We continue to assert that the danger of wildfire to future residents, especially senior citizens, is a significant impact of this project. While we appreciate the developer's commitment to comply with state law, building codes, and county ordinances for projects in VHFHSZs, we note that even current building codes for fire hardening will not protect homes in the wind-driven fire to which they are likely to be exposed in this location.

- Urban conflagrations and radiated heat: In densely built areas, strong winds can turn burning homes into heat sources that ignite neighboring structures, even those equipped with fire-resistant materials like cement siding and tempered glass.
- Rapid fire spread and overwhelmed defenses: Hurricane-force winds, as experienced in the recent Los Angeles wildfires, can push fires and embers at speeds that overcome the capacity of even hardened homes to resist ignition.
- Gaps in defensible space: Even with home hardening, neglecting defensible space, or the buffer area around the home where flammable vegetation is removed, can provide pathways for embers or flames to reach the structure, especially during intense winds.
- When a domino effect occurs: High-density housing combined with extreme burning conditions and strong winds can create a scenario where fire spreads rapidly from building to building in a domino effect, making it difficult to defend structures, regardless of hardening efforts.
- Direct flame impingement exceeding design limits: While fire hardening makes homes more resistant, it does not make them fireproof. Under prolonged and direct impingement from intense flames, the heat can overwhelm even resistant materials, causing ignition or structural failure.
- While home hardening can significantly improve a home's chances of surviving a wildfire, it does not guarantee complete protection from destruction, especially in extreme wildfire conditions. Home hardening involves making a structure more resistant to embers, radiant heat, and direct flame contact, but it is not a foolproof solution. **The best solution is not to build in a VHFHSZ.**<sup>8 9</sup>

### **Inadequate Evacuation Plan**

The Trails at Lyons Canyon Project proposes that 10% of the new units will be deed-restricted rental apartments for very-low-income senior citizens (see page 3-10 in the DEIR) located in a four-story building. Senior citizens, particularly low-income seniors, experience increased vulnerability to hazards.<sup>10</sup> Not only do they often have physical or medical impediments to swift evacuation but also they may not have enough money to afford to evacuate.

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<sup>8</sup><https://www.latimes.com/environment/story/2025-01-17/lessons-from-the-burn-zone-why-some-homes-survived-the-l-a-wildfires#:~:text=They%20all%20look%20the%20same,got%20protected%20is%20beyond%20me.%E2%80%9D>

Please note that many hardened homes burned anyway. Also see

<sup>9</sup> <https://www.kqed.org/science/1943266/one-potential-solution-to-fires-in-the-wilderness-dont-build-there>

<sup>10</sup> Adams, R. M., Evans, C. M., Mathews, M. C., Wolkin, A., & Peek, L. (2020). Mortality From Forces of Nature Among Older Adults by Race/Ethnicity and Gender. *Journal of Applied Gerontology*, 40(11), 1517-1526.

<https://doi.org/10.1177/0733464820954676>; Mileti, Dennis S. (2004). *Disasters by Design: A Reassessment of Natural Hazards in the United States*. Washington, DC: Joseph Henry Press.

The Evacuation Plan does not discuss how these seniors would be safely evacuated from upper floors in the event of a power shut-off or leave the area if they do not have cars. It provides only standard agency literature, stating instead that a future homeowners association will be responsible for the development of an evacuation plan. This does not meet recent state law requiring the development of a detailed plan. Seniors deserve affordable housing in a place that is safe for them to live, not in a VHFHSZ.

### **The Availability of Federal Resources and Cooperation Is Uncertain**

The DEIR, on pages 4.20-5 and -6 presumes that federal-level fire plans and programs, and coordination with state and local authorities, will continue. For example, the Department of the Interior's National Fire Plan, the Rural Fire Assistance program, and the Federal Wildland Fire Management Policy have been important regulatory frameworks or guidelines for California. Moreover, access to FEMA funds, programs, and personnel have been critical to helping California households and fire victims on their paths to recovery. However, given the current political climate in Washington, DC, it is uncertain whether California can count on the assistance of any kind from the federal government.<sup>11</sup> **Therefore, we believe that the Project's environmental impacts should be reanalyzed using the presumption that no help is coming from the federal government or agencies.**

We oppose this development in a VHFHSZ because it would put existing and future residents in harm's way in the event of a wind-driven wildfire, especially seniors. It would also endanger existing residents as they attempt to evacuate on a residential street where many additional cars would add to an already difficult evacuation problem.

### **The Project Fails to Conform to the Los Angeles County General Plan**

*Goal LU-3: Healthy Neighborhoods. Healthy and safe neighborhoods for all residents.*

*Policy LU-3.3.2: In areas subject to wildland fire danger, ensure that land uses have adequate setbacks, fuel modification areas, and emergency access routes.*

*Policy LU-3.3.3: Through the development review process, ensure that all new residential development is provided with adequate emergency access and that subdivision and site designs permit ready access by public safety personnel.*

As described above, access is inadequate to protect public safety and provide safe evacuation in a fast-moving, wind-driven wildfire. Therefore, this project is not consistent with the General Plan Policies and Goals.

### **Fuel Modification Will Affect Wildland, Open Space, and Habitat**

Since this project site is located within Fire Zone 4, which is a VHFHSZ within the State Responsibility Area (SRA), a fuel modification plan for the perimeter portions of the proposed development envelope is required and has been conceptually approved by the County Fire Department. This fuel modification will affect wildland and preserved open space and habitat by creating a 200-foot cleared buffer zone, denuding the landscape of natural habitat, **but still probably not protect against a wind-driven wildfire.**<sup>12</sup> We also note that, according to the FEIR,

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<sup>11</sup> <https://www.forbes.com/sites/alisondurkee/2020/10/16/trump-administration-refuses-to-give-california-federal-aid-for-wildfires/>; <https://www.politico.com/news/2024/10/03/helene-trump-politics-natural-disaster-00182419>

<sup>12</sup> <https://www.latimes.com/projects/wildfire-california-fuel-breaks-newsom-paradise/>; see also <https://www.frontiersin.org/journals/forests-and-global-change/articles/10.3389/ffgc.2022.848254/full>; "Beyond a



there is no agreement with the City of Santa Clarita for habitat management on the adjoining open space. **This agreement should be completed before any approvals are granted.**

### **Expense of Wildfire Losses and Fire Insurance**

Defending this area from wildfires will continue to be very expensive for the county, both from actually fighting the fire to clean-up and replacement of damaged public infrastructure. We ask that the commission request a cost-of-services study for this development that includes damages now being experienced in the aftermath of the January Los Angeles fires.

