

Notice of Completion

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

See NOTE below
SCH # 2003031086

Project Title: Lyons Canyon Ranch Project/Project TR53653/Conditional Use Permit RCUP200500088, Tract Map No. 53653
Lead Agency: L. A. County Department of Regional Planning **Contact Person:** Rudy Silvas
Street Address: 320 West Temple Street **Phone:** (213) 974 6461
City: Los Angeles, CA **Zip:** 90012 **County:** Los Angeles

Project Location

County: Los Angeles **City/Nearest Community:** Santa Clarita
Cross Streets: The Old Road, Sagecrest Circle **Total Acres:** 234.8 acres
Assessor's Parcel No. 2826-022-025 to 027, 026-014 **Section:** 4 **Twp.** T3N **Range:** R16W **Base:** San Bernardino
Within 2 Miles: **State Hwy #:** Interstate 5 **Waterways:** Lyons Canyon Creek, Santa Clara River
Airports: none **Railways:** none **Schools:** Newhall School District, William S. Hart Union High School District

Document Type

CEQA: NOP Supplement/Subsequent **NEPA:** NOI **Other:** Joint Document
 Early Cons EIR (Prior SCH No.) EA Final Document
 Neg Dec Other Draft EIS Other
 Draft EIR 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) Other Oak Tree Permit
Parcel Map, Tract Map, etc.)

Development Type

Residential: Units 186 Acres Water Facilities: Type MGD
 Office: Sq.ft. Acres Employees Transportation: Type
 Commercial: Sq.ft. Acres Employees Mining: Mineral
 Industrial: Sq.ft. Acres Employees Power: Type Watts
 Educational Waste Treatment: Type
 Recreational Hazardous Waste: Type
 Other: Debris Basin / Open Space lots

Project Issues Discussed In Document

Aesthetic/Visual Flood Plain/Flooding Schools/Universities Water Quality
 Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
 Archeological/Historical Minerals Soil Erosion/Comp./Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Fiscal Recreation/Parks Vegetation Other

Present Land Use/Zoning/General Plan Use

Vacant/A-2 (Heavy Agriculture)/ Non-Urban, Significant Ecological Area

Project Description

The proposed project is a request for a tentative tract map and Conditional Use Permit and Oak Tree Permit to authorize the development of 93 single family detached residential homes, 93 senior condominium units and a 2 acre lot for a new 8,000 square feet fire station, all on a 234.8 acre project site. The CUP is needed for density-bonus development, hillside management, and the Significant Ecological Area designation. An Oak Tree Permit is requested for the removal or the encroachment of up to 226 oak trees.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document), please fill it in. Revised October 1989

Reviewing Agencies Checklist

KEY S = Document sent by lead agency X = Document sent by SCH R = Suggested distribution
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Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- S Conservation
- S Fish & Game
- R Forestry
- R Office of Historic Preservation
- S Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- R Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- R California Highway Patrol
- S CALTRANS District # 7
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

Health & Welfare

- R Health Services

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Affairs

- Air Resources Board
- S APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- S Regional WQCB # 4 (*Los Angeles*)

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- R Native American Heritage Commission
- R Public Utilities Commission
- S Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency

Other _____

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

Starting Date September 25, 2006

Ending Date November 8, 2006

Signature 

Date September 21, 2006

Lead Agency (complete if applicable):

Applicant: Lyons Canyon Partners (D.R. Horton)
 Address: 21300 Victory Blvd., Suite 700
 City/State/Zip: Woodland Hills, CA 81367
 Phone: (818) 251-5700

Consultant: _____
 Address: _____
 City/State/Zip: _____
 Phone: _____

For SCH Use Only:

Date Received at SCH: _____

Date Review Starts: _____

Date to Agencies: _____

Date to SCH: _____

Clearance Date: _____

Notes:



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

DATE: September 21, 2006

TO: All Interested County Departments

FROM: Rudy Silvas *RS*
DEPARTMENT OF REGIONAL PLANNING
Impact Analysis Section

**SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT
LYONS CANYON RANCH PROJECT
COUNTY PROJECT TR53653
STATE CLEARINGHOUSE NO. 2003031086**

Enclosed is the Draft Environmental Impact Report (DEIR) for your information/file. On February 23, 2006, County departments were requested to review the Screencheck EIR for the above project.

All comments previously received on the Screencheck have been incorporated into the Draft Environmental Impact Report or will be made conditions of approval of the project. **No additional comment is solicited** unless your previous comments have not been adequately addressed. If you have any questions, please contact Rudy Silvas of the Impact Analysis Section at (213) 974-6461, Monday through Thursday from 7:30 a.m. to 6:00 p.m. Our offices are closed on Fridays.

