

AGENDA TEXT / PROJECT DESCRIPTION

Project Name: Trails at Lyons Canyon

Project No.: 2021-001195

Permit Nos.: Vesting Tentative Tract Map (VTTM) No. 83301 (RPPL2021003061), Administrative Housing Permit No. RPPL2021003105, Significant Ecological Area (SEA) Conditional Use Permit (CUP) No. RPPL2021003113, Oak Tree Permit (OTP) No. RPPL2021003070, Environmental Assessment No. RPPL2021003071

APNs: 2826-022-026, 2826-022-027, 2826-022-035, 2826-023-014, 2826-041-039

Location: West of the Old Road, between (South of) Sagecrest Circle and (North of) Rivendale Park and Open Space (“RPOS”)

SEA: Santa Susana Mountains / Simi Hills (“SSM/SH SEA”)

USGS Quad: Oat Mtn.

Project Applicant: NUWI-Lyons Canyon, LLC

Project Biologist: Michael Cady, Dudek, Senior Biologist, mcady@dudek.com

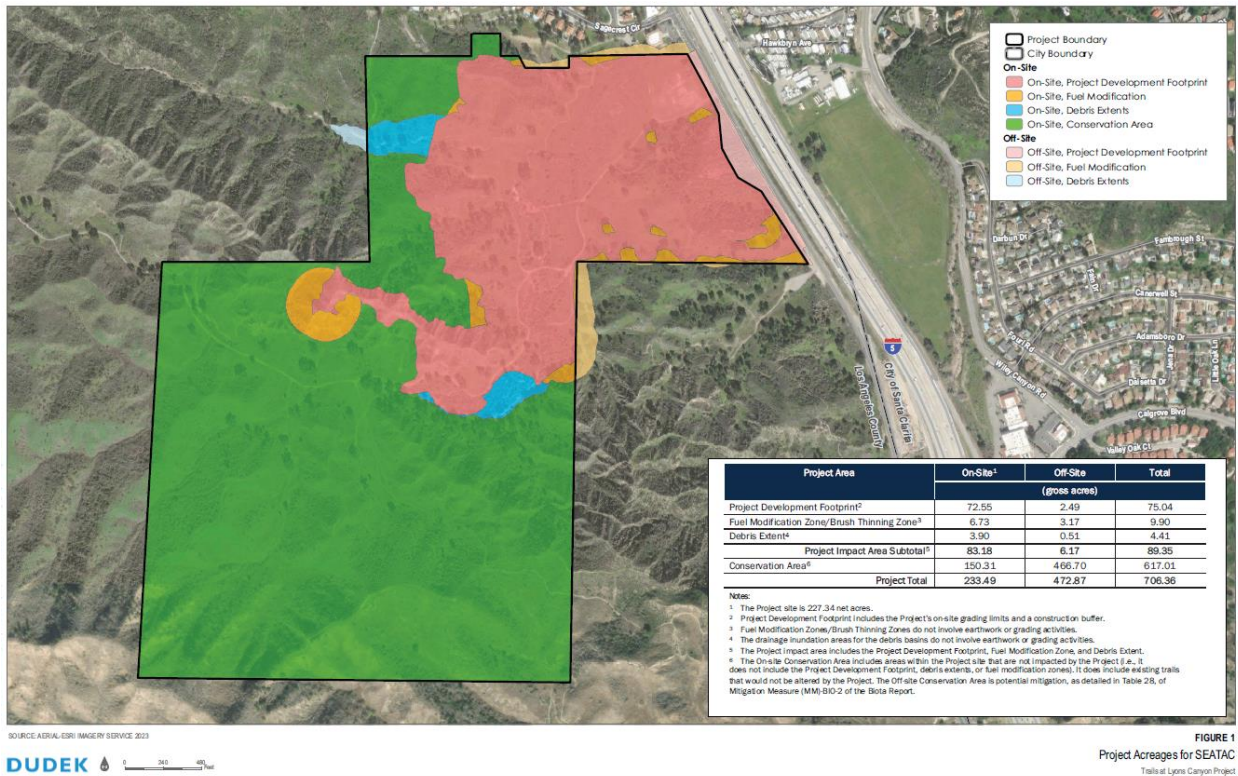
Staff Planner: Erica G. Aguirre, AICP, Principal Planner, eaguirre@planning.lacounty.gov

Staff Biologist: Joe Decruyenaere, Senior Biologist, jdecruyenaere@planning.lacounty.gov.