In addition to the above expenses, which will impact services in the city and county, insurance in these areas is becoming very difficult and expensive.<sup>13</sup> **The county must require notification to future homeowners in this development of the difficulty and expense of obtaining insurance in a VHFHSZ.**

### **Existence of An Abandoned Oil Well on the Property; Do Not Certify the EIR (RPPL2021003071)**

We ask that the commission deny all requested discretionary actions until proposed and additional mitigations regarding the plugged oil well are performed.

In the center of the Project site is an abandoned and plugged oil well. The California Department of Conservation, Geologic Energy Management Division (CalGEM), in a public comment submitted after the NOP Public Review deadline, noted that there may be other oil wells on the Project site. There are significant and potentially dangerous hazards associated with abandoned oil wells, including methane leaks and a potential to explode during wildfires.<sup>14</sup> Methane leaks can lead to serious health problems. CalGEM advised against building on top of or “impeding access to oil, gas, or geothermal wells” (page 1-6). The DEIR is negligent in having performed only a desktop Phase 1 environmental site assessment. All requested discretionary actions should be denied until a Phase 2 environmental site assessment is done at the plugged oil well and within the proposed 300-foot area of development.

As stated in our DEIR comments, because of the potential for the presence of underground methane gas, the additional potential exists for vapor intrusion of methane or other volatile organic compounds (VOCs) into any structure built on the Project site. (However, the evaluation of methane vapor intrusion requires different protocols<sup>15</sup> than evaluating for the presence of other VOCs and their potential for vapor intrusion. Both types of evaluation may be required on this site, and the Sierra Club Angeles Chapter asks that you require such evaluations before proceeding with any discretionary permit approvals.)

Additional remediation measures will be required if VOC contamination is found in the soil, groundwater, and/or soil vapor. For example, the soil management plan would have to adhere to accepted protocols for preventing the escape of fugitive dust during excavation, namely Rule 403

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focus on fuel reduction in the WUI: The need for regional wildfire mitigation to address multiple risks,” M. A. Moritz, R. Hazard, K. Johnston, et al., *Frontier in Forest and Global Change*, vol. 5, 11 May 2022.

<sup>13</sup> <https://abc7news.com/post/california-senators-voted-bills-lower-wildfire-insurance-costs-received-more-millions-dollars-industries/15311884/> also see <https://www.universityofcalifornia.edu/news/heres-why-you-cant-get-home-insurance-california>

<sup>14</sup> [https://www.latimes.com/environment/story/2024-07-21/wildfires-pose-increasing-risk-to-california-oil-wells?\\_gl=1\\*1hk86bq\\*\\_gcl\\_au\\*MTAxNjc1MzczLjE3MzYyMjEzNDE](https://www.latimes.com/environment/story/2024-07-21/wildfires-pose-increasing-risk-to-california-oil-wells?_gl=1*1hk86bq*_gcl_au*MTAxNjc1MzczLjE3MzYyMjEzNDE).

<sup>15</sup> [https://www.provectusenvironmental.com/marketing/tech\\_docs/Procedures\\_for\\_Evaluating\\_Potential\\_Methane\\_Hazard-Eklund2014.pdf](https://www.provectusenvironmental.com/marketing/tech_docs/Procedures_for_Evaluating_Potential_Methane_Hazard-Eklund2014.pdf)

Fugitive Dust, from the South Coast Air Quality Management District,<sup>16</sup> and vapor-intrusion barriers would need to be engineered under any building that may be built on top of the Project site (because soil vapors migrate preferentially in the vadose zone along utility and sewer lines, they can then penetrate buildings<sup>17</sup>).

The Wildfire Urban Wildfire Committee of the Sierra Club Angeles Chapter is particularly alarmed that the Soil Management Plan described in Mitigation Measure 4.9-1 (MM-4.9-1) would only be triggered if someone (not identified) during construction activities smells or sees “suspect conditions” (page 4.9-18). Methane gas, however, is odorless in its natural state. The order of steps in MM-4.9-1 is backwards. A qualified environmental specialist should be hired by the developer *now* so that soil, groundwater, and soil-vapor sampling and testing can be conducted *now*, *before* any permits are granted, and so that the abandoned and plugged oil well can be tested for methane and other VOCs. Sampling and reporting of the findings should be communicated to the responsible authorities, such as the SCAQMD, the DTSC, the Water Quality Control Board, the Certified Unified Program Agency, and the county, as soon as they are available. The public should have an opportunity to comment on the findings, and the responsible parties should hold a public hearing before the county reconsiders the discretionary approvals for the Project.

Mitigation Measures 4.9-2, Well Assessment, and 4.9-3, Methane Gas Survey and Remediation, must take place now, before project approval, not deferred until after certification. The DEIR states these proposed mitigation measures would take place before a grading permit is issued. However, that is too late. Both of these mitigation measures presume the presence of only one plugged well. CalGEM, however, stated in its public comment on the NOP that more may be present. The entire Project site should be evaluated for the presence of other wells now before the county grants any discretionary approvals. The presence of methane and other plugged wells not only could present a hazard in case of wildfire, but also a public-health hazard to the Stevenson Ranch neighborhood to the north and to drivers in vehicles on the adjacent Interstate 5.

The FEIR replies to this concern by stating that a Phase 1 Environmental Assessment was performed, while knowing full well that such an assessment does not include a methane gas study.<sup>18</sup> Further, we note that the county required Newhall Land/Five Points to close all known oil wells with Regional Water Quality Control Board oversight on their Mission Village site before granting any approvals. The same standard should be applied to this project.

