

NOTICE OF COMPLETION AND AVAILABILITY  
OF DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE  
TRAILS AT LYONS CANYON PROJECT  
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

Los Angeles County Department of Regional Planning, acting in the capacity of "Lead Agency" under Los Angeles County's ("County's") Environmental Guidelines, Chapter III, Section 304, has filed a "Notice of Completion and Availability" of a Draft Environmental Impact Report ("EIR") for the Trails at Lyons Canyon Project ("Project"). This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act ("CEQA"), as amended; Public Resources Code, Section 21000 et seq.; and the "Guidelines for Implementation of the California Environmental Quality Act" (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000 et seq., (including Section 15160).

#### PUBLIC REVIEW PERIOD

The formal public review period for the Draft EIR will be from **Tuesday, December 10, 2024, to Friday, February 7, 2025** (60 days). All comments received by the closing of the public review period will be considered in the Final EIR.

#### PROJECT SITE

The Project site, which is a total of 233.49 gross acres, is located in unincorporated Los Angeles County, in the northern foothills of the Santa Susana Mountains within the Santa Clarita Valley. It is located south of Sagecrest Circle, west of The Old Road, and north of Calgrove Boulevard and Ed Davis Park in Towsley Canyon. The Project site consists of five Assessor's Parcel Numbers ("APN") 2826-041-039, 2826-023-014, 2826-022-026, 2826-022-027, and 2826-022-035. Figure 1, Regional Location and Vicinity Map, below, provides the Project site boundaries in the context of the surrounding community and jurisdictions. Development would be clustered within the northeasterly portion of the Project site.

#### PROPOSED PROJECT

The Project includes the creation of 37 lots for the development of 510 dwelling units with a mix of two- and three-story attached and detached for-sale condominium units, and a four-story affordable senior rental apartment building. The dwelling units will range in height from 26 to 38 feet high for the condominiums and 45 feet high for the senior living rental apartment building. The Project includes the development of 291 buildings and the following features and amenities: two 57- to 64-foot-wide onsite public streets, 26- to 36-foot-wide private driveways and fire lanes providing access to all units, five-foot-wide pedestrian walkways throughout the development, several debris basins, a water tank, a 4,540 square-foot recreational center, and an outdoor swimming pool. The Project meets required parking standards including a two-car garage for each proposed condominium dwelling unit and surface parking for the senior apartment dwelling units, and additional uncovered and guest parking spaces throughout the development. The Project includes the required bicycle parking with approximately 159 bicycle parking spaces (30 short-term and 129 long-term spaces). The Project also includes concrete block walls and privacy

fencing from 3.5 to six feet high, and several retaining walls from three to 17.5 feet high. Several on-site access and utility easements are proposed.

The Project would include both improved and natural and preserved open space (approximately 75% of the Project site). The improved open space includes several open space areas, including a dog park and parklets throughout the development area. The private driveway and fire lane surrounding the entirety of the residential development will serve as a multi-purpose trail. This multi-purpose trail system would connect to trails in the southern portion of the Project site. After implementation of the Project, all on-site trails would be open to the public.

The Project includes approximately 150 acres of unimpacted natural open space on-site. A majority (over 144 acres and 62% of the Project site) of the on-site natural open space would be preserved and maintained in perpetuity through a conservation easement. The Project would plant 856 ornamental trees and would be required to plant 772 native/mitigation replacement trees within the conservation and landscaped areas.

Off-site Project components include sidewalk improvements, a retaining wall adjacent to The Old Road directly east of the Project site, improvements to The Old Road fronting the Project site, and fuel modification (brush thinning). The Project would include several off-site utility infrastructure component improvements, including utility water lines, upgrades to two existing pump stations, upsizing of existing sewer pipelines, and the construction of three manholes within The Old Road. Additionally, the Project also includes the vacation of excess right-of-way in the Old Road and acquisition of an adjacent County-owned parcel (APN: 2826-022-901).

