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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 #: 2025061338

Project Title: Belcaro at Sand Canyon

Lead Agency: City of Santa Clarita

Contact Name: Andy Olson

Email: aolson@santa-clarita.com Phone Number: (661) 255-4330

Project Location: Santa Clarita (*City*) Los Angeles (*County*)

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

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, an emergency staging area, and a 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. 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 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.

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

Air Quality: Mitigation measures are imposed to limit construction-related impacts on air quality
Biological Resources: Crotch's bumble bee surveys, worker environmental awareness training, biological monitoring, creation of an HMMP, special-status species monitoring, nesting bird surveys, invasive species plan, jurisdictional waters compensatory mitigation
Cultural Resources and Tribal Cultural Resources: Monitoring and reporting of found resources
Geology and Soils: Geological investigation report is requested
Paleontological Resources: Paleontological resources report is requested
Greenhouse Gas Emissions: No wood burning stoves and full electric regulations have been imposed
Noise: Construction noise reduction measures imposed
Wildfire: Applicant-proposed features have been included

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

On June 27, 2025, in accordance with CEQA Guidelines §§ 15063 and 15082, the City published an NOP for the EIR and circulated it to governmental agencies, organizations, and persons who may be interested in the project, including nearby landowners, homeowners, and tenants. The NOP requested comments on the scope of the EIR, asked interested parties to consider the potential environmental effects of the project, and invited suggestions for revising the project to reduce or avoid significant environmental impacts. The NOP provided a general description of the project, a description of the project site, and a preliminary list of potential environmental effects. The 30-day comment period extended through July 28, 2025. The NOP was available for public review on the City's website (https://santaclarita.gov/planning/environmental-impact-reports-under-review/) and at the Canyon Country Branch of Santa Clarita Public Library and the City Clerk's Office. Additionally, the NOP and notice of the in-person public scoping meeting were distributed via an advertisement placed in The Signal on June 27, 2025.

One in-person public scoping meeting was held on July 7, 2025, at 6:00 p.m., to solicit input from interested parties on the scope and content of the EIR in conformance with Public Resources Code (PRC) § 21083.9. The scoping meeting was held in the Oak Room of The Centre at 20880 Centre Pointe Parkway, Santa Clarita, California 91350.

During the Public Review Comment Period and scoping meeting, commenters submitted comments regarding the following resource areas: Aesthetics, Biological Resources, Traffic, Utilities, and Wildfire.

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

Federal Emergency Management Agency
U.S. Army Corps of Engineers
California Department of Fish and Wildlife
State Water Resources Control Board
Los Angeles Regional Water Quality Control Board
Santa Clarita Valley Water Agency
Los Angeles County Fire Department
Southern California Regional Rail Authority
California Public Utilities Commission
Los Angeles County Metropolitan Transit Authority
Los Angeles County Sanitation District