

NOTICE OF PUBLIC HEARING AND CONSIDERATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE TRAILS AT LYONS CANYON

The Los Angeles County Regional Planning Commission (Commission) will conduct a public hearing to consider the project described below. A presentation and overview of the project will be given, and any interested person or authorized agent may appear and comment on the project at the hearing. The Commission will then consider a vote to approve or deny the project or continue the hearing if it deems necessary. Should you attend, you will have an opportunity to provide public comments during the public hearing in person or virtually through the Zoom webinar link below. If you challenge the final decision on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

Hearing Date and Time: Wednesday, July 30, 2025, at 9:00 a.m.

Hearing Location: Hall of Records, [320 W. Temple Street, Room 150, Los Angeles, CA 90012](#). Virtual (Online) at [bit.ly/ZOOM-RPC](#). By phone at (669) 444-9171 or (719) 359-4580 (ID: 858 6032 6429).

Project No.: PRJ2021-001195 ("Trails at Lyons Canyon")

Project Location: West of The Old Road, South of Sagecrest Circle, and North of Calgrove Boulevard, within the Santa Clarita Valley Planning Area

Project Description:

Vesting Tentative Tract Map No. 83301 (RPPL2021003061): To create 37 lots on 233.49 gross acres, including 510 dwelling units across 290 buildings on 10 lots (462 for-sale condominium units and 47 senior affordable rental apartments, plus one manager's unit), 16 open space lots (12 homeowner's Association open space lots and four natural open space lots), two lots for the recreation center, seven debris basin lots, one water tank lot, and one lot for the water purveyor, and several street frontage waiver requests, within the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area), C-3 (General Commercial), and C-3-DP (General Commercial-Development Program) and RPD-1-1.4U (Residential Planned Development - 1 to 1.4 Dwelling Units Per Acre) Zones.

Conditional Use Permit No. RPPL2021003113: To authorize a density-controlled development, development within a Significant Ecological Area, development within a Hillside Management Area, on-site project grading over 100,000 cubic yards (approximately 2.85 million cubic yards), townhouses within the A-2-1 and A-2-2 Zones, and for residential uses within the C-3-DP Zone.

Oak Tree Permit No. RPPL2021003070: To authorize impacts to 232 oak trees, including removal of 219 oak trees (including 17 heritage oak trees and 27 oak trees to remain within debris basins that are counted as removals), and encroachment into the protected zone of 13 oak trees (including five heritage oak trees).

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Administrative Housing Permit No. RPPL2021003105: To ensure the long-term maintenance of 71 affordable set-aside units, including 24 moderate affordable for-sale units that fulfill inclusionary zoning requirements, and 47 very low-income senior affordable rental units as part of a density bonus request. The request includes two incentives and six waivers for multi-family housing in a density-controlled development within the C-3-DP Zone and parking as a primary use in the A-2 Zone; reduced building separation on Lot No. 6; over height residential building height in the A-2 Zone; maximum retaining wall height of up to 17.5 feet within setback areas; over-height retaining walls with non-view-obscuring fences in both cut and fill conditions; and reduced rear yard setback for Lot Nos. 3 and 4.

Environmental Impact Report (“EIR”) (State Clearinghouse No. 2022060346): To consider an EIR with significant and unavoidable environmental impacts to Transportation (Vehicle Miles Traveled). All other environmental factors would result in less than significant impacts or less than significant impacts with mitigation 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, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire, pursuant to CEQA reporting requirements.

Pursuant to CEQA and applicable law, the Commission will be acting as the decision-maker regarding the adequacy of the analysis contained within the EIR and the merits of the project. To approve the project, the Commission would need to certify the EIR, adopt certain CEQA findings, including a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Program.

Document Availability and Project Information: The Final EIR, staff reports, and related materials will be posted on the County’s website about two weeks before the public hearing. The **Final EIR** will be available at: bit.ly/3xYekD8, and the **Project staff reports and related materials** will be available at: bit.ly/3ZRaFSg.

Written Comments: For more information about this project, or to submit written comments, email the project planner, Erica G. Aguirre, at eaguirre@planning.lacounty.gov. Written comments and materials may also be mailed to: Attn. Erica G. Aguirre, 320 W. Temple Street, Los Angeles, 13th Floor, CA 90012. You may also contact the planner by phone: (213) 893-7020. Written Comments must be received by July 29, 2025, at noon and will be distributed to the Commission and published on the County’s website.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days’ advanced notice prior to the public hearing.