The Project requires 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. There is expected to be 15% shrinkage on the over excavation for a total of 200,000 cubic yards. The total earth movement would be approximately 2,845,000 cubic yards, including the on-site Project components and the off-site adjacent parcel adjacent to The Old Road that includes manufactured slopes. The grading would be balanced onsite, and as such, no import or export of soils is proposed.

### **ENTITLEMENTS REQUESTED**

Vesting Tentative Tract Map No. 83301: To subdivide the Project into a total of 37 lots including 510 dwelling units across 290 buildings (462 for-sale condominium units and 47 senior affordable rental apartments, plus one manager's unit), and a recreation center (one building).

Conditional Use Permits ("CUPs"): For development with the County's designated Santa Susana Mountains/Simi Hills Significant Ecological Area, including impacts to a total of 334 SEA-protected trees (265 removals, and 53 within a proposed debris basin,<sup>1</sup> and 16 encroachments). Specifically, there are impacts to 312 non-heritage 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, would require planting of 772 native/mitigation replacement trees within the conservation and landscaped areas on-site. The Project would impact several SEA resource categories including natural vegetation and grassland. Mitigation measures (both on-site and off-site, and of-kind and out-of-kind) are proposed as part

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<sup>1</sup> All trees within proposed debris basins are considered as removals for the purposes of mitigation requirements.

of the SEA CUP, including the off-site dedication of over 466 gross acres of natural open space within six parcels, in addition to the approximately 144-acre conservation area.

CUPs are also required 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, 24 trees located within debris basins, and 8 encroachments,) and 22 heritage oak trees (14 removals, 3 trees within debris basins, 5 encroachments). The Oak Tree Permit also includes requirements for other SEA-protected (non-oak) trees, which is consistent with the SEA CUP tree planting requirements described above, which require the planting of 772 native/mitigation replacement trees.

Administrative Affordable Housing Permit: For the long-term maintenance of 71 affordable set aside units, including 24 for-sale units in compliance with the Inclusionary Housing Ordinance (“IHO”) affordable housing set-aside requirement of five percent of the proposed units and 47 affordable rental units as part of a Density Bonus request. Consistent with the IHO, 24 affordable for-sale condominium units will be provided (averaging 135% Area Median Income “AMI”). Additionally, an approximate 10% set aside of 47 affordable senior rental units will be provided for very low-income (50% AMI) levels, and one rental unit at market rate for an onsite manager. The Project is allowed a density bonus of up to 32.5% (not fully utilized), two incentives, and unlimited waivers.

#### **SUMMARY OF ENVIRONMENTAL IMPACTS**

The Project would result in a significant and unavoidable environmental impact to Transportation. All other environmental factors, including Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire, would result in less than significant impacts or less than significant impacts with mitigation.

#### **PUBLIC HEARING**

A public hearing on the proposed Project and the Final EIR will be scheduled before the Los Angeles County Department of Regional Planning Commission at a time and date to be determined subsequent to the close of the Draft EIR public review period.

### **REVIEWING LOCATIONS**

To ensure public access to the Draft EIR, digital and/or hard copies of the document are available for review at the following location during normal business hours:

- Stevenson Ranch Library  
25950 The Old Road  
Stevenson Ranch, California 91381

As well as by appointment at:

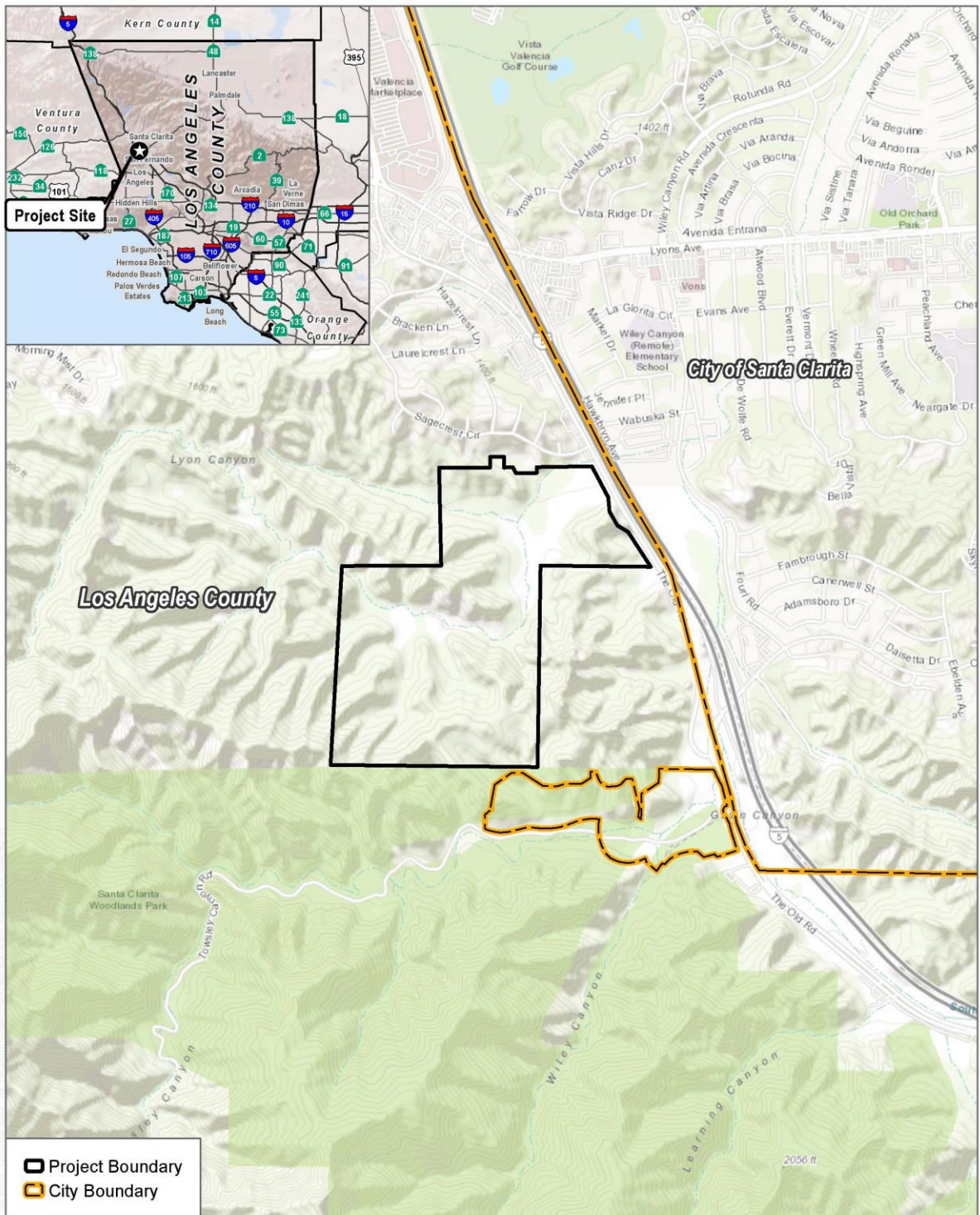
- Department of Regional Planning  
320 West Temple Street, 13th Floor  
Los Angeles, California 90012

The Draft EIR can also be viewed or downloaded at the following website: <https://bit.ly/3xYekD8>

Written comments need to be received or postmarked on or before **Friday, February 7, 2025**.  
Written comments can be provided via email to [Eaguirre@planning.lacounty.gov](mailto:Eaguirre@planning.lacounty.gov), or by mail to:

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Should you have any questions, please call (213) 974-6433.



SOURCE: ESRI World Topographic Map



**FIGURE 1**  
Regional Location and Vicinity Map  
Trails at Lyons Canyon Project