In response to the above comments made to the DEIR, the project proponent suggests once again that a methane study will be conducted at a later time, if needed and is clearly working on the mere assumption, without any data from soil testing or other tests, that there is no petroleum pollution. (See Responses 030, 8 through 10, p. 2-480). We believe this failure to conduct testing is an EIR deficiency. Testing cannot be deferred until after the EIR certification, because this information must be disclosed to the public along with mitigation measures to address the impact, if needed.

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<sup>16</sup> <https://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf>

<sup>17</sup> <https://www.epa.gov/sites/default/files/2015-09/documents/oswer-vapor-intrusion-technical-guide-final.pdf>

<sup>18</sup> <https://www.geoforward.com/phase-1-environmental-site-assessment/> A Phase I Environmental Site Assessment (ESA) in California generally does not require methane gas testing, but it may include an investigation into the potential for methane gas if historical or site-specific information suggests a potential risk. The purpose of a Phase I ESA is to identify potential environmental liabilities through non-intrusive methods like historical records review, site reconnaissance, and interviews. If the Phase I ESA identifies a potential for methane gas, a subsequent [Phase II ESA](#) may be required to conduct actual testing and analysis.



### **Climate-Change Effects on Mediterranean-Climate Regions**

Although the DEIR acknowledges that the Project site can anticipate regular fires nearby and acknowledges the history of fire on the site, it does not analyze the impacts that climate change is having on regions characterized by the Mediterranean climate regime, such as coastal Southern California, in which the Project site is situated. Wildfires are increasing in number and intensity in Mediterranean climates<sup>19</sup> and causing shifts in precipitation patterns. For example, in Southern California, an exceptionally dry winter coincided with an extreme Santa Ana windstorm on January 7, 2025. If the winter had been normal for the Mediterranean climate pattern, with expected precipitation, the accumulated fuels may not have been as prone to ignition. The Sierra Club's position on anticipating the effects of climate change in planning decisions impels us to ask the county to take a long view: Consider that these unusual convergences of drought, winter, and wind could recur over the next 50 or more years, exacerbating the effects of the Project on the environment to unmitigable levels. The DEIR mentions greenhouse gas emissions and drought-tolerant plants many times but does not appear to acknowledge that all seasons may experience drought now and into the future.

### **Significant Impacts and Overriding Considerations**

We include by reference the significant impacts stated in the previous EIR, and all related studies to show that significant impacts to noise, biological resources, terrain, hydrological resources, aesthetics, and air quality persist. In defense, the FEIR merely states that this is a different project. We agree. It has significantly more units, significantly more grading and significantly more destruction of protected trees than the previous project. The mountain lion is now a candidate species and thus protected under California law, whereas it was not at the time of the 2008 approval. Vehicle miles traveled (VMT), wildfire risks, and greenhouse gas emissions are also significantly increased in this Project. In fact, the FEIR states that the Project would generate 19 VMT per capita, exceeding the county's threshold of 10.6 VMT per capita (see p. 2-405). The Project "will have a significant and unavoidable impact on VMT" (p. 2-406).

Furthermore, the FEIR makes the counterfactual claim on page 2-415 "that GHGs are not trapped by regional air basins." The California Air Resources Board stated (2003), "The Los Angeles region is the nation's most polluted with more than 15 million people and 12 million motor vehicles compacted into a basin ringed by mountains that trap pollutants in stagnant air where they are cooked into ozone smog by the region's high temperatures and bright sunlight" (see <https://ww2.arb.ca.gov/news/air-board-approves-south-coast-clean-air-plan>). Wunch et al. (2009), in the highly regarded peer-reviewed journal *Geophysical Research Letters*, wrote, "Due to the large population of the SCB [South Coast air basin] (15 million ...) and the basin being bounded on three sides by mountains and by the Pacific Ocean on the fourth, the SCB contains some of the most polluted air in the USA" (see <https://agupubs.onlinelibrary.wiley.com/doi/full/10.1029/2009GL039825>).

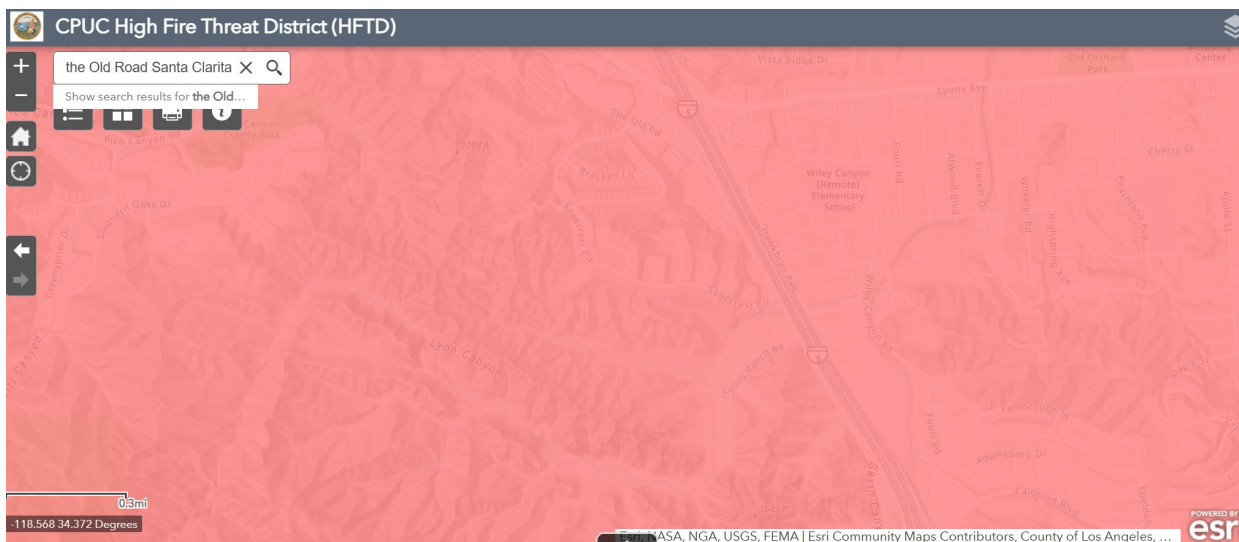
In response to our previous letter, the FEIR states that because of the implementation of fuel modification zones (FMZs) on the Project, "the Project would result in less than significant wildfire impacts" (see p. 2-478). We strongly disagree with this statement. Research led by Max Moritz at UC Santa Barbara found that fuel reduction is simply inadequate to the task of

