

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2022060346

Project Title: Trails at Lyons Canyon Project

Lead Agency: Los Angeles County (Los Angeles County Department of Regional Planning)

Contact Person: Erica G. Aguirre, AICP

Mailing Address: 320 West Temple Street, 13th Floor

Phone: (213) 974-6433

City: Los Angeles

Zip: 90012

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Stevenson Ranch

Cross Streets: West of The Old Road and South of Sagecrest Circle

Zip Code: 91381

Longitude/Latitude (degrees, minutes and seconds): 34 ° 22 ' 10 " N / 118 ° 33 ' 42 " W Total Acres: 233.49

Assessor's Parcel No.: 2826-022-026, -027, -035; 2826-023-014; 2826-041-039

Section: 04, 09 Twp.: 03N

Range: 16W

Base: San Bernardino

Within 2 Miles: State Hwy #: Interstate 5

Waterways: Lyon Canyon Creek, Santa Clara River, Placerita Creek, Newhall Creek

Airports: N/A

Railways: Union Pacific

Schools: Pico Cyn, Wiley Canyon, Peachland, Meadows, Old Orch

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: Oak Tree Permit**Development Type:** Residential: Units 510 Acres 81.37 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: 1.13-Acre Recreation Center Hazardous Waste: Type _____ Water Facilities: Type Water Tank (0.68 Acres) MGD 2 Other: 150.31 acres of natural open space**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy, Tribal Cultural Resources, Wildfire**Present Land Use/Zoning/General Plan Designation:**

Zoning: Heavy Agricultural (A-2-2 and A-2-1); Unlimited Commercial-Development Program (General Commercial [C-3] and C-3-DP). General Plan: Residential 2 (H2)

Project Description: (please use a separate page if necessary)

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 510 dwelling units 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 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 Project would require approximately 1,500,000 cubic yards of cut and 1,300,000 cubic yards of fill for a total of 2,800,000 cubic yards of grading with 1,345,000 cubic yards of over excavation. There is expected to be 15% shrinkage on the over excavation for a total of 200,000 cubic yards. 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 on-site, and no import or export of soil would be required for the Project. Several on-site access and utility easements are proposed.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input checked="" type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 10, 2024 Ending Date February 7, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>NUWI Lyons Canyon, LLC</u>
Address: <u>255 South Lake Avenue, Suite 225-M210</u>	Address: <u>2001 Wilshire Boulevard, Suite 401</u>
City/State/Zip: <u>91101</u>	City/State/Zip: <u>Santa Monica, CA 90403</u>
Contact: <u>Daria Sarraf</u>	Phone: <u>310-566-6390</u>
Phone: <u>(760) 942-5147</u>	

Signature of Lead Agency Representative: Erica Gutierrez Aguirre Digitally signed by Erica Gutierrez Aguirre
Date: 2024.11.26 10:57:27 -08'00' Date: 11/26/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.