

NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
AND PUBLIC SCOPING MEETING

- DATE:** Thursday, June 16, 2022
- TO:** State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations, and Interested Parties
- SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations.

The County of Los Angeles (“County”) is the lead agency pursuant to the California Environmental Quality Act (“CEQA”) and intends to prepare an Environmental Impact Report (“EIR”) for the proposed Trails at Lyons Canyon Project identified below. The County has prepared this Notice of Preparation (“NOP”) to provide Responsible and Trustee Agencies and other interested parties with information describing the Project and to identify its potential environmental effects pursuant to State requirements.

AGENCIES: The County requests your agency’s views on the scope and content of the environmental information relevant to your agency’s statutory responsibilities in connection with the proposed project, in accordance with Title 14, Section 15082(b) of the California Code of Regulations. Your agency may need to use the EIR prepared by the County when considering any permits that your agency must issue, or other approvals that your agency must give for the project to proceed.

ORGANIZATIONS AND INTERESTED PARTIES: The County requests your comments and concerns regarding the environmental issues associated with construction and operation of the project.

PROJECT & PERMIT(S): The Trails at Lyons Canyon Project, Project No. 2021-001195-(5), Case No(s). Vesting Tentative Tract Map No. 83301 (RPPL 2021003061), Conditional Use Permit No. RPPL 2021003113, Housing No. RPPL 2021003105, Zone Change No. RPPL2021003163, Oak Tree Permit No. RPPL2021003070, and Environmental Assessment No. 2021003071.

PROJECT APPLICANT: Adam Browning, President/C.E.O., NUWI Lyons Canyon, LLC, 2001 Wilshire Boulevard, Suite 401, Santa Monica, CA 90403.

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PROJECT LOCATION: West of The Old Road and South of Sagecrest Circle, Santa Clarita APNs: 2826-022-026, -027, -035; 2826-023-014; 2826-041-039

The approximately 233-acre project site is located in the northern foothills of the Santa Susana Mountains in unincorporated Los Angeles County; refer to **Figure 1, Regional Location and Vicinity Map**. The project site is contiguous to The Old Road on the east; west of Interstate 5 (I-5); just south of Sagecrest Circle; and north of Calgrove Boulevard near Ed Davis Park in Towsley Canyon.

PROJECT DESCRIPTION: The project includes the development of 504 residential units in a mix of attached and detached dwelling units, and affordable senior housing, subdivided into 23 lots within 233.18 acres, associated infrastructure, a designated lot for a future fire station, three Los Angeles County Flood Control District lots, and approximately 164 acres of natural and improved open space. The portions of the project site developed with residential uses would be situated in the northerly portion of the project site on approximately 40.33 acres, adjacent to The Old Road, and the natural and improved open space would predominantly be located within the westerly and southerly portions of the project site. The proposed dwelling units would be located within up to six planning areas, proximate to each other and connected by internal driveways and sidewalks. These internal driveways would connect to proposed “A” and “B” Streets. Proposed “A” and “B” Streets would provide public access throughout the developed portions of the project site (i.e., the northeasterly portion of the site) from two access points on The Old Road. Project infrastructure would also incorporate, trails, a new water tank, and debris basins. The project would require up to 1,460,000 cubic yards of cut and 1,260,000 cubic yards of fill for a total of 2,720,000 cubic yards of grading with 1,345,000 cubic yards of over excavation. There is expected to be 15 percent shrinkage on the over excavation for a total of 200,000 cubic yards. The total earth movement will be 2,805,000 cubic yards. The grading will balance onsite.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

Based on a preliminary review of the proposed project consistent with Section 15060 of the State CEQA Guidelines, the County has determined that an EIR should be prepared for this project. In addition, consistent with Section 15082 of the State CEQA Guidelines, the County has identified the following probable environmental effects of the project listed in **Table 1**, which will be addressed in the EIR for this project:

Table 1

Environmental Analysis Overview

Checklist Issue	Topics for Analysis
Aesthetics	A significant ridgeline is designated in the southern portion of the project site, and not proposed to be disturbed. In addition, existing regional public trails for walking, hiking, and mountain biking are located to the south and northwest of the Project Site. These trails are part of the Ed Davis Park and Towsley Canyon and the City of Santa Clarita’s Riverdale Park and Open Space. Evaluation of the project’s impact on visual quality; scenic vistas; scenic resources; visual character from public viewpoints; and light and glare would be conducted.
Agriculture and Forestry Resources	No impacts are anticipated as the project site and most surrounding areas do not contain agricultural uses or related operations and no forest land or forestry uses. Evaluation of agriculture and forestry resources will be included within the EIR.
Air Quality	Evaluation of air pollutant emissions generated by project construction and operation would be conducted. A qualitative analysis of odor impacts based on the project land uses and site compatibility will be conducted. A refined construction health risk assessment (HRA) to quantitatively evaluate construction-period toxic air contaminant impacts to air quality sensitive receptors in the vicinity of the project would be conducted. A qualitative analysis of operational toxic air contaminant impacts would be conducted. Further, an operational HRA to evaluate the mobile source air toxic emissions from vehicles on I-5 impacting the project’s proposed residential uses will be conducted.
Biological Resources	The project site is located within the Santa Susana Mountains/Simi Hills Significant Ecological Area (SEA). The project site is relatively undisturbed for much of the property, with species that may qualify as protected trees under the Los Angeles County SEA Ordinance Implementation Guide and the Los Angeles County Oak Tree ordinance. Evaluation of potentially sensitive natural communities, special-status species, federally or state protected wetlands, wildlife movement corridors, oak woodlands, and conflict with local policies, including, but not limited to, Wildflower Reserve Areas, Los Angeles County Oak Tree ordinance, and SEA ordinance would be conducted. Compliance with the SEA compatibility criteria and the Los Angeles County Oak Tree ordinance and applicable requirements for tree protection and removal would be analyzed.
Cultural Resources	Evaluation of historical resources, archaeological resources, and the potential discovery of human remains would be conducted.
Energy	Evaluation of the project’s anticipated construction and operation energy needs would be conducted.

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Geology and Soils	Evaluation of strong seismic ground shaking, ground failure including liquefaction and lateral spreading, landslides, soil erosion and loss of topsoil, subsidence or collapse, expansive soil, and paleontological resources would be conducted.
Greenhouse Gas Emissions	Evaluation of project greenhouse gas emissions created by project construction and operation would be conducted.
Hazards and Hazardous Materials	Evaluation would include analysis of significant hazardous materials or waste, adopted emergency response plan or emergency evacuation plan, and the Very High Fire Hazard Severity Zone within which the project site is located.
Hydrology and Water Quality	Evaluation of water quality standards or waste discharge requirements, groundwater supplies or recharge, drainage, project water features, and runoff would be conducted.
Land Use and Planning	Consistency with General Plan and area land use plan and zoning code, including SEA, hillside management, inclusionary housing ordinance, and oak tree ordinance, would be conducted.
Mineral Resources	No impacts are anticipated as the project site is not located within a known mineral resources area and no mineral resources are known to occur on the project site. Evaluation of mineral resources will be included in the EIR.
Noise	Evaluation of project generated noise and vibration impacts, including changes in ambient noise levels, generated by project construction and operation would be conducted. In addition, an assessment of whether the project would exceed General Plan and noise ordinance standards will be included in the EIR.
Population and Housing	The project would result in the development of 504 dwelling units consisting of a mix of single-family dwelling units and affordable senior dwelling units on a site that currently does not include any occupied dwelling units. Evaluation of population, housing, and employment impacts would be conducted.
Public Services	The project will be evaluated for fire and police impacts. The project would generate a number of new students. Evaluation of school impacts would be conducted. In addition, evaluation of parks and library service will be conducted.
Recreation	The project site shares a property boundary with the City of Santa Clarita's Riverdale Park and Open Space facility. A bikeway described in the County Master Plan of Bikeways is designated along The Old Road. Evaluation of recreation impacts will be conducted.
Transportation	Evaluation of transportation impacts based on vehicle miles traveled, site access, circulation, and emergency access would be conducted.
Tribal Cultural Resources	Records searches of the South Central Coastal Information Center (SCCIC) and Native American Heritage Commission (NAHC) Sacred Lands File (SLF) will be conducted, and the County will consult with local tribes for Assembly Bill (AB) 52 compliance obligations. Evaluation of

