

## **APPENDIX A**

### **Notice of Preparation for the Draft Environmental Impact Report and Comment Matrix**



# NOTICE OF PREPARATION

June 27, 2025

**To:** Agencies, Organizations, and Interested Parties

**Subject:** Notice of Preparation of a Draft Environmental Impact Report for the Belcaro at Sand Canyon Project (Master Case 24-093)

**Lead Agency:**

**Agency Name:** City of Santa Clarita  
**Street Address:** 23920 Valencia Boulevard,  
Suite 302

**City/State/Zip:** Santa Clarita, CA 91355  
**Contact:** Andy Olson, AICP  
Associate Planner

**Consulting Firm:**

**Firm Name:** SWCA Environmental Consultants  
**Street Address:** 320 N Halstead Street,  
Suite 120

**City/State/Zip:** Pasadena, CA 91107  
**Contact:** Jessica Cleavenger  
Project Manager

The City of Santa Clarita (City) is notifying agencies, organizations, and interested parties of the preparation of an Environmental Impact Report (EIR) for the Belcaro at Sand Canyon Project (“project”). The EIR will be prepared in accordance with the California Environmental Quality Act (CEQA) as set forth in the Public Resources Code and the CEQA Guidelines. Under CEQA, the purpose of the EIR is to identify potentially significant effects of a project on the environment, alternatives to the proposed project, and how identified significant environmental effects can be mitigated or avoided (Public Resources Code Section 21002.1(a)).

A description of the project and a listing of the environmental topics that will be analyzed in the EIR is provided in this Notice of Preparation (NOP). The City seeks input regarding the scope and content of the EIR.

**SCOPING MEETING:** Pursuant to Public Resources Code Section 21083.9 and CEQA Guidelines Section 15083, a Scoping Meeting will be held for the general public and public agencies. The purpose of the Scoping Meeting is for interested parties to learn about the proposed project, review the anticipated scope of the EIR, and assist the City in identifying the range of actions, alternatives, mitigation measures, and potentially significant effects to be analyzed in the EIR. Below, the date, time, and location of the Scoping Meeting are provided.

<u>Scoping Meeting Date</u>	<u>Scoping Meeting Time</u>	<u>Scoping Meeting Location</u>
July 7, 2025	6:00 P.M.	Oak Room, The Centre 20880 Centre Pointe Pkwy, Santa Clarita, CA 91350

**PUBLIC REVIEW AND COMMENT PERIOD:** A 30-day public review period for submitting comments on the NOP is:

Starting Date: June 27, 2025

Ending Date: July 28, 2025

All comments need to be mailed or submitted no later than 5:30 p.m. on July 28, 2025. Please send your response, including your name, address, and concerns, to:

Andy Olson, Associate Planner  
City of Santa Clarita  
Community Development Department, Planning Division  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, CA 91355  
Or via email to: [aolson@santaclarita.gov](mailto:aolson@santaclarita.gov)

A copy of the NOP is also available at the following locations:

- Canyon Country Branch of Santa Clarita Public Library, 18601 Soledad Canyon Road, Santa Clarita, California 91351
- City of Santa Clarita Clerk's Office, 23920 Valencia Boulevard, Suite 120, Santa Clarita, California 91355
- The City's website: <https://santaclarita.gov/planning/environmental-impact-reports-under-review/>

**PROJECT TITLE:** Belcaro at Sand Canyon Project (Master Case 24-093)

**PROJECT APPLICANT:** NUWI-Sand Canyon, LLC, 2001 Wilshire Blvd, Suite 401, Santa Monica, CA 90403

**PROJECT LOCATION:** The parcels proposed for development, which are generally described as the project site (Assessor Parcel Numbers [APNs] 2840-001-118, 2840-015-025, -031, -032, -033, -034, -035, -045, and -047) consist of approximately 193.8 acres of land in the City of Santa Clarita in the easternmost portion of the City. The project site is separated into two parts by the Union Pacific Railroad tracks, which run east-west through the project site.

The project site is located 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 14 (SR-14) via Sand Canyon Road, west of the project site. The project site is found on the Mint Canyon US Geologic Survey (USGS) 7.5-minute quadrangle, Township 4N, Range 15W, Sections 13, 14, 23, and 24.

