

## SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED: July 24, 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"):

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

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### **PURPOSE**

The purpose of this memo is to make several minor corrections to the staff report issued on July 17, 2025, as well as to provide the Regional Planning Commission ("Commission") with additional public comments received since that date.

### **CORRECTIONS**

Staff noted an error in the hearing materials related to the prior D.R. Horton Project and its senior affordable housing. Although the D.R. Horton Project included senior housing, the senior housing was market rate and not affordable. This correction applies to the Staff Analysis when discussing the project background and property history on pages 9 and 13, and in both sets of the Draft Findings under previous entitlements on page 3. Additionally, building heights for the D.R. Horton Project were proposed to be modified from 35 to 50 feet high. This information was incorrectly stated on page 3 of the Staff Analysis. Finally, the language in the staff report regarding the number of parking spaces for the D.R. Horton Project is updated below.

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Therefore, the following changes are proposed to the Staff Analysis and Draft Findings:

*PAGE 9 OF THE STAFF ANALYSIS*

**PROJECT DESCRIPTION**

**C. Project Background**

**Prior D.R. Horton Project**

Tract Map No. 53653, and related Zone Change No. 2008-0004, CUP No. 2005-00088, OTP No. 2005-00039, and Housing Permit No. 2006-0001, often referred to as the “D.R. Horton Project”, was a previous subdivision approved by the County Board of Supervisors on August 25, 2009, and expired on August 25, 2021. As part of this subdivision, and pursuant to the applicable General Plan and zoning requirements in effect at that time, the D.R. Horton Project proposed to create 106 lots, including 92 single-family lots, 93 senior ~~affordable~~ attached for-sale units within two buildings on one multi-family lot, as well as five open space lots, six public utility lots, one park lot, and one fire station lot. A CUP was required for a DCD, development within an HMA and SEA, residential uses within a commercial zone, proposed on-site project grading, and development program under the proposed DP overlay Zone. The OTP was required for impacts to 214 oak trees including the removal of 162 oak trees (13 heritage oaks), and for encroachment into the protected zone of 52 oak trees (including six heritage oaks). A Zone Change was required to rezone 9.3 acres from A-2-1 and A-2-2 to C-3-DP. Finally, the D.R. Horton Project included a housing permit for a proposed 50 percent density bonus, with proposed modifications to the building heights from 35 to 50 ~~parking spaces~~feet, and for a reduction in the required parking for the senior housing from 209 to 172 parking spaces. No further work or development was conducted for the D.R. Horton Project between approval and expiration. Notably, the D.R. Horton Project only proposed one means of ingress/egress and extended further into the southwestern portion of the Project Site.

*PAGE 13 OF THE STAFF ANALYSIS*

**PROPERTY HISTORY**

**B. Previous Cases**

<b>CASE NO.</b>	<b>REQUEST</b>	<b>DATE OF ACTION</b>
Tract Map No. 53653, Zone Change No. 2008-0004, CUP No. 2005-00088, OTP No. 2005-00039, and Housing Permit 2006-0001	D.R. Horton Project to create 106 lots, including 92 single-family lots, 93 senior <del>affordable</del> attached for-sale units within two buildings on one multi-family lot as well as five open space lots, six public	Approved by the County Board of Supervisors on August 25, 2009; Expired on August 25, 2021

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	utility lots, one park lot, and one fire station lot.	
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*PAGE 3 OF THE DRAFT FINDINGS - For the Vesting Tentative Tract Map (Title 21) and for Conditional Use Permit, Oak Tree Permit, and Administrative Housing Permit (Title 22)*

## **RECITALS**

**7. PREVIOUS ENTITLEMENTS.** VTTM. No. 53653, related Zone Change No. 2008-0004, CUP No. 2005-00088, OTP No. 2005-00039, and Housing Permit No. 2006-0001, often referred to as the “D.R. Horton Project”, was a previously approved subdivision on the Project Site. This was approved by the County Board of Supervisors on August 25, 2009, and expired on August 25, 2021. As part of this subdivision, and pursuant to the applicable General Plan and zoning requirements in effect at that time, the D.R. Horton Project proposed to create 106 lots, including 92 single-family lots, 93 senior affordable-attached for-sale units within two buildings on one multi-family lot, as well as five open space lots, six public utility lots, one park lot, and one fire station lot. A CUP was required for a DCD, development within an HMA, SEA, for residential uses within a commercial zone, for proposed on-site grading, and for a proposed DP Zone. The OTP was required for impacts to 214 oak trees including the removal of 162 oak trees (13 heritage oaks), and for encroachment into the protected zone of 52 oak trees. A Zone Change was required to rezone 9.3 acres from A-2-1 and A-2-2 to C-3-DP. Finally, the D.R. Horton Project included a housing permit for a proposed 50 percent density bonus, with proposed modifications to the building heights from 35 to 50 feet, and for a reduction in the required parking for the senior housing from 209 to 172 parking spaces. No further work or development was conducted for the D.R. Horton Project between approval and expiration.