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<sup>19</sup> Ruffault, J., Curt, T., Moron, V. et al. Increased likelihood of heat-induced large wildfires in the Mediterranean Basin. *Sci Rep* 10, 13790 (2020). <https://doi.org/10.1038/s41598-020-70069-z>; Richardson, D., Black, A.S., Irving, D. et al. Global increase in wildfire potential from compound fire weather and drought. *npj Clim Atmos Sci* 5, 23 (2022). <https://doi.org/10.1038/s41612-022-00248-4>

mitigating all of the vulnerabilities associated with wildfire risk.<sup>20</sup> “While this approach can reduce fire hazard in specific locations and under certain weather conditions, there are a variety of vulnerabilities that are not directly addressed by fuel reduction,” he and his colleagues wrote in 2022. Moreover, in 2014, Moritz and colleagues wrote, “Climate change and continued development on fire-prone landscapes will only compound current problems.”<sup>21</sup>

Moritz and Butsic (2020) in a report<sup>22</sup> show the California Public Utility Commission Fire-Threat Map, which is also available online: <https://www.arcgis.com/apps/webappviewer/index.html?id=5bdb921d747a46929d9f00dbdb6d0fa2>. The CPUC map reveals that the Project site is in a Tier 3, Extreme Fire Threat zone. Here is a screen capture of that area, with the original color from the map (red indicates the highest tier of threat, Tier 3):



The steep terrain of the Project site exacerbates its vulnerability to wildfire. The authors wrote, “In addition to a given location’s modeled wildfire hazard, nearby landscape-scale features can be obvious sources of danger. Topographic ‘chimneys’ and large expanses of flammable vegetation (for example, unmaintained open space) are obvious examples of potentially dangerous landscape features to avoid, even if modeled fire hazard does not classify areas near them as hazardous.”<sup>23</sup>

For all of these reasons, the finding of no significant impact for the current project is incorrect and patently absurd. We urge the Regional Planning Commission to not approve this project without a science-based justification for the need of the Project at this site, in spite of its significant adverse impacts; the current statement of overriding considerations must encompass all of the concerns raised in this and prior Sierra Club letters, not just the unavoidable VMT, and

<sup>20</sup> <https://www.frontiersin.org/journals/forests-and-global-change/articles/10.3389/ffgc.2022.848254/full>; “Beyond a focus on fuel reduction in the WUI: The need for regional wildfire mitigation to address multiple risks,” M. A. Moritz, R. Hazard, K. Johnston, et al., *Frontier in Forest and Global Change*, vol. 5, 11 May 2022.

<sup>21</sup> M. A. Moritz, E. Batllori, R. A. Bradstock, et al., “Learning to coexist with wildfire.” *Nature*, vol. 515, pp. 58–66 (5 Nov. 2014). <https://doi.org/10.1038/nature13946>

<sup>22</sup> M. Moritz and V. Butsic, “Building to Coexist with Fire: Community Risk Reduction Measures for New Development in California.” See <https://escholarship.org/content/qt6n12m6pn/qt6n12m6pn.pdf>, April 1, 2020.

<sup>23</sup> M. Moritz and V. Butsic, “Building to Coexist with Fire: Community Risk Reduction Measures for New Development in California.” See <https://escholarship.org/content/qt6n12m6pn/qt6n12m6pn.pdf>, April 1, 2020.

must prove, with evidence, that all adverse impacts can be mitigated, based on current scientific knowledge and advice, making such mitigations obligatory.

## Conclusion

Experts agree that human-sparked wildfires are more frequent, faster spreading, and more destructive than those caused by nature.<sup>24</sup>

- Wildfires have become more destructive due to climate change, historic fire suppression, and development in wildlands.<sup>25</sup>
- When houses are built close to natural vegetation, they pose two problems related to wildfires. First, there will be more wildfires due to human ignitions. Second, wildfires that occur will pose a greater risk to lives and homes, and they will be hard to fight.<sup>26</sup>
- To stem the escalating loss of life and property, the state needs to curb development in high fire-hazard zones.<sup>27</sup>
- To stop the destruction of our communities by wildfire in our rapidly changing environment we must reduce the flammability of existing communities and prevent new ones from being built in VHFHSZs.<sup>28</sup>
- California's increasingly deadly and destructive wildfires have become so unpredictable that government officials should consider banning new home construction in vulnerable areas.<sup>29</sup>
- The best way to prevent wildfire destruction and death is to stop building houses in the path of fire, particularly in zones, like the Project site, with a history of wildfire.<sup>30</sup>

Based on overwhelming research and evidence concluding that people and structures near wildland areas are the primary driver of destructive wildfires, the Wildland Urban Wildfire Committee sponsored a resolution, which Sierra Club California adopted in 2020. The Los Angeles County Democratic Party passed a similar resolution shortly thereafter. Both adopted new policies addressing the importance of restricting development in fire-prone areas:

- Sierra Club California "supports policies that prohibit new building in Very High Fire Hazard Severity Zones, consistent with established Sierra Club infill policy, to respond to increasing intensity and frequency of devastating wildfires on lives, habitat, property, infrastructure, and the environment." (Adopted August 22, 2020)
- The Los Angeles County Democratic Party "calls on our state leaders to reconsider the approval of increased developments in Very High Fire Hazard Severity Zones near or in wildland-urban interface areas, and seeks strong regulations and limits on new structures, as these buildings have been found to increase the size and destructive nature of our state's worst fires." (Adopted September 22, 2020)

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<sup>24</sup> <https://www.sciencemag.org/news/2020/12/human-sparked-wildfires-are-more-destructive-those-caused-nature>

