



NOTICE OF PREPARATION

"The Lyons Canyon Ranch Project"

County Project No. TR53653
Tentative Tract Map No. RTM TR53653
Conditional Use Permit No. RCUP200500088
Oak Tree Permit No. ROAK200500039

2003031086

The County of Los Angeles will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified above, pursuant to the California Environmental Quality Act (CEQA). In compliance with Section 15082 of the *State CEQA Guidelines*, the County of Los Angeles is sending this Notice of Preparation (NOP) to responsible agencies, interested parties, and other public agencies, which may be involved in approving or permitting the project. Within 30 days after receiving the NOP, each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information to be contained in the EIR related to that agency's area of statutory responsibilities.

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibility in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

BACKGROUND

The Lyons Canyon Ranch project was originally submitted to the City of Santa Clarita for review and possible annexation in 2002. Pursuant to the provision of Section 15082 of the *State CEQA Guidelines*, the City of Santa Clarita first circulated a NOP in March 2003. Due to change in project description, another NOP was circulated for a 30-day period commencing December 15, 2003 and ending January 14, 2004 (State Clearinghouse No. 2003031086). Subsequently, the project was withdrawn from the City of Santa Clarita in May 2005. The applicant revised the project design and filed entitlement applications with the County of Los Angeles in June 2005. This Notice of Preparation reflects changes in the project currently proposed to the County.

PROJECT LOCATION

The Lyons Canyon Ranch project site encompasses approximately 232-acre of land located in unincorporated Los Angeles County. Lyons Canyon Ranch is adjacent to The Old Road, west of Interstate 5, just south of Sagecrest Circle and north of Calgrove Road near Towsley Canyon Park (please refer to Regional Location Map, Project Vicinity Map).

PROJECT SETTING

The project site is bounded to the north by residential uses on Sagecrest Circle and the Stevenson Ranch opposite of Sagecrest Circle, to the south by Towsley Canyon Park and vacant land, to the east by The Old Road, Interstate 5 and residential uses and on the west by vacant land and open space.

Two natural features dominate the project site: oak trees and steep slope areas. Approximately 1,735 oak trees have been inventoried on the project site. Of these, approximately 170 are Heritage Oaks as defined by the County of Los Angeles. Site topography is defined by primary and secondary ridgelines, which are visually prominent, as well as watercourses and associated riparian vegetation in the canyons.

The project site is vacant with current on-site structures such as fencing and an abandoned water tank, water wells, and irrigation lines. Other utility structures, such as Southern California Edison electrical distribution lines, are adjacent to or traverse portions of the site.

The project site is currently located within unincorporated Los Angeles County, and is designated as Non-Urban 2 (N2) and Hillside Management (HM) in the Santa Clarita Valley Areawide General Plan, and Non-urban (R) and Significant Ecological Area (SEA) in the County General Plan. The subject property is zoned as Heavy Agricultural (A-2-2/A-2-1).