Attachment(s)



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl AICP
Director of Planning

**NOTICE OF COMPLETION AND AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT**

**Lyons Canyon Ranch Project
County Project No. TR53653
Conditional Use Permit No. RCUP200500088
Oak Tree Permit No. ROAK200500039
Tentative Tract Map No. 53653
State Clearinghouse No. 2003031086**

The County of Los Angeles Department of Regional Planning acting in the capacity of "Lead County Agency" under the County of Los Angeles Environmental Document Reporting Procedures and Guidelines, Chapter III, Section 304, has filed a "Notice of Completion" of a Draft Environmental Impact Report (DEIR) for the **Lyons Canyon Ranch Project**. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Sections 21000-21177; and the "Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) as amended, California Code of Regulations, Title 14, Chapter 3, 15000-15387.

SITE LOCATION AND PROPOSED PROJECT

The Project Site is located in the unincorporated County of Los Angeles west of the City of Santa Clarita. The project site is assessed regionally by Interstate 5 between Calgrove Road on the south and Pico Canyon Road on north. Local access to the project site is provided from The Old Road, south of Sagecrest Circle and, with implementation of the project, access developed area would be from proposed Streets "A" and "E." The project site is surrounded by open space to the south and west, residential uses to the north, and Interstate Highway 5 to the east. Lyon Canyon runs west to east from the southwest to northeast of the project site.

The project proposes a subdivision of 107 lots comprised of 93 single-family detached single-family lots, one (1) condominium lot (for 93 senior condominium units), five (5) open space lots, six (6) debris/detention basin lots, one (1) park lot, and one (1) fire station lot.

The application also includes a Conditional Use Permit for density bonus and for development within Significant Ecological Area (SEA) and hillside management area. An Oak Tree Permit is also request for the removal or encroachment of up to 226 oak trees.

REVIEWING LOCATIONS

The formal public review period for the DEIR will be from **September 25 to November 8, 2006** (45 days). A public hearing on this Draft Environmental Impact Report and the proposed project has been scheduled before the Los Angeles County Regional Planning Commission at 9:00 a.m. on Wednesday, **November 15, 2006** in the Regional Planning Commission Hearing Room, 320 West Temple Street, Los Angeles, CA 90012. **Written comments received on the DEIR prior to the close of the public hearing on the project will be considered in the Final EIR.**

To ensure public access to the DEIR, copies of the document will available for review at the County libraries listed below:

Newhall Library
22704 West 9th Street
Newhall, CA 91321

Canyon County Jo Anne Darcy Library
18601 Soledad Canyon Road
Canyon Country, CA 91351

Valencia Library
223743 West Valencia Boulevard
Valencia, CA 91355

Copies of the DEIR will also be available for public review Monday through Thursday, 7:30 a.m. to 6:00 p.m. at:

County of Los Angeles
Department of Regional Planning
Impact Analysis Section, Room 1348
320 West Temple Street
Los Angeles, CA 90012

Please submit written comments on the DEIR to Mr. Rudy Silvas of the Department of Regional Planning at the above address.



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

September 21, 2006

James E. Hartl AICP
Director of Planning

Department of Public Works
Land Development Division
900 South Fremont Avenue
Alhambra, CA 91803
Attn: Suk Chong

**SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT
LYONS CANYON RANCH PROJECT
COUNTY PROJECT TR53653
STATE CLEARINGHOUSE NO. 2003031086**

Enclosed is the Draft Environmental Impact Report (DEIR) for your information/file. On February 23, 2006, your department was requested to review the Screencheck EIR for the above project. The following divisions of the Department of Public Works have reviewed and commented on the Screencheck.

- Watershed Management Division
- Land Development Division (Transportation Planning)
- Land Development Division (Drainage & Grading, CEQA)
- Traffic and Lighting Division
- Geotechnical & Materials Engineering Division (Geology & Soil)
- Environmental Programs Division

All comments previously received on the Screencheck have been incorporated into the Draft Environmental Impact Report or will be made conditions of approval of the project. **No additional comment is solicited** unless your previous comments have not been adequately addressed. If you have any questions, please contact Rudy Silvas of the Impact Analysis Section at (213) 974-6461, Monday through Thursday from 7:30 a.m. to 6:00 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Acting Director of Planning

for
Daryl Koutnik, Supervising Regional Planner
Impact Analysis Section
Attachment(s)



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

September 21, 2006

James E. Hartl AICP
Director of Planning

County of Los Angeles Fire Department
Forestry Division, Prevention Bureau
5823 Rickenbacker Rd., Rm. 123
Commerce, CA 90040
Attn: Lily Cusick

**SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT
LYONS CANYON RANCH PROJECT
COUNTY PROJECT TR53653
STATE CLEARINGHOUSE NO. 2003031086**

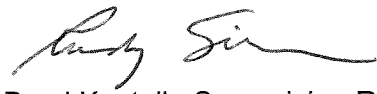
Enclosed is the Draft Environmental Impact Report (DEIR) for your information/file. On February 23, 2006, your department was requested to review the Screencheck EIR for the above project. The following divisions of the Fire Department have reviewed and commented on the Screencheck.

