

July 1, 2025

To: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Yolanda Duarte-White, Commissioner
Michael R. Hastings, Commissioner
Pam O'Connor, Commissioner

From: Erica G. Aguirre, AICP, Principal Planner
Subdivisions Section

**COURTESY NOTIFICATION OF AVAILABILITY OF CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA) DOCUMENTATION**

The purpose of this notice is to inform you that the Final Environmental Impact Report (“EIR”) for the Trails at Lyons Canyon has been posted on the LA County Planning website (Legistar) and is publicly available for viewing. The public hearing for your Commission to consider the project and EIR is scheduled for Wednesday, July 30, 2025, at 9 am.

CASE OVERVIEW

Project No.	PRJ2021-001195
Project Title	Trails at Lyons Canyon
Environmental Plan No.	RPPL2021003071
State Clearinghouse No.	2022060346
Entitlements Requested	Vesting Tentative Tract Map No. 83301 (RPPL2021003061), Significant Ecological Area Conditional Use Permit No. RPPL2021003113, Oak Tree Permit No. RPPL2021003070, and Administrative Housing Permit No. RPPL2021003105
Project Location	The 233.49-gross-acre project site 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 (APNs) 2826-041-039, 2826-023-014, 2826-022-026, 2826-022-027, and 2826-022-035.
Planning Area/Community Supervisorial District	Santa Clarita Valley 5
Past Public Comment Period	Tuesday, December 10, 2024 - Monday, March 10, 2025 (91 days)

DOCUMENT AVAILABILITY

The EIR, Mitigation and Monitoring Reporting Program, CEQA Findings of Fact, and Statement of Overriding Considerations may be viewed and downloaded on Legistar here: <https://bit.ly/3xYekD8>.

The project's staff report and related materials will be posted on Legistar about two weeks before the hearing: <https://bit.ly/3ZRaFSg>.

BRIEF PROJECT DESCRIPTION

A subdivision proposal to create 37 lots on 233.49 gross acres, including 510 dwelling units across 290 buildings on 10 lots (462 for-sale condominium units and 47 senior affordable rental apartments, plus one manager's unit), 16 open space lots (12 homeowner's Association open space lots and four natural open space lots), two lots for the recreation center, seven debris basin lots, one water tank lot, and one lot for the water purveyor, and several street frontage waiver requests, within the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area), C-3 (General Commercial), and C-3-DP (General Commercial - Development Program) and RPD-1-1.4U (Residential Planned Development - 1 to 1.4 Dwelling Units Per Acre) Zones.

ENVIRONMENTAL DOCUMENTATION

Consideration of an EIR with significant and unavoidable environmental impacts to Transportation (Vehicle Miles Traveled). All other environmental factors would result in less than significant impacts or less than significant impacts with mitigation 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, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire, pursuant to CEQA reporting requirements.