Print Form

Notice of Determination

Appendix D

To:

☑ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, 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 G. Aguirre, AICP, 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 (date) and has made the following determinations regarding the above 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:

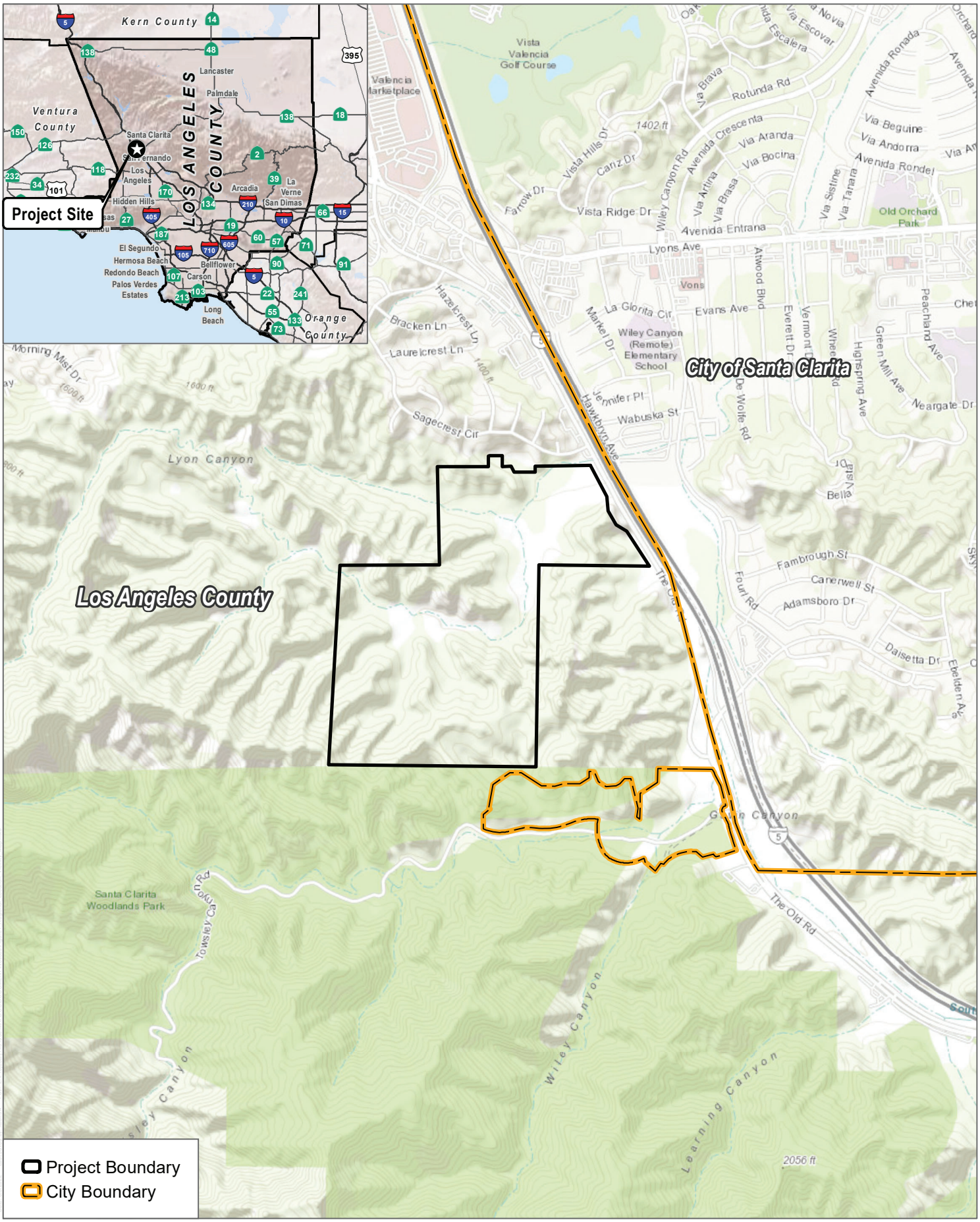
320 West Temple Street, 13th Floor, Los Angeles, CA 90012 & on LA County Planning's website: bit.ly/3xYekD8 (CEQA documents) bit.ly/3ZRaFSg (Project documents)

Signature (Public Agency): Erica J Aguirre Title: Principal Planner

Date: September 23, 2025 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011



SOURCE: ESRI World Topographic Map

DUDEK

0 800 1,600 Feet

FIGURE 1

Regional Location and Vicinity Map

Trails at Lyons Canyon Project