<sup>25</sup> Fanning the Flames: The Reality of Climate Change and Wildfires in California,  
[https://www.youtube.com/watch?v=BFaDz\\_NyYX8](https://www.youtube.com/watch?v=BFaDz_NyYX8)

<sup>26</sup> <https://www.pnas.org/content/115/13/3314>

<sup>27</sup> <https://www.latimes.com/projects/wildfire-california-fuel-breaks-newsom-paradise/>

<sup>28</sup> [https://www.sierraclub.org/sites/www.sierraclub.org/files/sce/sierra-club-california/PDFs/GovNewsom\\_Wildfires\\_2019.pdf](https://www.sierraclub.org/sites/www.sierraclub.org/files/sce/sierra-club-california/PDFs/GovNewsom_Wildfires_2019.pdf)

<sup>29</sup> <https://apnews.com/article/d2f76432db1749d4918e55624a47c654>

<sup>30</sup> <https://www.latimes.com/opinion/story/2019-11-29/california-wildfire-housing-ideas>

Public opinion supports the recommendations of scientists and fire experts to restrict building in fire-prone areas. A 2019 Analysis of Quality of Life Index by UCLA's Luskin School of Public Affairs found that 73% of those surveyed believed that the construction of new homes should be prohibited in high-risk fire areas. Only 20% of survey respondents disagreed.<sup>31</sup>

For all of the reasons detailed above, the Sierra Club Wildland Urban Wildfire Committee opposes further incursions into VHFHSZs, especially in areas that have limited evacuation routes and pose a serious danger to current and future residents. We also oppose such projects because of the rising costs associated with defending lives and property, such costs being due to the increased occurrence of wildfires. As the climate changes, average temperatures continue to rise, creating drier and hotter conditions. We include by reference the previous EIR, and all related studies to show that significant impacts to noise aesthetics, air pollution, and biology exist. We urge you to deny the requested entitlements and to not certify the DEIR.

Thank you for considering our comments.

Sincerely,

A handwritten signature in black ink that reads "Gina K. Thornburg". The signature is fluid and cursive, with the first name "Gina" being more prominent than the last name "Thornburg".

Gina K. Thornburg, PhD  
Member, Wildland Urban Wildfire Committee  
Sierra Club, Angeles Chapter

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<sup>31</sup> <https://ucla.app.box.com/s/t8bb9h8lg48fbfp4l1yz1c6rs35tdmf5>

**SCOPE**  
**Santa Clarita Organization for Planning and the Environment**  
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY  
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY  
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



7-28-25

Los Angeles County Regional Planning Commission  
Erica Aguirre, Senior Planner  
Los Angeles County Dept of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

**Via email to: [eaguirre@planning.lacounty.gov](mailto:eaguirre@planning.lacounty.gov)**

Re: Comments on the Final EIR  
Lyons Canyon Project, Project No. 2021-001195-(5), Case No(s). Vesting Tentative Tract Map No. 83301 (RPPL 2021003061), and all accompanying permits

Honorable Commissioners and Ms. Aguirre:

Formed in 1987 by local residents, Santa Clarita Organization for Planning and the Environment is the oldest local planning and conservation group in the Santa Clarita Valley. We have long focused on protecting the Santa Clara River, our oak resource, along with water and air quality in the SCV.

**Inadequate Evacuation Planning by Los Angeles County**

Assembly Bill 747 which passed in 2019, requiring California cities and counties to analyze whether their roads could support a quick evacuation during emergencies such as fires, floods and tsunamis. Yet, to date, fire safety advocates say L.A. County's evacuation analysis fails to meet the law's requirements. The Governor's Office of Land Use and Climate Innovation, which provides guidance on state planning laws, recommended that local governments use traffic software to simulate different evacuations to estimate how long they might take. Instead, the county grabbed a list of all roads in unincorporated areas within its borders and listed them as "evacuation routes" so long as they were paved, public and not a dead end.<sup>1</sup>

LA County Planning is still in the process of developing the Community Wildfire Protection (CWP) Ordinance. The CWP Ordinance was formerly named, and referenced in the General Plan, as the Reduce Damage from Wildfire Ordinance. The CWP Ordinance is being drafted in response to the February 11, 2020 motion by the Los Angeles County Board of Supervisors. The CWP Ordinance will amend the Los Angeles County Code Title 21 (Subdivisions Code) and Title 22 (Planning and Zoning Code) to address adequate evacuation egress during wildfire events, to improve public safety, and to reduce risks to development located within Very High Fire Hazard Severity Zones (VHFSHSZ)<sup>2</sup>. We note that this motion was made over 5 years ago, but the ordinance has still not been enacted. And yet the County continues to approve projects such as the Lyons project without these basic public safety measures in place.

**We ask that the County complete Assembly Bill's 747 road analysis for the area around this project before the EIR is certified.**

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<sup>1</sup> <https://www.latimes.com/environment/story/2025-07-25/1-a-fire-evacuation-plans-remain-untested>

<sup>2</sup> <https://planning.lacounty.gov/long-range-planning/community-wildfire-protection-ordinance/>



### Project Evacuation Plan is Inadequate

New developments in fire hazard zones in Los Angeles County require a detailed evacuation plan. Requirements for these plans are outlined in the California Administrative Code (CAC) Title 19, Section 3.09 and 3.10, and the Los Angeles County Fire Code Part VIII, Division I, Appendix I-B. These regulations mandate that emergency plan procedures be prominently displayed in various locations within buildings. Fire safety, evacuation, and lockdown plans must adhere to Sections 404.2 through 404.4.1. Key components for fire evacuation plans include emergency egress routes and procedures for assisting those needing help with egress. For buildings in wildfire risk areas, plans must include provisions for transporting occupants to a safe location.

This project proposes to put senior housing in this Very High Fire Hazard Severity Zone. The Eaton and Palisades fires caused 29 deaths, most of them elderly residents who could not evacuate<sup>3</sup>. The Trails at Lyons Canyon Project proposes that almost 10% of the new units will be deed-restricted rental apartments for very-low-income senior citizens. **Senior citizens, particularly low-income seniors, experience increased vulnerability to hazards**<sup>4</sup>. Not only do they often have physical or medical impediments to evacuation but also, they may not have enough money to afford to evacuate.