- Forestry, Environmental Review Unit
- Planning Division
- Subdivision Division

All comments previously received on the Screencheck have been incorporated into the Draft Environmental Impact Report or will be made conditions of approval of the project. **No additional comment is solicited** unless your previous comments have not been adequately addressed. If you have any questions, please contact Rudy Silvas of the Impact Analysis Section at (213) 974-6461, Monday through Thursday from 7:30 a.m. to 6:00 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Acting Director of Planning


for Daryl Koutnik, Supervising Regional Planner
Impact Analysis Section
Attachment(s)

The Lyons Canyon Ranch Project Draft EIR Distribution List
September 2006 – (NOTE: All DEIR & CD-ROM to have County NOC/NOA Cover letter)

Los Angeles County

Department of Regional Planning (7 DEIR, 6 Executive Summaries, 5 Technical Appendices & 8 CD-ROMs)

Impact Analysis Section
320 West Temple St. Room 1348
Los Angeles, CA 90012
Attn: Rudy Silvas

County of Los Angeles (1 DEIR & Technical Appendices, 9 CD-ROM + DPW & County cover letters)

Department of Public Works
Land Development Division
900 S. Fremont Ave
Alhambra, CA 91803
Attn: Suk Chong

County of Los Angeles Fire Department (3 complete copies + FD & County cover letters)

Forestry Division, Prevention Bureau
5823 Rickenbacker Rd., Rm. 123
Commerce, CA 90040
Attn: Lily Cusick

Larry Hafetz (1 DEIR copy & 1 CD-ROM + County memo)

Los Angeles County County Counsel
648 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

County of Los Angeles (1 complete copy + County memo)

Health Services- Environmental Hygiene
5050 Commerce Drive, Room 115
Baldwin Park, CA 91706-1423
Attn: Environmental Review

County of Los Angeles (1 complete copy + County memo)

Health Services Department
Solid Waste Management Programs
5050 Commerce Drive, Room 115
Baldwin Park, Ca 91706-1423
Attn: Environmental Review

County of Los Angeles (1 complete copy + County memo)
Sheriff Department
Gary T.K. Tse, Director of Facilities Planning
1000 S. Fremont Avenue
Building A9-East/5th Floor North
Alhambra, CA 91803
Attn: Mr. Daniel Delgado

County of Los Angeles (1 DEIR copy + County memo)
Sheriff Department
Santa Clarita Valley Station
23740 West Magic Mountain Parkway
Valencia, CA 91355
Attn: Environmental Review

County of Los Angeles (1 DEIR copy & 1 CD-ROM + County memo)
Sanitation Districts
P.O. Box 4998
1955 Workman Mill Road
Whittier, CA 90607-4998
Attn: Environmental Review

Paul Novak (1 DEIR copy + County memo)
Fifth District, Board of Supervisors
Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Bob Hauter (1 DEIR copy + County memo)
Fifth District, Board of Supervisors
23920 Valencia Blvd Suite 265
Santa Clarita, CA 91355

Department of Parks and Recreation, Planning Division (1 DEIR copy + County memo)
Los Angeles County
510 South Vermont Avenue, 2nd Floor
Los Angeles, CA 90020-1975
Attn: Environmental Review

Los Angeles County Public Library (1 DEIR copy + County memo)
7400 East Imperial Highway
P.O.Box 7011
Downey, CA 90241-7011
Attn: Environmental Review

Canyon Country Library (2 DEIR copies & 1 Technical Appendices)
18601 Soledad Canyon Road
Santa Clarita, CA 91351

Valencia County Library (2 DEIR copies & 1 Technical Appendices)
23743 West Valencia Blvd.
Santa Clarita, CA 91355

Los Angeles County Newhall Library (2 DEIR copies & 1 Technical Appendices)
22704 West 9th Street
Santa Clarita, CA 91321

State Agencies

State Clearinghouse (15 CD copies + 15 copies of ES + Notice of Completion form)
P.O.Box 3044
Sacramento, CA 95812-3044

Department of Conservation (1 complete copy)
Division of Oil, Gas & Geothermal Resources
5816 Corporate Ave., Suite 200
Cypress, CA 90630
Attn: Environmental Review

Caltrans-District 7 (1 complete copy)
IGR/CEQA Coordinator
Transportation Planning & Analysis
100 South Main Street
Los Angeles, CA 90012
Attn Cheryl Powell

California Highway Patrol-Castaic (1 complete copy)
27858 Golden State Hwy.
Santa Clarita 91384-4415