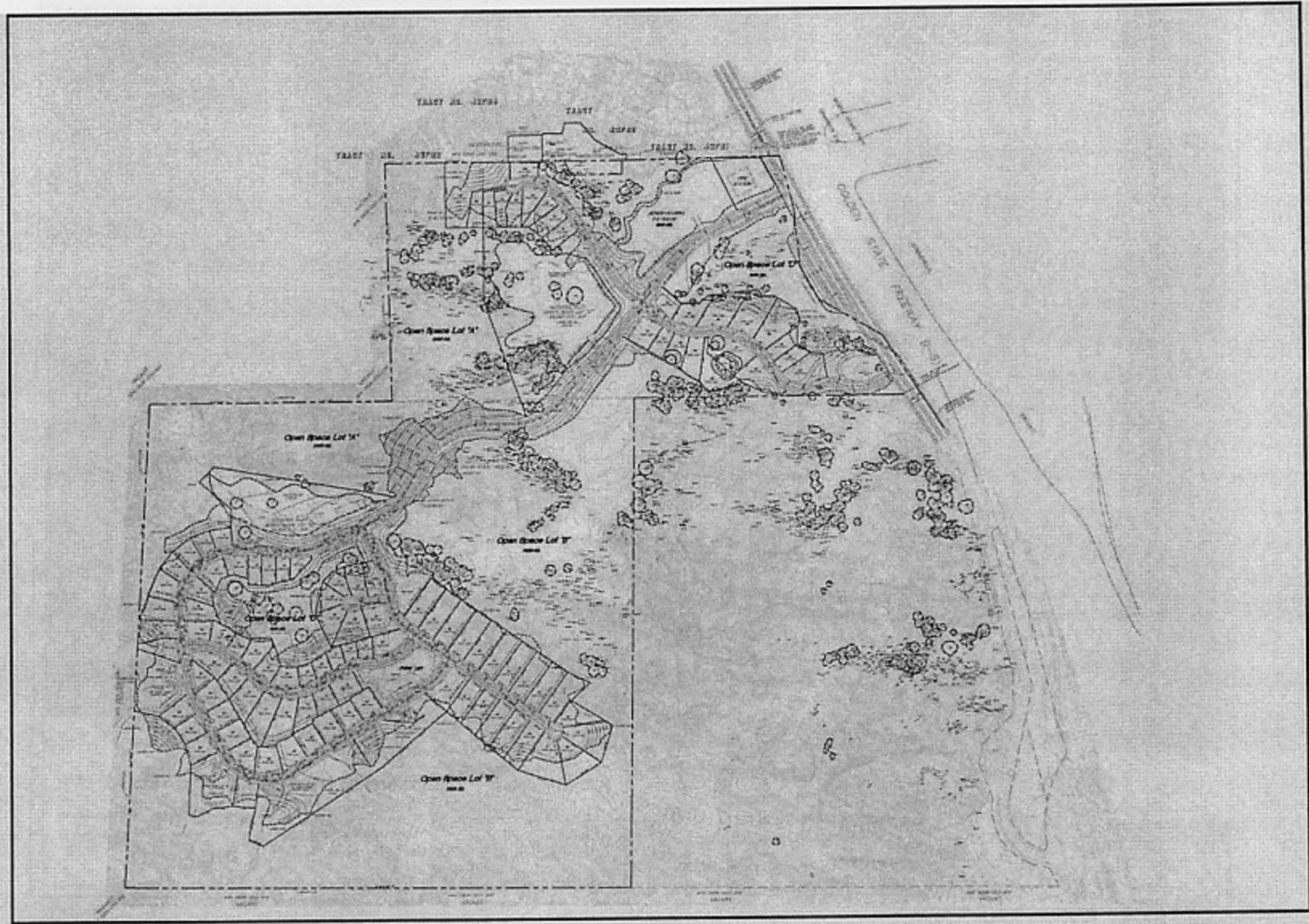
PROJECT CHARACTERISTICS

The project consists of a mix of single-family residential, senior housing, public facility uses, and open space. The table below provides a summary breakdown of the proposed uses in terms of acreage, the number and type of dwelling units, and parks/open space area associated with implementation of Lyons Canyon Ranch.

The project includes the development of 112 lots comprised of 95 single-family detached single-family lots, 5 senior housing lots, 1 condominium lot proposed for development with approximately 90 senior condominium units, 4 open space lots, 5 debris/detention basin lots, and 1 park lot. A new fire station lot is proposed at the northeast corner of the development boundary and will consist of approximately 8,000 square feet on 1.26 acres.