We note that the evacuation plan does not discuss how seniors with potential mobility problems will be helped down stairs in a four-story building without electricity. Power safety shut offs regularly occur in this area in high winds, so power for lights and elevators may not be available in a fast-moving wildfire.

In response to this widely expressed public concern, the FEIR answers over and over again that *“the affordable senior apartment units provided on-site are not proposed to be assisted living retirement or convalescent facilities which would necessarily require care facilities and support staff.”* What does this mean?, that they will refuse to rent to disabled people or screen for other health issues before renting?

In some cases, the evacuation plan proposes sheltering in place. While the project notes that fire will be mitigated by meeting all state requirements for fire-safe building materials, **even the most fire-resistant homes are not completely fireproof. Extreme wildfire behavior, such as high winds and ember storms, can overwhelm even hardened homes. Furthermore, some sources suggest that modern homes, with more open floor plans and synthetic materials, may burn faster than older homes once ignited.**<sup>5</sup> Therefore, sheltering in place may not be a viable option.

In Stevenson Ranch, there are 7,104 households, according to the U.S. Census Bureau. The average household size is 3.00 people. Figuring 2 cars per house, that is around 3,500 cars. The DEIR evaluates a worse case evacuation scenario of an hour and 40 mins. It is unclear whether this includes evacuation of the Stevenson Ranch area which could result in even longer times. However, we note that in a fast-moving fire, this could mean that people would be trapped in their cars as they were in the Paradise fire or even in the two deaths in the Sand Canyon fire, locally.

The plan depends on fire and sheriff personal to direct evacuation. NO fire station is planned for this project. The nearest fire station is around 3 miles away and the sheriff's station is even further, so residents would have quite a long time to wait for these personal.

The Plan includes and depends on many generic handouts from various fire agencies, including FEMA, now proposed for dissolution by the current administration. We urge the Planning Commission to require project specific plans.



*Sage Fire July 2016 which also burned through the Lyons project, required 2000 evacuations. Courtesy SCV Signal.*

<sup>3</sup> [/2025/02/09/la-fire-victims-california-palisades-altadena/](https://www.fox11.com/story/2025/02/09/la-fire-victims-california-palisades-altadena/) .

<sup>4</sup> Adams, R. M., Evans, C. M., Mathews, M. C., Wolkin, A., & Peek, L. (2020). Mortality From Forces of Nature Among Older Adults by Race/Ethnicity and Gender. *Journal of Applied Gerontology*, 40(11), 1517-1526. <https://doi.org/10.1177/0733464820954676>; Mileti, Dennis S. (2004). *Disasters by Design: A Reassessment of Natural Hazards in the United States*. Washington, DC: Joseph Henry Press

<sup>5</sup> <https://www.npr.org/2018/12/09/673890767/fire-resistant-is-not-fire-proof-california-homeowners-discover>

## Fire Hazard

This project is located entirely within a VHFHZ fire designation. As temperatures continue to increase due to climate change and wildfires increase in chaparral areas, such locations become more and more dangerous for residential housing. **We therefore believe that this is a highly inappropriate location for new housing; that it doesn't comply with the General Plan Safety Element, evacuation requirements or the County Fire Code.** In the last two decades at least three fast moving major wildfires have occurred in the immediate vicinity of this proposed project, along with several smaller ones, the most recent being in 2016, requiring the evacuation of the Post Office facility on the Old Road near this project. We believe that it is time that the County pays serious attention to avoiding approvals such as this project that are located in a high fire hazard zone and thus avoid putting future residents at risk as well as creating a massive expense for the County to fight fires when they occur.

The destruction of oak woodlands needed to build this project will also impact the fire danger to residents. According to the LA County General Plan: *“Oak woodlands play an important role in reducing wildfire risk. The native oak woodland understory typically contains less flammable vegetation compared to other types of trees. Oak trees are also harder to ignite and not as prone to rapid combustion. Well-maintained oak stands prevent slope failure, reduce erosion, and can slow down a wildfire. As described in the Conservation and Natural Resources Element, the Department of Regional Planning will work to expand documentation of oak woodlands as part of the implementation of the Oak Woodlands Conservation Management Plan.”* (Los Angeles County Safety Element, Chapter 12.)

The GP Plan further states: *“Development within the WUI and VHFHSZ increases the likelihood of fire spreading between developed and undeveloped areas. Particularly within a densely populated area such as Los Angeles County, wildfire ignitions often start near development and can rapidly spread into nearby wildlands. Conflagrations can then spread through vegetated areas and threaten multiple communities over a wide geographical area. As communities grow further out into undeveloped areas, the ability for fire protection agencies to protect homes is diminished and the resources to maintain adequate infrastructure required for evacuation and emergency response is stretched thin. **This results in greater risk to communities and increased costs for residents and agencies for fire protection.**”* (Chapter 12, Safety Element, Emphasis added)

The proposal claims to mitigate these dangerous public safety issues by complying with state building requirements, codes and materials required for VHFHSZs. We re-state the citation above, **even the most fire-resistant homes are not completely fireproof. Extreme wildfire behavior, such as high winds and ember storms, can overwhelm even hardened homes. Furthermore, some sources suggest that modern homes, with more open floor plans and synthetic materials, may burn faster than older homes once ignited.**<sup>6</sup>

We note that according to the FEIR, there is no agreement with City for offsite brush clearance that would affect one side of the project adjacent to open space. The project should not be approved without this financial agreement in place.

Wildfire must be considered a significant impact. The County must look carefully at any burden of proof it might consider as a means to ignore these impacts.

## GH Gases and Climate Change

We note that there is no nearby public transportation to this auto oriented project. A bikeway is proposed to go to the park, but not in the direction of shopping or transit hubs. The project is located some three miles from such amenities and is not walkable to most people. Reduced parking for cars is proposed for seniors, which may put them in danger in the case of wildfire evacuation.

If the goal is to minimize global warming, it is important for the Commission to adhere to requirements in its own Climate Action Plan which promotes trees and planting trees.

