



AGENDA

Meeting Place: 320 W Temple St., RPC Meeting Room #105, 1st Floor, Los Angeles CA. 90012

Meeting Date: June 03, 2024 - Monday

Time: 1:00 PM

PROVIDING WRITTEN PUBLIC COMMENT

To provide written public comment for the record, send an email to comment@planning.lacounty.gov and provide the SEATAC meeting date, the agenda item number, your first name, last name, email address, phone number, and identify yourself as the applicant or not the applicant. Written public comments submitted prior to 12:00 p.m. on Thursday, the week previous to the meeting, will be provided to the SEATAC. Written public comments submitted after 12:00 p.m. on Thursday, the week previous to the meeting, will not be provided to the SEATAC but will be added to the public record.

PART I - PRELIMINARY BUSINESS

1. Roll Call

PART II - MINUTES FOR APPROVAL

2. DRAFT Minutes from SEATAC Meeting - March 4, 2024

[24-081](#)

PART III - OLD BUSINESS

3. None

PART IV - NEW BUSINESS



4. 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, -027, -035; 2826-023-014; 2826-041-039
Address: West of The Old Road, between (south of) Sagecrest Circle and (north of) the Rivendale Park and Open Space ("RPOS"), Santa Clarita
SEA: Santa Susana Mountains/Simi Hills SEA
USGS Quad: Oat Mountain
Applicant: New Urban West (NUWI-Lyons Canyon, LLC)
Biologist: Dudek
DRP Project Planner: Erica G. Aguirre
DRP Biologist: Joseph Decruyenaere

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").

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.

PART IV - PUBLIC COMMENT

5. Public comment pursuant to Section 54954.3 of the Government Code.

PART VI - ADJOURNMENT

6. Adjournment to 1:00 pm on July 1, 2024.