**PROJECT DESCRIPTION:** The Applicant proposes a development with 341 detached single-family senior housing units, private recreational amenities, private and public streets, and private and public open space. The proposed development would include a 20 percent density bonus under California law. The project would include the following within the parcels proposed for development:

- 341 lots with age-restricted, detached single-family homes on approximately 58.7 acres
- One (1) recreational lot containing the 3.1-acre recreation center
- 23 private street lots on approximately 22.4 acres
- 55 open space lots on approximately 106.6 acres
- Public streets on approximately 3.0 acres

Table 1, provided below, provides a breakdown of the uses proposed with the development of the project.

**TABLE 1  
SUMMARY OF THE PROPOSED BELCARO AT SAND CANYON PROJECT**

Proposed Development	Land Use and Lots	Key Attributes		Acres
Single-family (detached) age-restricted units	Residential Lots 1-341	Maximum building height	27' 10"	58.7
		Parking	682 fully enclosed garage parking spaces 537 unenclosed street parking spaces	
Recreation area and clubhouse	Recreational Lot 342	Maximum building height	27' 2"	3.1
		Parking	10 spaces	
Private streets and access				22.4
Open space				106.6
Public streets (on-site portion of Lost Canyon Road extension)				3.0
<b>PROJECT PARCELS TOTAL</b>				<b>193.8</b>
The project boundary and impact area that will be analyzed in the EIR will include the parcels proposed for development, which are generally described as the project site (193.8 acres), in addition to off-site improvements. Examples of off-site improvements include the proposed railroad undercrossing, the "J" Street connection, improvements to Lost Canyon and Sand Canyon Roads, and off-site trails.				

Access to the project site would be via Lost Canyon Road, connecting Sand Canyon Road to the proposed "A" Street on-site. The existing Lost Canyon Road would be improved and extended to connect to the development with a proposed railroad undercrossing. The project would also improve the existing intersection of Sand Canyon Road and Lost Canyon Road with a roundabout. Additional access would be provided via "J" Street, which is proposed to the south of the project parcels and would connect the development to Robinson Ranch Road; the extension of "J" Street to the south of the project parcels will also require consideration in the CEQA evaluation and is in addition to the development area covered by the project parcels.

The project would also include the construction of an approximately 0.6-mile off-site trail along the northern side of Lost Canyon Road. This new trail would connect to the project's proposed on-site trail to Sand Canyon Road. An additional 0.3-mile trail would also be constructed on the west side of the proposed "J" Street, which would connect the project's proposed trail network to the off-site trails within Robinson Ranch to the southern portion of the project site. Similar to the extension of "J" Street, these features are in addition to the 193.8-acre parcels. Figure 1 shows the project location and the project boundaries that will be examined in the EIR, including several of the features that are beyond the boundaries of the 193.8-acre parcels (e.g., "J" Street). The project boundaries shown in Figures 1 and 2 total approximately 208 acres. Figure 2 shows the conceptual development plan for the project parcels. Both of these figures are located at the end of this NOP.

The project would require approximately 1,100,000 cubic yards of grading, including 800,000 cubic yards of cut and 300,000 cubic yards of fill. Grading is currently anticipated to be balanced on-site, including over-excavation and shrinkage, although minor export and import may be required to provide for proper engineering.

The project is anticipated to be constructed over a five-year period. The projected start date for construction and anticipated timeframe will be confirmed, disclosed, and analyzed in the EIR.

**EXISTING CONDITIONS:** The project site is located near existing developed and undeveloped residential land. The project site varies in elevation and sits at an average elevation of 1,640 feet above mean sea level. A City-designated significant ridgeline intersects the project's southeasternmost boundary. The site is located within the City's Significant Ecological Area (SEA) Overlay Zone and includes biological resources, including trees, that are protected under the City's Municipal Code Section 17.38.080 (SEA – Significant Ecological Area Overlay Zone). Additionally, the Santa Clara River runs along the northern edge of the project site, and Oak Spring Canyon Creek runs in a northwest direction through portions of the project site. Ruderal vegetation, grass, brush, and trees (including oak trees) cover much of the project site. Unpaved portions of Oak Spring Canyon Road parallel the project's southern boundary.