## **COMMENTS RECEIVED**

### **A. Public Comments**

Staff received four comments in opposition to the Project since the staff report was issued on July 17, 2025, from:

1. Carole Lutness via email on July 19, 2025,
2. Dale Berry via email on July 21, 2025,
3. Roya Ziba via email on July 22, 2025, and
4. Catherine Flynn via email on July 24, 2025

These four comments express safety concerns about development within a Very High Fire Hazard Severity Zone, wildfire risks, and insurance issues as well as citing the affordable

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senior housing; traffic on The Old Road; noise; and impacts to oak trees, open space, hiking trails, critical habitat, and the community.

Future comments received, if any, shall be provided as part of a supplemental report to the Commission on July 29, 2025.

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Report

Reviewed By:



Josh Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director

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#### LIST OF ATTACHED EXHIBITS

EXHIBIT P-1	Public Comments received from July 17, 2025, to July 24, 2025, by 2pm.
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**From:** [Carole Lutness](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** I object to Lyons Ranch  
**Date:** Saturday, July 19, 2025 9:11:21 PM

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

*Dear Erica Aguirre,*

*I object to Lyons Ranch*

*I have been very concerned about this proposed development for many years. There is high risk for fire in this area and the Old Road is not designed for heavy traffic. Seniors especially would be at risk. Look at the death and destruction that occurred in such areas as Altadena and the Palisades. Most of the deaths in those fires were seniors that couldn't get out.*

*The closest fire station is 11 miles away. I don't believe there is bus service there.*

*Not only that, the plan calls for the destruction of 335 protected trees such as our heritage oaks.*

*Please do not allow this very ill conceived development to be approved.*

*Sincerely,*

[Carole Lutness](#)

25439 Via Macarena

Valencia, CA 91355

661-755-7524

**From:** [dale berry](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** project #PRJ2021-001195 Lyons  
**Date:** Monday, July 21, 2025 7:42:00 AM

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

Dear Ms Aguirre

NO!!! NO to the Lyons project. NO, NO, NO!!! STOP DOING THINGS THAT PUT PEOPLE'S LIVES AT RISK. STOP PUTTING PROFITS OVER PEOPLE!!! STOP TELLING US THAT PEOPLE'S LIVES MATTER LESS THAN PROFITS. STOP!!! START SHOWING THAT HUMANITY MATTERS!!!

Dale Berry

[Sent from AT&T Yahoo Mail on Android](#)

**From:** [Ayor Abiz](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** #PRJ2021-001195 Lyons  
**Date:** Tuesday, July 22, 2025 9:38:42 PM

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

Dear Dear Erica Aguirre,

I strongly oppose the plan to build 510 homes—including units for low-income seniors—in a *Very High Fire Hazard Severity Zone*. This is dangerous and irresponsible, especially so soon after deadly wildfires. Many victims still can't rebuild due to safety and insurance issues.

The project also involves cutting down hundreds of native oak trees, destroying critical habitat and open space. We should be protecting our communities and ecosystems, not putting them at greater risk.

Please stop this development.

Sincerely,

Roya Ziba

**From:** [Catherine Flynn](#)  
**To:** [Erica G. Aguirre](#)  
**Subject:** Lyon"s Ranch  
**Date:** Thursday, July 24, 2025 11:38:07 AM

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CAUTION: External Email. Proceed Responsibly.

Dear Planning Department,

As a longtime Valencia resident and daily hiker, I object to the proposed project that borders Towsley Canyon. This project would adversely affect the wildlife and the experience one has of hiking in that area. There's no way the traffic, the noise and the presence of multistory buildings can be ignored.

This area has burned and will continue to burn as it is in a fire hazard area. What insurance company will offer them insurance? Many homeowners in the area are unable to get insurance. Is the taxpayer going to end up providing insurance for these units while the developer takes his money and runs? Bad, idea.

Thank you,  
Catherine Flynn  
Valencia, CA