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<sup>6</sup> <https://www.npr.org/2018/12/09/673890767/fire-resistant-is-not-fire-proof-california-homeowners-discover>

Climate scientists often stress the importance of afforestation, or planting new forests, and reforestation, or regrowing forests. But there is a third approach to managing existing forests: proforestation, a term coined by climate scientist William Moomaw to describe the preservation of older existing forests. (Moomaw was a lead author of five major reports of the Intergovernmental Panel on Climate Change, which was awarded the Nobel Peace Prize in 2007.) All of these strategies have a role to play. This naturalist has helped show just how much more valuable proforestation (not cutting down trees in the first place) is than was first thought.<sup>7</sup>

Maintaining our County tree cover is essential to reducing climate change, air pollution<sup>8</sup> and reducing the urban heat island effect. Mature trees are especially effective at removing carbon from the atmosphere. According to the Arbor Day Foundation, **trees help reduce the effects of climate change.**

*Trees absorb carbon dioxide (CO<sup>2</sup>), removing and storing the carbon while releasing the oxygen back into the air. In one year, an acre of mature trees absorbs the amount of CO<sup>2</sup> produced by a car driven 26,000 miles. During one year, a mature tree will absorb more than 48,000 pounds of carbon dioxide from the atmosphere and release oxygen in exchange.<sup>9</sup>*

To conform to its Climate Action Plan, the County should also require full electrification of all housing and facilities in this project. We note that state law does not require solar panels on buildings that are over three-stories such as the four-story building proposed for senior living. We urge the Commission to require solar on this building as well.

### **Consistency with General Plan requirements and burden of proof**

We continue to assert that this proposal is not consistent with the LA County OVOV General Plan update as outlined in our DEIR comment letter. It does not meet the burden of proof required for the many CUPS required for this project.

Contrary to the requirements of a CUP, this project adversely affects the health, peace, comfort and welfare of the surrounding community by significantly increasing the traffic and noise to a level that cannot be mitigated (EIR), significantly impacting the biological resources of the area (EIR), significantly impacting the aesthetic views of the area by grading down hillsides and removing important geologic features (see EIR) and removing a significant number of oaks which help to clean the air.

The loss of oaks, ridgelines and viewshed is also materially detrimental to the use, enjoyment and valuation of property of other persons located in the vicinity of the site as well as those that must pass by it on the freeway every day by significantly impacting the natural beauty of the area that lies immediately adjacent to a regional park.

This project jeopardizes, endangers and constitutes a menace to the public health safety or general welfare by placing housing in a high fire prone wildfire area. Fires have already burned through this area three times in the last two decades. Fires burned right to the edge of houses in the neighboring community, requiring thousands to evacuate.

This project proposes ingress and egress onto a two-lane road for 510 units. This puts residents of those units in extreme danger because it will be difficult for them to escape while emergency vehicles are arriving. It will be difficult and expensive to defend this area from fire, thus reducing the defense that is available for existing homes.

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<sup>7</sup> The Old Man and the Tree, Smithsonian, Jan 2022, <https://www.smithsonianmag.com/science-nature/the-old-man-and-the-tree-180979242/>

<sup>8</sup> **Oak trees in Southern U.S. cities are natural urban air filters, Trees remove black carbon, or soot, from the atmosphere,** National Science Foundation, Sept., 2019, [https://www.nsf.gov/discoveries/disc\\_summ.jsp?cntn\\_id=299154](https://www.nsf.gov/discoveries/disc_summ.jsp?cntn_id=299154)

<sup>9</sup> Arbor Day Foundation, <https://www.arborday.org/trees/treefacts/>



Shopping and transportation are located some 3 miles away from the project, not a walkable distance, especially for seniors who are projected not to own cars.

### **Project Alternatives**

As stated in our comments on the NOP, this new proposed project supersedes a smaller, more environmentally sensitive project that was approved in this same location in 2006. Since an approved project is obviously a viable alternative, the previous project, along with a no project alternative should be considered and evaluated in the EIR.

### **Significant Impacts Require a Finding of Over-riding considerations**

We do not concur that this project would result in only one significant and unavoidable impact to transportation (under baseline conditions for VMT). The destruction of 318 oaks, including heritage and other protected trees, a functioning oak woodland and other the Significant Ecological Area resources, the habitat of the Southern California Mountain Lion and species listed in the CDFW letter (No.8 in the FEIR) certainly meet the CEQA threshold of significance as described in the DEIR in section 4-4.3. Re-planting trees does not reduce this significant loss as no one alive today will ever see oaks of that size and age again in their lifetime. The FEIR claims these impacts are only a small portion of the habitat, but they are a large portion of the project acreage. Additionally, the FEIR consultant fails to acknowledge the cumulative losses to oaks and habitat which total approximately 5000 oaks since the year 2000 from various projects in the County and City areas.

We include by reference the significant impacts stated in the previous EIR, and all related studies to show that significant impacts to noise, biological resources, terrain, hydrological resources, aesthetics, and air quality persist. This current project is a much larger and denser than the earlier 2006 proposal. Impacts in these areas have not been mitigated below a level of significance.

These significant impacts to biological resources, aesthetics, etc. will require a statement of over-riding consideration before the project is allowed to move forward.

### **Conclusion**

This project would put low-income seniors in harm's way in a 4-story building where Edison often turns off the electricity in Santa Ana winds - What are they thinking? Please let's protect our seniors by making sure they have safe housing, not housing in a fire hazard area so that the developer can get a density bonus. **We urge you to deny the CUPs for this project for all the reasons listed above.**

Thank you in advance for your careful consideration of our comments.

Sincerely,



Lynne Plambeck  
President

**From:** [Julie Benson](#)  
**To:** [Erica G. Aguirre](#)  
**Date:** Tuesday, July 29, 2025 11:33:52 AM

---

**CAUTION: External Email. Proceed Responsibly.**

Dear Ms. Aguirre,

I am writing to vehemently oppose The Trails at Lyons Canyon project proposed for Santa Clarita.

