

California Department of Transportation

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August 19, 2026

Andy Olson, Associate Planner
Planning Division
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

RE: Belcaro at San Canyon Project (Master
Case 24-093)
SCH # 2025061338
Vic. LA-14/PM 33.43
GTS # LA-2025-05097-DEIR

Dear Andy Olson:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. The project applicant is proposing the Belcaro at Sand Canyon Project (project), a development with 341 detached single-family senior housing units, private recreational amenities, private streets, public street improvements, and private and public open space. The proposed development would include a 20% Density Bonus under California law. The project would also include a railroad undercrossing below the Los Angeles County Metropolitan Transit Authority (Metro) railroad; a roundabout at Sand Canyon Road and Lost Canyon Road; improvements to the existing Lost Canyon Road; an extension of Lost Canyon Road; the development of the proposed J Street, which would connect to Robinson Ranch Road; and infrastructure improvements. The project area, which comprises the project site and all off-site improvements, would total approximately 208 acres.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. As a reminder, all environmental document should include Vehicle Miles Traveled. You may reference the Governor's Office of Planning and Research (OPR) for more information:

<https://opr.ca.gov/ceqa/#guidelines-updates>

The project's senior housing design is characterized by smaller household sizes, fewer work commutes, and internal amenities results in reduced vehicle trips and shorter travel distances. Compared to standard housing, senior detached units generate a 36% lower per capita trip rate and 7% shorter trips, achieving an estimated 40% reduction in home-based VMT per capita.

Applying this reduction to the Traffic Analysis Zone average yields a project-specific VMT of 18.2 per capita, which is below the City's adopted CEQA threshold of 19.3 VMT per capita. Therefore, the project's transportation impact related to VMT is less than significant, and no mitigation is required.

Nevertheless, for the City's consideration, City may enhance its efforts by adopting additional TDM strategies from Caltrans' Local Development Review Transportation Demand Management Toolbox. These measures include dynamic congestion pricing, advanced traffic signal systems, and promoting telecommuting and flexible work hours. Implementing these strategies will further reduce Vehicle Miles Traveled (VMT) and greenhouse gas (GHG) emissions, contributing to a healthier, more resilient community.

<https://dot.ca.gov/-/media/dot-media/district-4/documents/d4-transportation-planning-local-assistance/ldr/final-draft-2023-ldr-tdm-toolbox-071923-a11y.pdf>

The Project is estimated to generate a total of 1,596 daily trips, including 94 trips during the morning peak hour (32 inbound, 62 outbound) and 116 trips during the afternoon peak hour (71 inbound, 45 outbound).

The freeway safety analysis shows that the project will add fewer than 25 peak hour trips to the SR-14 southbound and northbound off-ramps at Sand Canyon Road, except for 28 trips at the northbound off-ramp during the afternoon peak hour. The northbound off-ramp provides about 1,780 feet of storage, while the combined 95th percentile queue is estimated at 1,250 feet which is well below available capacity. As a result, Caltrans concurs that no freeway safety impact would occur.

Improvements were identified for the following intersections: Intersection #1, SR-14 Southbound Ramps & Soledad Canyon Road; Intersection #2, Sand Canyon Road & Soledad Canyon Road; and Intersection #3, Soledad Canyon Road & SR -14 Northbound Ramps. These improvements aim to reduce delay and/or turn pocket queuing, assist to bring the intersections closer to alignment with City operating standards. However, prior to implementation, all proposed improvements referenced starting on page 64 of the Transportation Assessment for Belcaro at San Canyon Santa Clarita, California, prepared in May 2026, must undergo a comprehensive feasibility study. The results of these studies are to be submitted to Caltrans for review and approval before any actions may proceed.

Please be reminded that any work performed within the State Right-of-way will require an Encroachment Permit from Caltrans. Any modifications to State facilities must meet all mandatory design standard and specifications.

Any transportation of heavy construction equipment and/or materials that require the use of oversized transport vehicles on State highways will need a Caltrans transportation permit. Any large-size truck trips be limited to off-peak commute periods for the construction phase and operation phase. Construction truck loads should be covered with a tarpaulin cover.

Storm water run-off is a sensitive issue for Los Angeles County. Please be mindful that projects should be designed to discharge clean run-off water. Additionally, discharge of storm water run-off is not permitted onto State highway facilities without any storm water management plan.

In addition, a truck/traffic construction management plan may be needed for this project because the improvements are right next to Caltrans on/off-ramps. Traffic Management Plans involving lane closures or street detours which will impact on the circulation system affecting traffic to and from freeway on/off-ramps should be coordinated with Caltrans.

If you have any questions, please feel free to contact Mr. Alan Lin, the project coordinator, at (213) 269-1124 and refer to GTS # LA-2025-05097-DEIR.

Sincerely,

Frances Duong

FRANCES DUONG
LDR Branch Chief

email: State Clearinghouse