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Utilities and Service Systems	tribal cultural resources would be included in the EIR. Evaluation of construction and operation impacts to water supply, sewer and wastewater treatment capacity, storm water drainage, and solid waste would be conducted. A water supply assessment is required.
Wildfire	The project site is located within a Very High Fire Hazard Severity Zone and evaluation of wildfire emergency response and risk would be conducted. In addition, a discussion of exposure of people to significant risk of loss or injury resulting from wildland fires will be provided.
Mandatory Findings of Significance	The EIR will analyze whether the project would substantially reduce the quality of fish and wildlife habitat or cause fish or wildlife populations to be threatened or eliminated. An assessment of impacts to rare or endangered plant or animal species will occur in the EIR. Paleontological resources will be evaluated within the EIR, including the potential that history or prehistory would be eliminated. The EIR will analyze whether the project will or will not have environmental effects that cause substantial adverse effects on human beings. The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. The project's cumulative environmental impacts will be analyzed.

NOTICE OF SCOPING MEETING: The County will conduct a virtual (online) public scoping meeting for the purpose of soliciting oral and written comments from interested parties as to the appropriate scope and content of the EIR.

All interested parties are invited to attend the virtual scoping meeting to assist in identifying issues to be addressed in the EIR. The scoping meeting will include a brief presentation of the proposed project to be addressed in the EIR and will provide attendees with an opportunity to provide input to the scope of the EIR. The Scoping Meeting will be held virtually on **Wednesday, June 29, 2022, at 6 p.m.** (Pacific Time). See details below:

VIRTUAL SCOPING MEETING:	<p style="text-align: center;">Wednesday, June 29, 2022 6:00 p.m. (Pacific Time) - Via Zoom Meeting Please click the link below to join the webinar: https://us06web.zoom.us/j/86390472095</p>
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Translation in other languages can be made available at the meeting upon request. Please submit translation requests at least seven business days in advance of the scheduled meeting to info@planning.lacounty.gov.

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PUBLIC REVIEW PERIOD: The County has determined to make this NOP available for public review and comment pursuant to Title 14, section 15082(b) of the California Code of Regulations. The comment period for the NOP begins on Thursday, June 16, 2022 and ends on Friday, July, 15, 2022.

Written comments must be received or postmarked by Friday, July 15, 2022.

Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the EIR.

Please direct all written comments to the following address:

Erica Gutierrez, AICP
County of Los Angeles
Department of Regional Planning
Principal Planner, Subdivisions Section
320 West Temple Street, 13th Floor
Los Angeles, CA 90012
Tel: (213) 974-6411
Fax: (213) 626-0434
egutierrez@planning.lacounty.gov

Comments submitted on the NOP will be addressed in the Draft EIR.

DOCUMENT AVAILABILITY: The NOP is available for public review at the Los Angeles County Department of Regional Planning's ("Regional Planning's) website at:

<https://planning.lacounty.gov/ceqa/notices>

The public is also encouraged to visit the Regional Planning's website to review the project information at <https://planning.lacounty.gov/case/view/2021-001195>.

Thank you for your participation in the environmental review of this project.

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Si necesita más información por favor llame al (213) 974-6411.

