LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

UPDATED 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, filed a "Notice of Completion and Availability" of a Draft Environmental Impact Report ("EIR") for the Trails at Lyons Canyon Project ("Project") on December 10, 2024, with a 60-day public review period. This document was 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).

EXTENDED PUBLIC REVIEW PERIOD

The purpose of this notice is to inform you that, in light of the recent Hughes Fire, the formal public review period for the Draft EIR will be extended for an additional 31 days (for a total of 91 days) to **Monday, March 10, 2025.** The Hughes Fire presented "unusual circumstances," displacing many people from their homes and thereby potentially making it more difficult for some members of the public to timely submit comments during the original 60-day public review period (State CEQA Guidelines, Section 15105). All comments received by the closing of the extended 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. Development would be clustered within the northeasterly portion of the Project site.

BRIEF OVERVIEW OF THE PROPOSED PROJECT

The Project includes several requested entitlements for 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, including affordable 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, additional uncovered and guest parking spaces throughout the development, and bicycle parking. 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 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 soil is proposed. *For a complete project description and vicinity map, please see the full Notice of Completion and Availability (dated December 10, 2025) here:* https://bit.ly/3xYekD8.

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 after the close of the Draft EIR public review period.

REVIEWING LOCATIONS
The Draft EIR can be viewed or downloaded at the following website: https://bit.ly/3xYekD8. Additionally, to ensure public access to the Draft EIR, digital and/or hard copies of the document are available for review at the following locations during normal business hours:

- Stevenson Ranch Library *(hard and digital copies available here)*
  25950 The Old Road
  Stevenson Ranch, California 91381

As well as by appointment at:

- Department of Regional Planning (*digital copy only)*
  320 West Temple Street, 13th Floor
  Los Angeles, California 90012

Written comments must be received or postmarked on or before **Monday, March 10, 2025**. Written comments can be provided via email to eaguirre@planning.lacounty.gov, or by mail to:

Erica G. Aguirre, AICP
Principal Planner, Subdivisions
County of Los Angeles
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

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