Para leer este aviso en español visite bit.ly/3ZRaFSg.

若要閱讀中文通知，請訪 bit.ly/3ZRaFSg。

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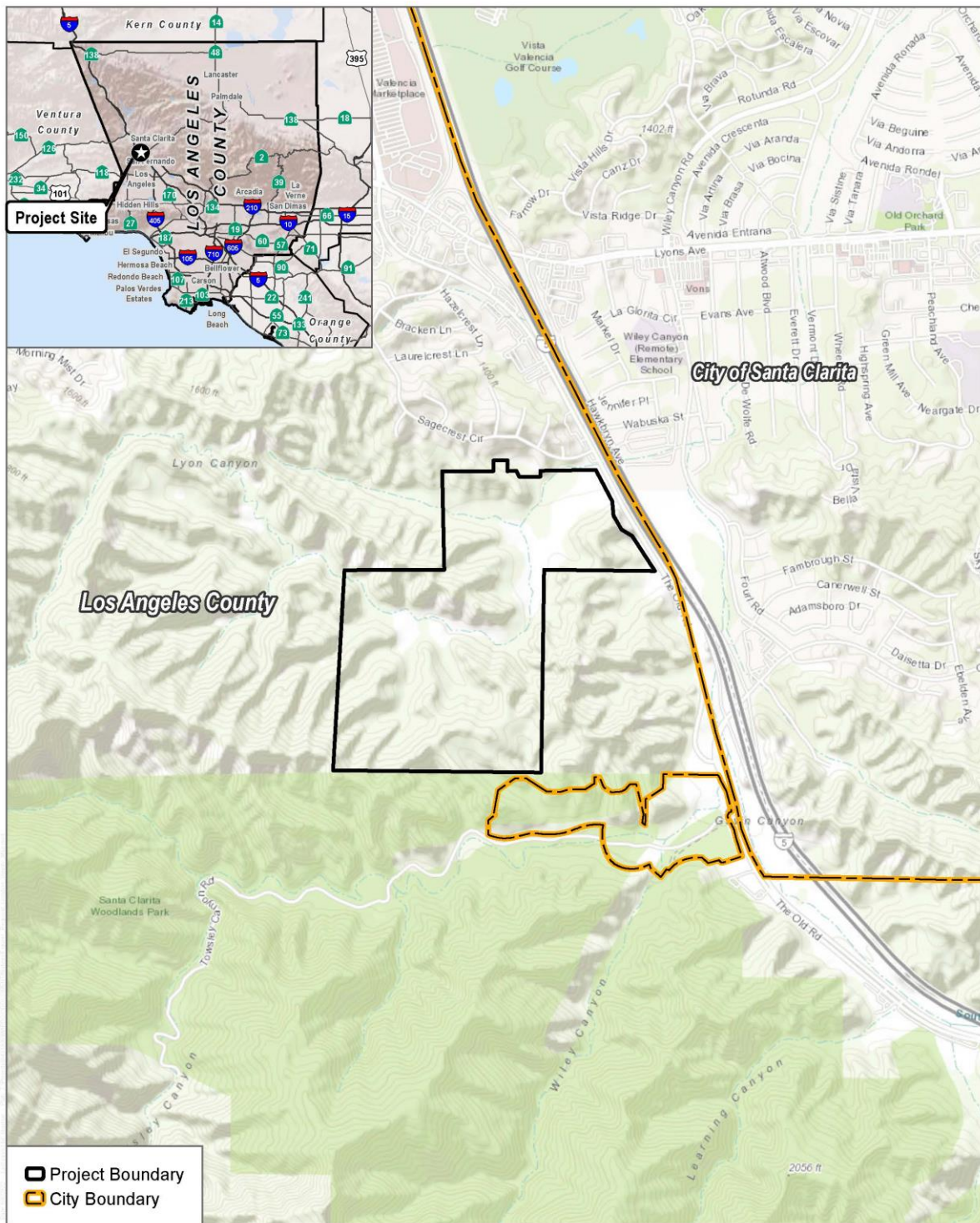


FIGURE 1

Regional Location and Vicinity Map

Trails at Lyons Canyon Project

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