As identified in the Phase I Environmental Site Assessment<sup>1</sup> prepared for the project site, according to historical aerial photographs and topographic maps, an east-west trending old railroad grade ran through the center of the southern portion of the project site until circa 1950, when a new, currently operating railroad track was constructed that separates the northern and southern portions of the project site.

The project site is located at the mouth of Oak Spring Canyon Creek, which drains a relatively large area of the western end of the San Gabriel Mountains. The geologic units anticipated at the site, from youngest to oldest, include artificial fill, flood plain deposits, recent alluvium, terrace deposits (elevated flood plain deposits), and bedrock assigned to the Mint Canyon Formation. According to the Soil Management Plan<sup>2</sup> prepared for the project, groundwater was encountered on-site at depths ranging from 25- to 38-feet below the existing grades. Additionally, surface water was observed in the Oak Spring stream channel in the southwestern corner of the project site at Oak Spring Canyon Road. The water is seasonal and intermittent, but due to the relatively flat nature of the site, overland flow from Oak Spring Canyon Creek could occur on the western third of the project site during periods of heavy rainfall. Federal Emergency Management Area Flood Zones are located on the northern, southwestern, and eastern portions of the project site.

The project site is located within the eastern portion of the Santa Clara sub-basin, Hydrologic Unit Code 18070102. The Santa Clara subbasin includes approximately 1,626 square miles and spans across northeastern Los Angeles County and much of northern Ventura County. The primary geographic and surface hydrologic feature of the watershed is the Santa Clara River, which flows west for approximately 50 miles until it reaches the Pacific Ocean near the city of Ventura. As an interrupted perennial watercourse, the Santa Clara River exhibits both intermittent and perennial flows along various reaches. The Santa Clara River borders the northernmost portion of the project site. Oak Spring Canyon Creek, a drainage located in the southern and western extent of the review area, is a direct tributary to the Santa Clara River. Oak Spring Canyon Creek traverses the southwestern portion of the project site in a generally northwesterly direction, entering the project site from the off-site golf course located to the south, through culverts under Oak Spring Canyon Road and exiting directly west of the project site via an open, natural channel that drains directly into the Santa Clara River.

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<sup>1</sup> Stantec. 2025. *APNs 2840-001-118, 2840-015-025, -031, -032, -033, -034, -035, -045, and -047, Phase I Environmental Site Assessment*. Prepared for NUWI – Sand Canyon LLC, Santa Monica, California. March

<sup>2</sup> Stantec. 2025. *APNs 2840-001-118, 2840-015-025, -031, -032, -033, -034, -035, -045, and -047, Soil Management Plan*. Prepared for NUWI Prepared for NUWI – Sand Canyon LLC, Santa Monica, California. April.

The project site is located within a Very High Fire Hazard Severity Zone. The project site is not located on a list of hazardous waste sites compiled pursuant to Government Code Section 65962.5 (i.e., the Cortese List). However, further analysis of hazardous materials will occur to support the EIR.

**PROJECT APPROVALS:** The proposed project requires the following permits and discretionary approvals by the City of Santa Clarita:

- **Tentative Map 24-001:** A Tentative Map is required to subdivide the existing parcels into the 420 proposed lots.
- **Oak Tree Permit 24-001:** An Oak Tree Permit (Class IV) is required to remove four or more oak trees.
- **Hillside Development Review 24-002:** A Hillside Development Review is required for development on a property with an average cross slope above 15 percent.
- **Minor Use Permit 24-012:** A Minor Use Permit is required for dirt hauling between 10,000 and 100,000 cubic yards.
- **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.
- **Environmental Impact Report 24-001:** As noted in this NOP, an EIR is required under CEQA to analyze project impacts that have the potential for significant environmental impacts.

**PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT:** Based on a preliminary review of the proposed project and consistent with CEQA Guidelines Section 15060(d) (14 Cal. Code of Regs. § 15000, *et seq.*), the City has determined that a comprehensive EIR will be prepared for the project. Therefore, all the topics identified in Appendix G of the CEQA Guidelines (the initial study checklist) will undergo study in the EIR. These topics are listed below.

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The EIR will also include analysis of Growth-Inducing Effects, Significant Irreversible Environmental Changes, and Alternatives to the proposed project.