I am a nearby resident who cherishes this open space and am deeply concerned that this project is wrong for this area:

- The development is in a known high fire severity zone, based on the recent maps released by CalFire. With the density of the housing, it will be difficult to evacuate in the event of a fire, especially for the seniors living in the project.
- The development will have a significant impact on traffic in the area. The Old Road is a two-way, rural-like road, not appropriate for this size of development. The EIR prepared for the County has concluded that this project will have "unavoidable and significant environmental impacts to transportation that cannot be mitigated."
- The proposed removal of hundreds of oak trees, including heritage oak trees, is reprehensible. We should be doing all we can to protect these native treasures.
- The project will displace already impacted wildlife including bobcats and mountain lions. The County should be doing all they can to help wildlife and not make their lives harder.

I ask that the County Planning Commission and Board of Supervisors re-consider approval of this project, and vote no.

Respectfully,

Julie Krumrine

**From:** [Alexander Porlier](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** Comments for Trails at Lyons EIR  
**Date:** Tuesday, July 29, 2025 11:57:59 AM

---

**CAUTION: External Email. Proceed Responsibly.**

Thank you for the opportunity to comment on the Final EIR for The Trails at Lyons Canyon project (Project No. 2012-001195-5). The City of Santa Clarita has the following additional comments to those provided by staff on March 10, 2025.

- A9-1 The list of study intersections should be expanded to include Calgrove Boulevard and the Old Road. Any signalization changes of City signals required by this project shall be paid for by the developer. Should traffic within the City increase beyond the traffic study's estimates the applicant shall be responsible for mitigation measures.
- A9-2 As requested previously, the Final EIR should consider non-motorized connectivity to Towsley Canyon Park, specifically a connection from the intersection of The Old Road and Calgrove Boulevard to the Towsley Canyon Park entrance as part of the overall project. ADA improvements should be made at this intersection including ramps, sidewalk, pedestrian push buttons and crosswalks to provide connectivity. A southbound Class II bike lane terminates at this location. Improvements to accommodate the lane further southbound to Towsley Canyon should be considered as well as a northbound lane to Wiley Canyon as part of this project.

Staff requests further details as to the proposed E-Bike program for the community. Particularly regarding where they will be allowed, if they can be geofenced and how the community proposes to regulate and maintain the vehicles.

Staff asks that the traffic model include the Oak Ridge Industrial project at Oak Ridge and Newhall Ranch Road which includes 12 industrial/commercial lots on 20.8 acres.

All streets should be designed in accordance with the City of Santa Clarita Municipal Code and street design criteria.

If there are any questions regarding these comments or the need to discuss them further, please contact me at (661) 255-4394 [aporlier@santaclarita.gov](mailto:aporlier@santaclarita.gov). Thank you again for the opportunity to provide comments.

Alex Porlier  
Project Manager  
City of Santa Clarita

---

Alexander Porlier  
Project Manager

City of Santa Clarita

Phone: (661) 255-4394

Email: [APORLIER@santa-clarita.com](mailto:APORLIER@santa-clarita.com)

Web: [www.santa-clarita.com](http://www.santa-clarita.com)

City of Santa Clarita



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Chris Najarro  
**EXECUTIVE DIRECTOR**

July 29<sup>th</sup>, 2025

To Whom It May Concern:

On behalf of the Board Directors of Bridge to Home, we would like to support The Trails at Lyons Canyon development project. Bridge to Home is a non-profit organization that provides shelter and supportive services to individuals and families experiencing homelessness in the Santa Clarita Valley.

We recognize that The Trails at Lyons Canyon project is not just a housing development, but a critical piece of the regional solution to homelessness in the Santa Clarita Valley. By including low-income and moderate-income households, this project creates real opportunities for the individuals and families that we serve in our local community.

At Bridge to Home, we see firsthand how the lack of attainable housing opportunities forces individuals and families to remain on the streets, living in vehicles, or residing in homeless shelters despite having a source of income and community support.

The Trails at Lyons Canyon will help fill a gap, providing the possibility for the individuals and families we serve to potentially remain local, rebuild their lives, and regain their independence. Housing is not just about buildings – it is about belonging and community. Values which this project reflects.

We also commend the project's thoughtful approach to the open space, first safety, and connectivity, which creates a healthier and more inclusive community for everyone.

The Trails at Lyons Canyon project aligns with our mission, meets a pressing need, and represents the kind of development that truly makes a difference in the lives of the individuals and families that we serve in the Santa Clarita Valley.

Thank you,

Courtney Kanagi  
Executive Board Member  
Advocacy Committee Chair



July 29, 2025

Dear Planning Commission:

On behalf of Bridge to Home, I am writing to express my support for The Trails at Lyons Canyon project. As a local non-profit executive, I believe this development will provide significant benefits to our community in both safety and inclusivity.

This project's commitment to addressing our region's severe shortage of affordable housing will be a true value to those Bridge to Home serves. Of the 510 new homes, 71 units will be designated for very-low-income seniors and middle-income working families, providing essential housing opportunities for individuals and families, many of whom are at risk of or currently experiencing homelessness.

Our community, like so many others across California, is in urgent need of safe, affordable housing to keep local families, seniors, and individuals from being displaced. These 71 units represent more than just housing, they represent stability, dignity, and the opportunity to remain rooted in the community they call home.

We hope The Trails at Lyons Canyon will serve as a model for other communities, showing that growth can be both responsible and compassionate. Projects like this are exactly what we need to address the housing crisis and support unhoused and housing-insecure families in remaining part of their own community.

For these reasons, I support The Trails at Lyons Canyon project and strongly urge the Planning Commission to approve it. This development represents a fire-safe, environmentally responsible, and socially conscious approach to growth—meeting critical housing needs while protecting our natural resources.

For these reasons, I wholeheartedly support The Trails at Lyons Canyon project and strongly urge the Planning Commission to approve it. This development represents a fire-safe, environmentally responsible, and socially conscious approach to growth—meeting critical housing needs while protecting our natural resources.

Thank you for your time and consideration.

A handwritten signature in dark ink, appearing to read "Chris Najarro". The signature is fluid and cursive, with a large initial "C" and a stylized "N".

Chris Najarro  
Executive Director