Project Description

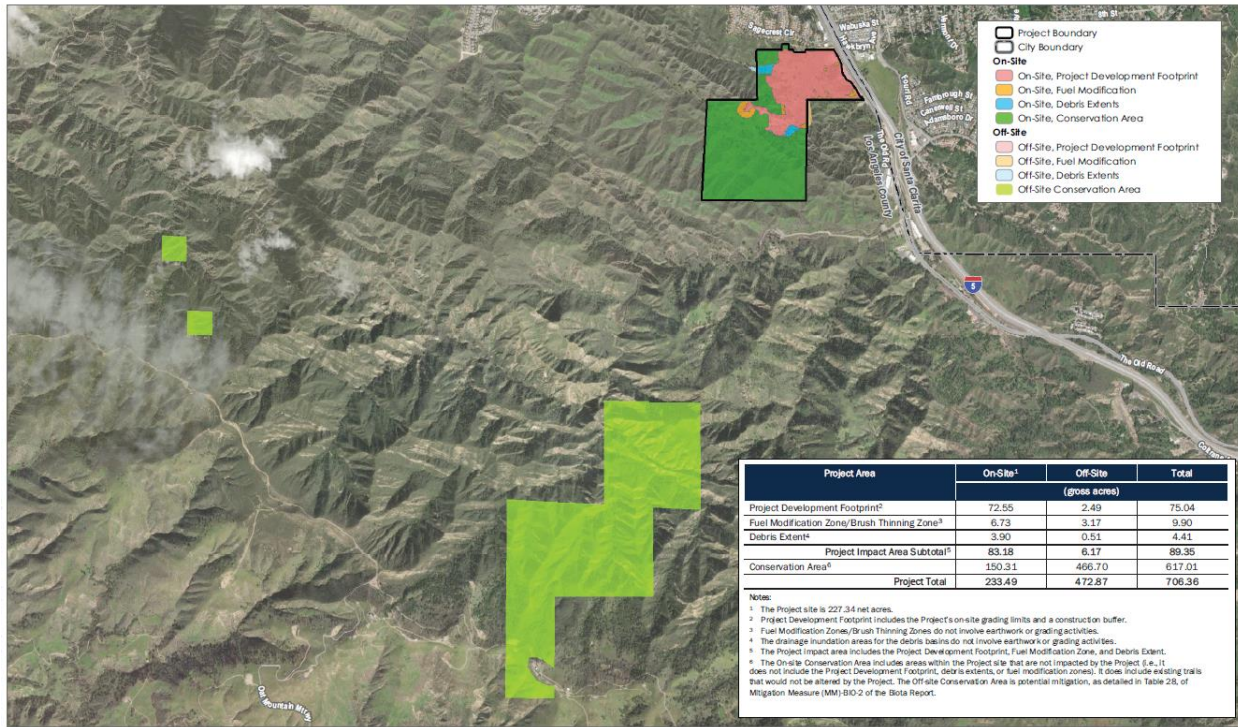
The application is a request to subdivide five existing parcels that are 233.49 gross acres (“Project Site”) and create 37 lots including 510 residential dwelling units including an affordable housing component, a recreational center, and trails (“Project”) within the unincorporated community of Santa Clarita Valley, and within the Santa Susana Mountains/Simi Hills Significant Ecological Area (the “SSM/SH SEA”). The Project utilizes a clustering approach, which is recommended by the Santa Clarita Valley Area Plan, and includes both for-sale and senior affordable housing. The proposed onsite project development footprint is approximately 75.04 acres (“Project Development Footprint”), this includes the onsite and offsite grading limits and the construction buffers. Inclusive of fuel modification and debris extents, the total project impact area is approximately 89.35 acres (“Total Project Impact Area”). See Figure 1 (Project Acreages for SEATAC).