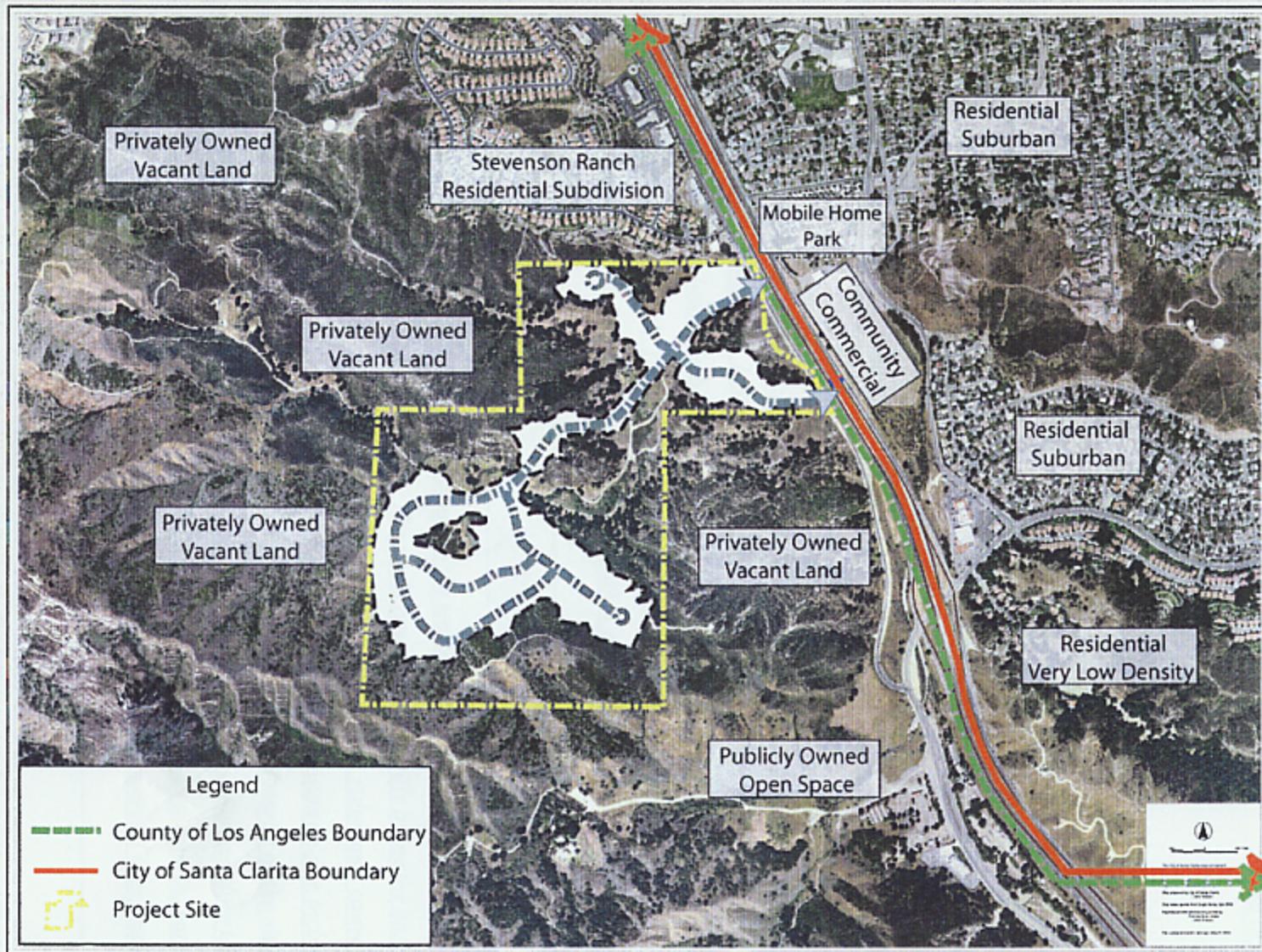
Lyons Canyon Ranch Land Use Summary

Development Phase	Land Use	Gross Acres	Number of Lots	Dwelling Units
Residential				
1	Single-Family Residential/Senior Detached	58.61	100	100
2	Senior Condominiums	10.25	1	90
Total Residential		68.86	101	190
Parks and Open Space				
1	Open Space Lot A	34.25	1	
1	Open Space Lot B	76.50	1	
1	Open Space Lot C	6.50	1	
1	Open Space Lot D	10.50	1	



North ↗

Tentative Tract Map



Surrounding Land Use Map