

2025 198464



FILED

Sep 23 2025

THIS NOTICE WAS POSTED

ON September 23 2025

UNTIL October 23 2025

REGISTRAR - RECORDER/COUNTY CLERK

**Notice of Determination**

To:

☒ Office of Planning and Research  
 U.S. Mail: Street Address:  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: Los Angeles, CEQA Filings

Address: 12400 Imperial Highway

Norwalk, CA 90650

From:

Public Agency: Los Angeles County Department of Regional Planning

Address: 320 West Temple Street

Los Angeles, CA 90012

Contact: Erica Aguirre, AICP

Phone: (213) 974-6433

Lead Agency (if different from above):

Address:

Contact:

Phone:

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2022060346

Project Title: Trails at Lyons Canyon Project

Project Applicant: NUWI Lyons Canyon, LLC

Project Location (include county): South of Sagecrest Circle, west of The Old Road, and north of Calgrove Boulevard, in unincorporated Los Angeles County (see Figure 1, attached)

**Project Description:**

The Project site is located in unincorporated Los Angeles County, in the northern foothills of the Santa Susana Mountains within the Santa Clarita Valley. The Project includes several entitlements for the creation of 37 lots for the development of up to 510 dwelling units with maximum height of 26 feet to 45 feet, with a mix of attached and detached for-sale condominium units, including 24 affordable for-sale units, 47 affordable senior rental apartments, and one manager's unit; a recreational center and swimming pool; two on-site public streets; private driveways and fire lanes, including multi-purpose trails that would be open to the public; several debris basins; five-foot-wide pedestrian walkways, a water tank, and both improved and natural and preserved open space. The proposed development is clustered in the northeasterly portion of the Project site, and also includes several on-site block and retaining walls. The Project includes 150 acres of natural open space on-site, of which approximately 144 acres would be preserved and maintained in perpetuity through a conservation easement. 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 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 grading would be balanced on-site, and no import or export of soil would be required for the Project. Several on-site access and utility easements are proposed.

This is to advise that the Los Angeles County Department of Regional Planning has approved the above  
☒ Lead Agency or ☐ Responsible Agency)

described project on September 23, 2025 and has made the following determinations regarding the above  
 (date)  
 described project.

1. The project ☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations ☒ was ☐ was not] adopted for this project.
6. Findings ☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

320 West Temple Street, 13th Floor, Los Angeles, CA 90012 & on LA County Planning's website: bit.ly/3xYekD8 (CEQA documents) bit.ly/3ZRafSg (Project documents)

Signature (Public Agency):

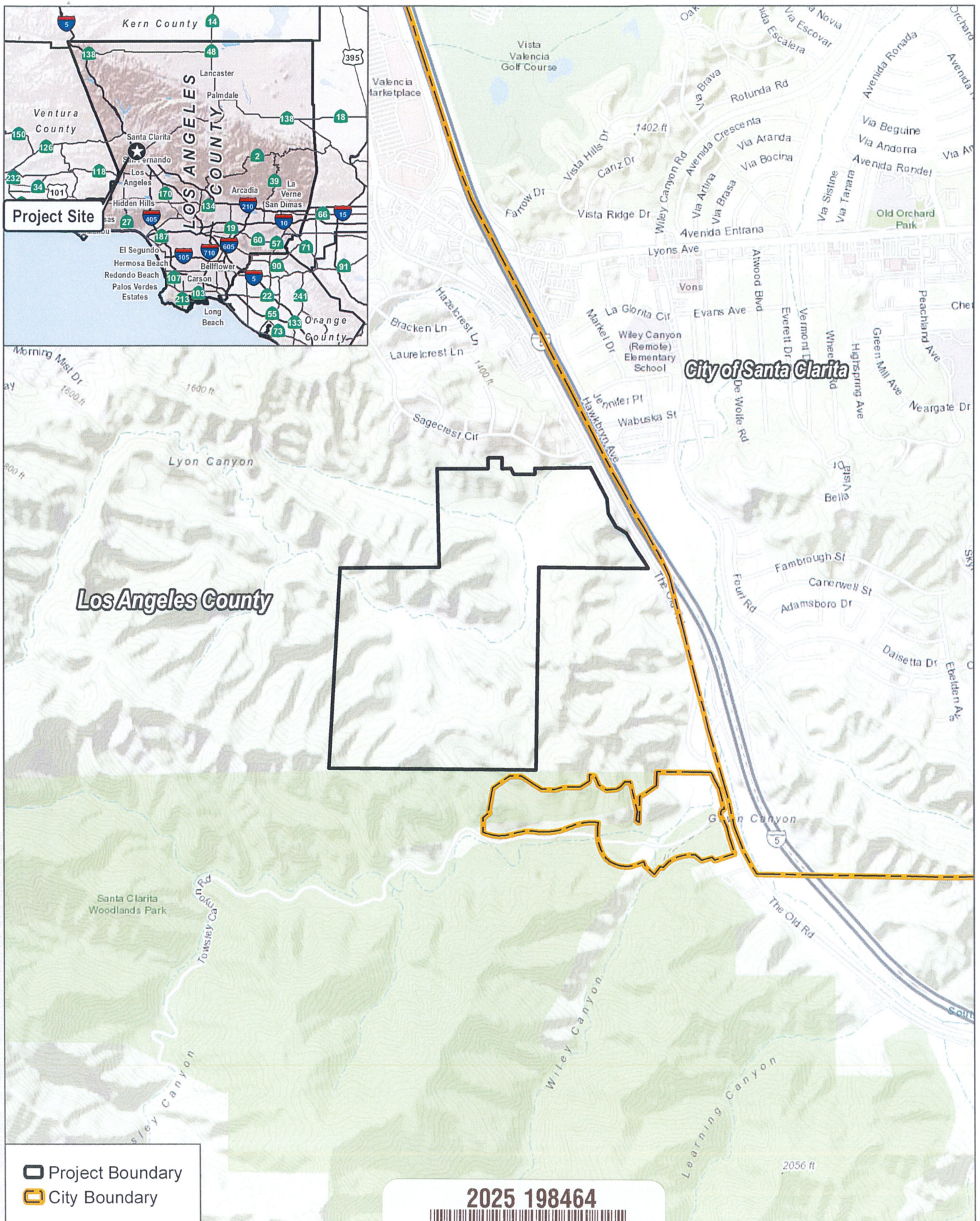
Title:

Principal Planner

Date:

9/23/2025

Date Received for filing at OPR:



SOURCE: ESRI World Topographic Map

**DUDEK** 0 800 1,600 Feet

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by TODD TRAN



State of California—Department of Fish and Wildlife

**2025 ENVIRONMENTAL DOCUMENT FILING FEE  
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 07/30/2025 — 202507301240005

STATE CLEARING HOUSE # (If applicable)

2022060346

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY LA COUNTY DEPT OF REGIONAL PLANNING		LEAD AGENCY EMAIL	DATE 07/30/2025
COUNTY/STATE AGENCY OF FILING LA		DOCUMENT NUMBER 2025155772	
PROJECT TITLE TRAILS AT LYONS CANYON			
PROJECT APPLICANT NAME ERICA AGUIRRE		PROJECT APPLICANT EMAIL	PHONE NUMBER (213)974-6433
PROJECT APPLICANT ADDRESS 320 W TEMPLE ST.		CITY LA	STATE CA
		ZIP CODE 90012	
PROJECT APPLICANT (Check appropriate box):			
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

## CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ 4,123.50
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ 0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ 0.00
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ 0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$ 75.00
<input type="checkbox"/> Other		\$ 0.00

## PAYMENT METHOD:

☐ Cash    ☐ Credit    ☒ Check    ☐ Other

TOTAL RECEIVED \$ 4,198.50

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE ITC
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2025 198464



FILED

Sep 23 2025

Dean C. Logan, Registrar—Recorder/County Clerk

Electronically signed by TODD TRAN



State of California—Department of Fish and Wildlife

**2025 ENVIRONMENTAL DOCUMENT FILING FEE  
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 09/23/2025 — 202509231250019

STATE CLEARING HOUSE # (If applicable)

2022060346

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY LOS ANGELES COUNTY DEPT. OF REGIONAL PLANNING		LEAD AGENCY EMAIL	DATE 09/23/2025
COUNTY/STATE AGENCY OF FILING LOS ANGELES		DOCUMENT NUMBER 2025198464	
PROJECT TITLE TRAILS AT LYONS CANYON PROJECT			
PROJECT APPLICANT NAME ERICA AGUIRRE		PROJECT APPLICANT EMAIL	PHONE NUMBER (213)974-6433
PROJECT APPLICANT ADDRESS 320 WEST TEMPLE STREET		CITY LOS ANGELES	STATE CA
		ZIP CODE 90012	
PROJECT APPLICANT (Check appropriate box):			
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SIGNATURE  X	AGENCY OF FILING PRINTED NAME AND TITLE  IC
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State of California—Department of Fish and Wildlife

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TOTAL RECEIVED \$ 75.00

SIGNATURE  X	AGENCY OF FILING PRINTED NAME AND TITLE IC
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Dean C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: T. TRAN



\* 2 0 2 5 0 9 2 3 1 2 5 0 0 1 9 \*

Tuesday, September 23, 2025 3:37 PM

Item(s)

Fee	Qty	Total
NoD - County Posting Fee	1	\$75.00
2025198464		

<b>Total</b>		<b>\$75.00</b>
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Total Documents: 1

Customer payment(s):

Check	\$75.00
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Check List:

#357542	\$75.00
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Dean C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: C. CHEN



\* 2 0 2 5 0 7 3 0 1 2 4 0 0 0 5 \*

Wednesday, July 30, 2025 1:03 PM

Item(s)

Fee	Qty	Total
NoD - County Posting Fee	1	\$75.00
2025155772		
NoD - Environmental Impac	1	\$4,123.50
2025155772		

**Total** **\$4,198.50**

Total Documents: 1

Customer payment(s):

Check \$4,198.50

Check List:

#357170 \$4,198.50