Figure 1: Project Acreages for SEATAC



The request includes a Vesting Tentative Tract Map as well as an SEA CUP, a CUP for grading, an Oak Tree Permit, a Housing Permit, etc. As a part of the SEA CUP, the Project will preserve 150.31 onsite acres of natural open space. This will not be impacted by the Project (i.e. it does not include the Project Development Footprint, debris extents, or fuel modification zones). The Project also proposes the offsite dedication of over 466.70 gross acres of natural open space within six offsite parcels as potential mitigation. (See Table 28 of the Biota Report, April 2024.) Together, the onsite and offsite conservation areas total approximately 617.01 acres (“Conservation Area”). When excluding developed areas, which includes existing dirt access roads and trails, this is 614.40 acres. See Figure 2 (Offsite Conservation Area).

Figure 2: Offsite Conservation Area



SOURCE: AERIAL/DEM IMAGERY SERVICE 2023



FIGURE 2
Off-Site Conservation Area
Tailoof Lyons Canyon Project

Requested Entitlements

Vesting Tentative Tract Map No. 83301

To create a total of 37 lots including 510 dwelling units (462 condos and 48 apartments) on 10 parcels, 16 open space lots (approx. 19.68 acres of improved open space, and 152 acres of natural open space or 65% of the project site), two recreation lots (one building), seven flood control lots, two lots for a water tank and for the water purveyor, on acres 233.49 gross acres. More specifically, eight parcels will be for 462 attached (townhomes) and detached condominiums spread throughout 289 buildings, and two parcels are designed with a single 48-unit low-income rental apartment building, including a manager's unit, and parking. The project also includes two public streets and private driveways and fire lanes. The private driveway and fire lane around the development's perimeter will also serve as a multi-purpose trail.

Significant Ecological Area (SEA) Conditional Use Permit (CUP)

For impacts to 312 non-heritage SEA-protected trees (251 removals, 11 encroachments, and 50 trees within debris basins), and 22 heritage (oak) trees (14 removals, 5 encroachments, and 3 trees within debris basins). The project will also impact several SEA resource categories including natural vegetation and grassland. The project includes 64% of natural open space onsite, as well approximately 10% of improved open space onsite including parklets and trails. Additionally, mitigation measures (onsite or offsite) are proposed as part of the SEA CUP, including the proposed offsite dedication of over 466 gross acres within six offsite parcels of natural open space.

CUP

For development within a Hillside Management Area (HMA), density-controlled development, grading over 100,000 cubic yards, and townhouses in the agricultural zone.

Oak Tree Permit

For impacts to 210 non-heritage oak trees (178 removals, 8 encroachments, and 24 located within debris basins), and 22 heritage oak trees (14 removals, 5 encroachments, and 3 trees within debris basins).

Administrative Housing Permit

For the long-term maintenance of proposed affordable housing. In total, the project is proposing 71 affordable set aside units, 24 for-sale units in compliance with the Inclusionary Housing Ordinance (IHO) and 47 affordable rental units as part of a Density Bonus request. The project proposes 24 for-sale condominium units for moderate (averaging 135% AMI) income levels to meet the IHO affordable housing set-aside requirement of five percent of the proposed units. The project also includes an approximate 10.3% set aside of 47 affordable senior rental units for very low-income (50% AMI) levels, and one rental unit at market rate for an onsite manager. This affords the project up to a 32.5% density bonus, as well as two incentives and unlimited waivers, and at 57 units above the baseline density, the project is requesting only a 12.6% density bonus.