**EIR PROCESS:** The Draft EIR will consider input received at the Scoping Meeting and comments submitted on the NOP. The Draft EIR is intended to be used by the City of Santa Clarita, the lead agency, to analyze and disclose the potential environmental impacts of the proposed project and identify mitigation measures and alternatives that would reduce or avoid significant impacts. The Draft EIR will be available to public agencies and members of the public for review and comment during a public review period. Comments received on the Draft EIR will be reviewed and addressed within the Final EIR, which will consist of the Draft EIR, responses to comments, and all additional technical reports or follow-up documentation that are needed. The City's Planning Commission will hold a public hearing on the Final EIR and make its own determination on certification of the Final EIR for the proposed project and associated entitlements.

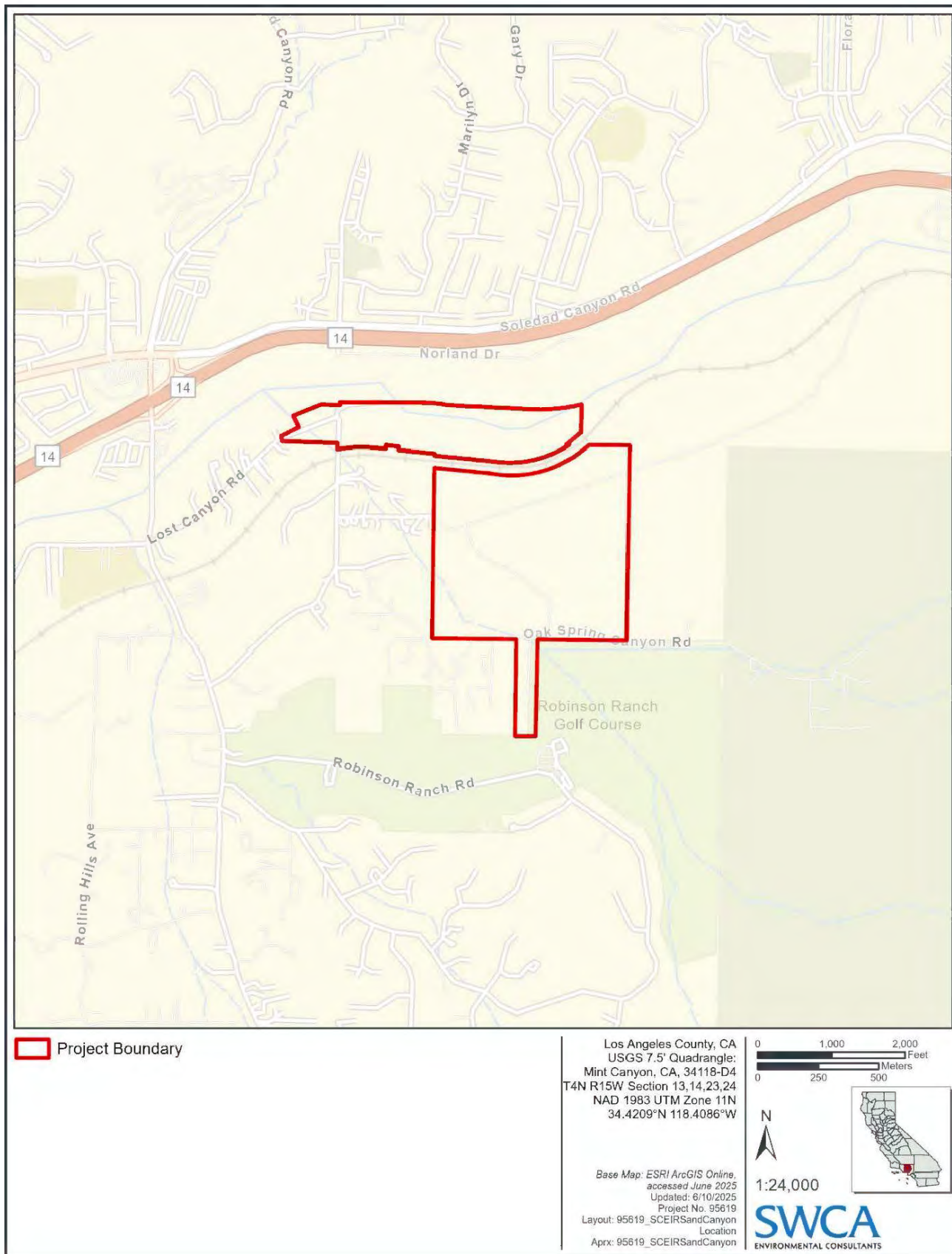


Figure 1. Project Location and Boundaries.



