

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022060346

Project Title: Trails at Lyons Canyon Project

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

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Project Location: Unincorporated - Santa Clarita Valley Los Angeles
City *County*

Project Description (Proposed actions, location, and/or consequences).

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. 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 approximately 150 acres of unimpacted 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project would result in a significant and unavoidable impact for one threshold (Threshold 4.17b) of the Transportation section. The Project would result in potentially significant impacts for the following environmental topics: Aesthetics, Agriculture and Forestry, Air Quality, Biological Resources, Cultural Resources, Geology and Soils (Paleontological Resources), Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation, Tribal Cultural Resources, and Wildfire. Impacts to these topics (other than Threshold 4.17b of Section 4.17, Transportation) would be reduced to less than significant levels, with implementation of the following mitigation measures: MM-4.1-1 (Visual Shielding Plan), MM-4.3-1 (Construction Equipment), MM-4.4-1 (On-Site Habitat Preservation), MM-4.4-2 (Habitat Mitigation and Monitoring Plan), MM-4.4-3 (Special-Status Plants Seed and Bulb Survey, Salvage, and Translocation), MM-4.4-4 (Biological Monitoring), MM-4.4-5 (Demarcation of Disturbance Limits), MM-4.4-6 (Invasive Species Prevention), MM-4.4-7 (Landscaping Plan), MM-4.4-8 (Crotch's Bumble Bee Habitat Preservation and Minimization Measures), MM-4.4-9 (Off-Site Habitat Preservation), MM-4.4-10 (Special-Status Wildlife Relocation Plan), MM-4.4-11 (Nesting Bird Avoidance), MM-4.4-12 (Lighting Plan), MM-4.4-13 (Homeowners' Association Covenants, Conditions, and Restrictions), MM-4.4-14 (Jurisdictional Waters Compensation), MM-4.4-15 (Roosting Bat Survey), MM-4.4-16 (SEA Protected Trees Replacement/Compensation), MM-4.5-1 (Archaeological Monitoring), MM-4.5-2 (Workers Environmental Awareness Program Training), MM-4.7-1 (Paleontological Monitoring), MM-4.7-2 (Workers Environmental Awareness Program Training), MM-4.8-1 (Construction Emission Reductions), MM-4.8-2 (Electrify Buildings), MM-4.8-3 (Energy Conservation), MM-4.8-4 (Utilize 100% Zero-Carbon Electricity), MM-4.8-5 (Encourage Electric Vehicles), MM-4.8-7 (Solid Waste Reduction), MM-4.8-8 (Landscape Maintenance), MM-4.9-1 (Soils Management Plan), MM-4.9-2 (Well Assessment), MM-4.9-3 (Methane Gas Survey and Remediation), MM-4.13-1: (Simultaneous Equipment Operation Limit for Portion of Lot 22), MM-4.13-2 (Staging Areas & Stationary Equipment), MM-4.13-3 (Stationary Equipment Construction Noise Barrier), MM-4.13-4 (Temporary Noise Barrier for On-Site Phases), MM-4.17-1 (Construction Traffic Management Plan), MM-4.17-2 (Transportation Demand Management Program), MM-4.18-1 (Retention of Native American Monitoring), MM-4.18-2 (Workers Environmental Awareness Program), MM-4.18-3 (Inadvertent Discovery Clause), MM-4.20-1 (Wildfire Education Program), MM-4.20-2 (Alternative Materials and Methods), MM-4.20-3 (Annual Fuel Modification Zone Inspection), MM-4.20-4 (Construction Fire Prevention Plan), and MM-4.20-5 (Construction-Related Fire Prevention Measures).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The primary areas of controversy identified by the public and agencies included the following potential issues (the Draft EIR section that addresses the issue raised is provided in parentheses):

Potential for impacts to the Significant Ecological Area (Section 4.1, Aesthetics; Section 4.4, Biological Resources; and Section 4.11, Land Use and Planning)

Potential for air quality and/or pollution impacts (Section 4.3, Air Quality)

Potential for impacts on biological resources, including wildlife, oak trees, and open space (Section 4.2, Agriculture-Forest; Section 4.4, Biological Resources; Section 4.11, Land Use and Planning)

Potential for impacts on cultural resources (Section 4.5, Cultural Resources)

Potential for impacts on carbon sequestration (Section 4.8, Greenhouse Gases)

Potential for impacts associated with hazards and hazardous materials (Section 4.9, Hazards and Hazardous Materials)

Potential for impacts associated with water supply (Section 4.19, Utilities and Service Systems)

Potential for increased local noise levels (Section 4.13, Noise)

Potential for impacts on level of police, fire, school, and recreation services (Section 4.15, Public Services, Section 4.16, Recreation)

Potential for transportation impacts (Section 4.17, Transportation)

Potential for wildfire impacts (Section 4.9, Hazards and Hazardous Materials; Section 4.20, Wildfire)

Provide a list of the responsible or trustee agencies for the project.

United States Army Corps of Engineers, California Department of Fish and Wildlife, and Los Angeles Regional Water Quality Control Board