

Notice of Completion & Environmental Document Transmittal

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 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025061338**Project Title:** Belcaro at Sand Canyon ProjectLead Agency: City of Santa ClaritaContact Person: Andy OlsonMailing Address: 23920 Valencia Boulevard Suite 302Phone: (661) 255 4973City: Santa ClaritaZip: 91355County: Los Angeles**Project Location:** County: Los AngelesCity/Nearest Community: Santa ClaritaCross Streets: Lost Canyon Road and Oak Spring Canyon RoadZip Code: 91355Longitude/Latitude (degrees, minutes and seconds): 34 ° 25 ' 14.9 " N / 118 ° 24 ' 34.3 " W Total Acres: 193.8Assessor's Parcel No.: 2840 001 118, 2840 015 025, 031, 032, 033, 034, 035, 045Section: 13, 14 Twp.: 4hRange: 15wBase: Within 2 Miles: State Hwy #: State Route 14Waterways: Santa Clara RiverAirports: NoneRailways: Metro RailroadSchools: None**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 DecOther: ☐ 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: **Development Type:**☒ Residential: Units 341 Acres 193.8☐ Office: Sq.ft. Acres Employees 1☐ Transportation: Type ☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral ☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW☐ Educational: ☐ Waste Treatment: Type MGD☐ Recreational: ☐ Hazardous Waste: Type ☐ Water Facilities: Type MGD ☐ Other: **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: Cultural, Energy, GHG, Trib**Present Land Use/Zoning/General Plan Designation:**Urban Residential (UR1) and Non Urban Residential (NU5)**Project Description:** *(please use a separate page if necessary)*

Project Description begins on the following page

PROJECT DESCRIPTION

The project consists of the development of 341 age-restricted, detached single-family homes; an approximately 3.1-acre recreation center; public and private hiking trails; a trailhead, emergency staging area, and firefighting HeloPod®; and associated infrastructure improvements, including, without limitation, a railroad undercrossing, a bridge connecting the project to Lost Canyon Road, and J Street, which connects to Robinson Ranch Road.

PROJECT LOCATION

The project site is proposed for the easternmost portion of the City, south of the Santa Clara River and north of the Sand Canyon Country Club. The project site would be located on 193.8 acres of vacant land controlled by New Urban West, Incorporated (the project applicant). The project site consists of the following Assessor Parcel Numbers (APNs): 2840-001-118, 2840-015-025, -031, -032, -033, -034, -035, -045, and -047. The project site is separated into two development areas by the Los Angeles County Metropolitan Transit Authority (Metro) railroad, which runs in an east–west direction, south of the Santa Clara River. In addition to the residential development proposed on the project site, the project proposes off-site improvements. The project area, which comprises the project site and all off-site improvements, would total approximately 208 acres.

The project site is approximately 26 miles north of downtown Los Angeles and is locally accessible via Lost Canyon Road and Oak Spring Canyon Road. Regionally, the project site is accessible from State Route (SR-) 14 via Sand Canyon Road, west of the project site. The project site is found on the Mint Canyon, California, U.S. Geological Survey (USGS) 7.5-minute quadrangle in Sections 13, 14, 23, and 24; Township 4 North; Range 15 West.

EXISTING CONDITIONS

Unpaved portions of Oak Spring Canyon Road cross the southern portion of the project site. Ruderal vegetation, grass, brush, and trees cover most of the project area. Several dirt paths and roadways traverse the project area and are primarily used by unauthorized off-road vehicles, horses, bicycles, and pedestrians. Existing water wells are located in the northern portion of the project area.

The project area has varying elevations and sits at an average elevation of 1,640 feet above mean sea level. The project area is bordered by the Santa Clara River to the north (and farther north by SR-14), existing single-family development to the west, Sand Canyon Country Club to the south, and undeveloped land to the east. Additionally, a City of Santa Clarita (City)–designated significant ridgeline intersects the project site’s southeasternmost boundary. Unincorporated Los Angeles County is east of the project area, including the Angeles National Forest, which is approximately 0.25 mile east of the project area. Additionally, the entire project area is within a Very High Fire Hazard Severity Zone (FHSZ) in a Local Responsibility Area (LRA). Portions of the project area have been mapped by the Federal Emergency Management Agency (FEMA) as areas susceptible to flooding.

Southern California Gas Company (SoCalGas) has several easements on-site for pipelines and related infrastructure. Other on-site easements to remain include the County of Los Angeles (County) ingress/egress easement and public road and highway easement, Santa Clarita Valley Water Agency’s (SCVWA’s) utilities easement, and Southern California Edison Company easements for poles and lines.

PROJECT COMPONENTS

The project would develop a gated senior community consisting of 341 age-restricted, detached single-family homes; a 3.1-acre recreation center; and private trails within the 193.8-acre project site. The project would include the following off-site improvements:

- A railroad undercrossing below the Metro-owned railroad;
- An extension of Lost Canyon Road with a bridge connecting the project site to provide access from the existing Lost Canyon Road;
- A roundabout at Lost Canyon Road and Sand Canyon Road;
- The development of the proposed J Street, which would connect to Robinson Ranch Road;
- Infrastructure improvements within the existing ROW on Lost Canyon Road adjacent to the project site, including the expansion of local utilities infrastructure (water, sewer, and storm drain lines) and roadway improvements; and
- The development of public trails along existing and expanded sections of Lost Canyon Road, as well as along the new J Street.

CITY DISCRETIONARY AND MINISTERIAL ACTIONS

The City, as the Lead Agency for the project, has the responsibility for reviewing, processing, and approving the project. If development is proposed that results in environmental impacts not assumed within the EIR or covered under the impact analyses and mitigation measures set forth in the EIR, or if substantial changes to the circumstances under which the project is undertaken and/or new information of substantial importance becomes available after the certification of the EIR, the City will evaluate the need for supplemental environmental documentation per CEQA Guidelines §§ 15162 to 15164.

The project would require several permits and approvals from the City. The following is a summary of discretionary actions the City will consider:

- **Environmental Impact Report 24-001:** For development to occur, certification of the EIR would be required under CEQA to analyze project impacts that have the potential for significant environmental impacts.
- **Vesting Tentative Map 084497 24-001:** A Tentative Map is required to subdivide the existing parcels into the 420 proposed lots.
- **Oak Tree Permit (Class IV) 24-001:** An Oak Tree Permit (Class IV) is required for the removal of four or more oak trees.
- **Hillside Development Review (Class IV) 24-002:** A Hillside Development Review (Class IV) is required for development on a property with an average cross slope above 15%.
- **Architectural Design Review 24-011:** An Architectural Design Review is required for all new development projects.
- **Conditional Use Permit 24-008:** A Conditional Use Permit is required for gating more than five single-family residences.
- **Development Review 24-006:** A Development Review is required for all new development projects.

If the above discretionary approvals are issued by the City on the project, subsequent permits and approvals required by the City will be required through the building permit review process, including grading and building permit and fuel modification plan consideration, in order to implement the project.

Reviewing Agencies Checklist

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

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

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

Starting Date 7/7/2026 Ending Date 8/21/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>SWCA</u>	Applicant: <u>New Urban West, Incorporated</u>
Address: <u>320 N. Halstead Street Suite 120</u>	Address: <u>2001 Wilshire Blvd Ste. 401</u>
City/State/Zip: <u>Pasadena CA 91107</u>	City/State/Zip: <u>Santa Monica, CA 90403</u>
Contact: <u>Jessica Cleavenger</u>	Phone: <u>(661) 305 7536</u>
Phone: <u>(608) 239 5271</u>	

Signature of Lead Agency Representative:  Date: 7/2/26

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