California Regional Water Quality Control Board (1 complete copy)
Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, CA 90013

South Coast Air Quality Management District (1 complete copy)
21865 East Copley Drive
Diamond Bar, CA 91765-4182
Attn: Environmental Review

California Department of Fish and Game (1 complete copy)
4949 Viewridge Avenue
San Diego, CA 92123
Attn: Environmental Review

California Department of Parks and Recreation (1 CD-ROM)
P.O.Box 942896
Sacramento, CA 93534
Attn: Environmental Review

Department of Toxic Substances Control (1 CD-ROM)
1011 North Grandview Avenue
Glendale, CA 91201
Attn: Environmental Review

Santa Monica Mountains Conservancy (1 complete copy)
5750 Ramirez Canyon Rd.
Malibu, CA 90265

Southern California Association of Governments (1 complete copy)
818 W. 7th Street, 12th Floor
Los Angeles, CA 90017
Attn: Environmental Review

Federal Agencies

U.S. Department of the Army (1 CD-ROM)
Los Angeles District
Corps of Engineers
P.O. Box 532711
Los Angeles, CA 90053
Attn: Environmental Review

U.S. Fish & Wildlife Service (1 CD-ROM)
Ventura Field Office
2493 Portola Rd., Ste. B
Ventura, CA 93003
Attn: Environmental Review

Local Agencies

City of Santa Clarita Planning Department (1 complete copy & 1 CD-ROM)
23920 Valencia Blvd., #300
Santa Clarita, CA 91355
Attn: Environmental Review

County of Ventura Planning Division (1 CD-ROM)
Resource Management Agency
800 South Victoria Avenue
Ventura, CA 93009
Attn: Environmental Review

Metropolitan Transportation Authority (1 CD-ROM)
Planning Division
One Gateway Plaza
Los Angeles, CA 90012-2932
Attn: Environmental Review

School Districts

Mr. Michael Otavka (1 CD-ROM)
Director of Facilities
William S Hart Union School District
21455 Centre Pointe Parkway
Santa Clarita, CA 91350
Attn: Environmental Review

Newhall School District (1 CD-ROM)
25375 Orchard Village Road
Valencia, CA 91355
Attn: Environmental Review

Utility Company

Castaic Lake Water Agency (1 CD-ROM)
27234 Bouquet Canyon Road
Santa Clarita, CA 91350-2173
Attn: Environmental Review

Valencia Water Company (1 CD-ROM)
24631 Avenue Rockefeller
Valencia, CA 91385-5904
Attn: Environmental Review

Other Agencies/Parties

Friends of the Santa Clara River (1 CD-ROM)
660 Randy Drive
Newbury Park, CA 91320-3036

Stevenson Ranch Town Council (1 CD-ROM) – West Hills?
25876 The Old Road, # 213
Stevenson Ranch, CA 91381

Or

Stevenson Ranch Town Council
25849 Browning Place
Stevenson Ranch, CA 91381

Sierra Club- Los Angeles Chapter (1 CD-ROM)
3435 Wilshire Blvd., Suite 320
Los Angeles, CA 90010
Attn: Environmental Review

SCOPE (1 complete copy)
P.O.Box 1182
Canyon Country, CA 91386-1182

Santa Clarita Valley Historical Society (1 CD-ROM)
PO Box 221925
Newhall, CA 91322-1925

Santa Clarita Oak Conservancy (1 CD-ROM)
P.O.Box 520
Saugus, CA 91380

Santa Clarita Watershed Recreation & Conservation Authority (1 CD-ROM)
24255 The Old Road
Newhall, CA 91321

San Fernando Valley Audubon Society (1 CD-ROM)
11444 West Olympic Boulevard, Suite 750
West Los Angeles, CA 92024

Tribal Representative (1 CD-ROM)
Randy Guzman-Folkes
601 South Brand Boulevard, Suite 102
San Fernando, CA 91340

San Fernando Band of Mission Indians (1 CD-ROM)
John Valenzuela
P.O. Box 221838
Newhall, CA 91322

San Manuel Band of Mission Indians (1 CD-ROM)
Henry Duro
26569 Community Center Drive
Highland, CA 92346

California Water Impact Network (1 CD-ROM)
808 Romero Canyon Road
Santa Barbara, CA 93108

Center for Biological Diversity (1 CD-ROM)
P.O.Box 493
Idyllwild, CA 92549

California Native Plant Society (1 CD-ROM)
2707 K Street, Suite 1
Sacramento, CA 95816-5113

Environmental Defense Center (1 CD-ROM)
2021 Sperry Avenue, Suite 18
Ventura, CA 93003

CD Copies = 60

DEIR Hard Copies = 40

Technical Appendices = 25

Executive Summary = 20