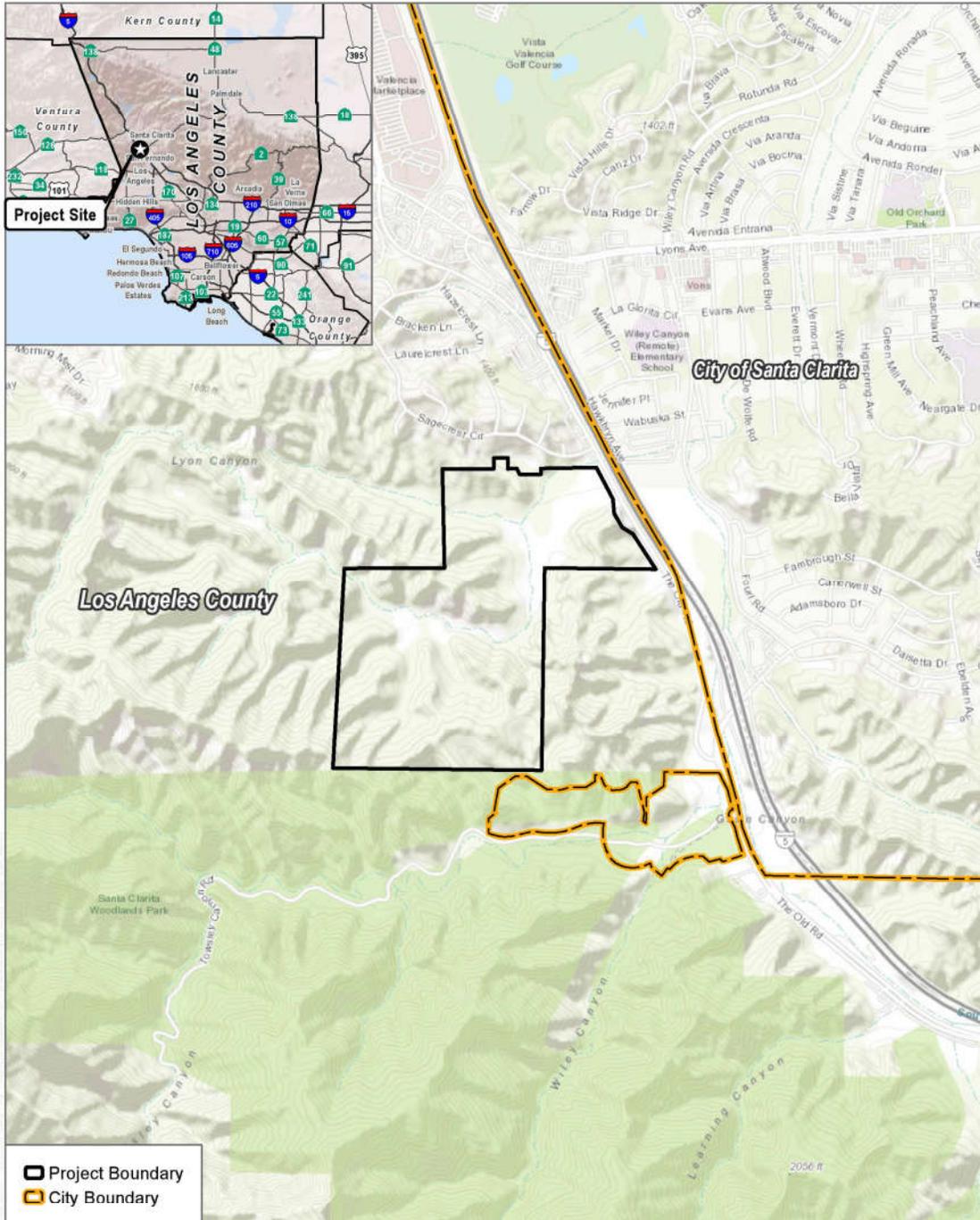
If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone or email to the Secretary of the Regional Planning Commission at 213-974-6409 or info@planning.lacounty.gov 72 business hours prior to the meeting. Thank you.

Si desea una interpretación oral para personas que no hablan inglés o una adaptación especial conforme a la Ley Americanos con Discapacidades, por favor haga su solicitud por teléfono o correo electrónico a la Secretaría de la Comisión de Planificación Regional llamando al 213-974-6409 o dirigiéndose a info@planning.lacounty.gov 72 horas hábiles antes de la reunión. Gracias.

비영어권 사람들을 위한 구두 통역을 원하거나 미국 장애인법에 따라 특별한 숙소를 원하는 경우 회의 시작 72시간 전에 지역 계획 위원회 장관에게 213-974-6409 또는 info@planning.lacounty.gov 로 전화 또는 이메일을 통해 요청하십시오. 감사합니다.

如果需要為非英語人士提供口語翻譯或根據美國殘疾人法案需要提供特殊便利，請在會議前 72 個工作小時內通過電話或電子郵件向區域規劃委員會秘書提出請求，電話號碼為 213-974-6409，電郵地址為 info@planning.lacounty.gov。謝謝。

Figure 1 Regional Location and Vicinity Map



SOURCE: ESRI World Topographic Map



FIGURE 1
Regional Location and Vicinity Map

Trails at Lyons Canyon Project