**Belcaro at Sand Canyon EIR**

Summary Matrix of Written Comments on the NOP and Verbal Comments from Public Scoping Meeting

Broad Topic	Comment Summary	Type	Date of Comment	EIR Section
Design; Aesthetics; Noticing	Commenter requests clarification of project being proposed from figures. Concerned about property being taken by eminent domain. Concerned about high groundwater table that resulted after switch from septic to sewer system. Mentioned that ground water table is shallow where the bridge is proposed. Concerned about impacts to aesthetics. Requests nearby residents of Sand Canyon be notified. Would like to know location of trails and if they will be located by his property.	INDV	7/7/2025	Project Description, Hydrology & Water Quality, Aesthetics, Recreation, Utilities and Service Systems
Design; Traffic; Emergency access; Biological Resources	Commenter concerned about roundabout. Requests to see the project plan and pictures. Concerned about controlling traffic/speed on Sand Canyon and Lost Canyon and avoiding accidents involving people and horses. Raised concerns about traffic congestion during school drop off and pick up times and how roundabout could cause further gridlock issues and impact emergency access. Brought attention to 400 year old oak tree in his front yard that he is against being cut down.	INDV	7/7/2025	Project Description, Transportation, Public Services, Biological Resources
Wildfire; Emergency access; Traffic; Design; Construction; Utilities	Commenter has experienced fires in the area and expressed concerns about fire evacuation due to traffic congestion. Emergency responders only have one entry and exit route for access. Suggested developer build bridge east of the freeway. Requested telephone poles be removed and for bridle path to be on the south side.	INDV	7/7/2025	Wildfire, Transportation, Public Services, Utilities & Service Systems
Construction; Traffic; Noise; Utilities; Resource availability; Wildfire	Commenter suggested that roundabout should have been constructed when condos were built. Concerned about traffic congestion during school pick up and speeding while kids are in the street. Concerned about noise from cars. Suggested installing electric power lines underground because the power company cuts power several times a year. Asked about resource availability (e.g. water, slow internet). Concerned about potential wildfire and asked if new homes could be insured.	INDV	7/7/2025	Transportation, Noise, Utilities & Service Systems, Wildfire
Accidents; Construction; Insurance; Traffic	Commenter brought attention to two car accidents with pedestrians who are suing the School District. Stated that City will not approve a crossing guard, so parents volunteer to walk kids across streets. Stated that roads need to be retrofitted to carry heavy construction vehicles and equipment. Concerned about Sand Canyon Country Club expanding. Concerned that new homes will not be able to obtain fire insurance. Against people parking their cars along Lost Canyon for school pick-ups and drop-offs.	INDV	7/7/2025	Land Use, Wildfire, Transportation
Wildfire; Construction; Design; Speeding	Commenter has experienced three fires in the area. Suggested building another exit from the project site other than at Lost Canyon and J Street for evacuations. Concerned about traffic and speeding and does not think a roundabout would resolve this issue. Suggested speed bumps be built on Lost Canyon.	INDV	7/7/2025	Wildfire, Public Services, Transportation
Wildfire; Traffic	Commenter concerned about public safety risks related to fire danger and increased traffic congestion in the Sand Canyon corridor. Concerned that introducing a high-density residential development would increase number of residents attempting to evacuate on already narrow, constrained roads during a fire event. Concerned that introducing hundreds of new residents will increase congestion, worsen infrastructure, increase commute times, increase accidents, and impact emergency response on Sand Canyon Rd.	INDV	7/1/2025	Wildfire, Public Services, Transportation, Population and Housing

**Belcaro at Sand Canyon EIR**

Summary Matrix of Written Comments on the NOP and Verbal Comments from Public Scoping Meeting

Development; Wildfire; Traffic	Commenters are against the number of homes proposed and are concerned about the lack of access or exit routes during emergencies. Emphasize how the area is a fire zone and many residents cannot obtain reasonably priced fire insurance. State that intersection at Sand Canyon and Lost Canyon is jammed at 3 pm during the school year when the weather is good and there are no fires.	INDV	7/2/2025	Population and Housing, Public Services, Wildfire, Transportation
Traffic; Wildfire; Design	Concerned that the project will cause congestion on Sand Canyon Rd and impact fire evacuation. Commenter recounts time a few years ago when residents were stuck in traffic for an hour during Sand Fire. Explains that Sand Canyon Rd only has two lanes and one gets taken over by emergency vehicles during a fire. Recommend that the project has a separate connection to Soledad Canyon Rd independent from Sand Canyon Rd to eliminate traffic jams during a fire.	INDV	7/7/2025	Transportation, Wildfire, Public Services, Project Description
Design; Traffic; Emergency access; Wildfire	State that project of this scale is inappropriate for the area. Sand Canyon Rd only has one lane going each way, which is not enough to support daily traffic or emergency access. Concerned that this project will make traffic worse. Recommend that the project develops a new access road to/from Soledad Canyon Rd that is not connected to Sand Canyon Rd.	INDV	7/8/2025	Project Description, Wildfire, Transportation, Public Services
Noticing	Request City of Santa Clarita to send notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City	ASSOCIATION	7/9/2025	N/A
Traffic; Noise; Design	Concerned that a roundabout will not alleviate traffic congestion arounds schools. Suggest adding a traffic signal at the four way stops to improve traffic and allow pedestrians to cross safely. Suggest moving the schools for safety reasons so they are not close to a flood zone and railroad tracks. Explain that Lost Canyon Rd is not wide enough for cars and more cars on the road will present dangers to pedestrians. Recommend that another bridge be built over the wash like what was done for the Vista Canyon Project.	INDV	7/9/2025	Transportation, Noise, Project Description
Design; Aesthetics; Wildfire; Traffic	Object to number of homes being proposed. Suggest that 180-200 units should be the maximum homes built for this project, because, otherwise, the project would detract from Sand Canyon's rural and equestrian character. Concerned about risk of public safety in a Very High Fire Hazard Severity Zone. State that access and evacuation on Lost Canyon Rd is problematic because it intersects with an already congested Sand Canyon Rd. Recommend a bridge across the river to Soledad Canyon Rd be built or create a detour off of Lost Canyon Rd that runs parallel to Sand Canyon Rd and includes an additional lane to widen Sand Canyon Bridge. Object to the proposed access road leading to Robinson Ranch Rd because it connects to Sand Canyon Rd, which cannot be widened or handle more traffic. Concerned about the project's potential impacts to the only emergency evacuation route, Sand Canyon Rd. State that Placerita Canyon Rd and Bear Divide are often closed during fire emergencies. States that she experienced hours of traffic on Lost Canyon Rd trying access Sand Canyon Rd to evacuate a fire, so more residents would only exasperate this issue. Suggest adding 100+ homes so there will be adequate financial support for new roads and/or a bridge. This will encourage home sales because buyers will be able to obtain standard fire insurance.	INDV	7/10/2025	Project Description, Population and Housing, Land Use, Aesthetics, Wildfire, Transportation, Public Services
Transportation; Public Safety; Wildfire	Concerned about safe evacuations during wildfire events due to traffic congestion.	INDV	7/10/2025	Transportation, Wildfire

**Belcaro at Sand Canyon EIR**

Summary Matrix of Written Comments on the NOP and Verbal Comments from Public Scoping Meeting

Design; Construction; Traffic; Wildfire; Public safety	Objects to number of homes proposed within a small area and comments on how this development is not consistent with the low density community. Concerned that project will negatively impact traffic. Suggests the addition of a secondary access road, bridge across the Santa Clara River, or widening the Sand Canyon Bridge to reduce traffic during evacuations.	INDV	7/11/2025	Project Description, Population and Housing, Transportation, Wildfire, Public Services
Utilities and Service Systems	Comment letter states that a portion of the project area is outside the jurisdictional boundaries of the District and will require annexation before sewerage service can be provided. Flow from project would have to be transported to District's trunk sewer by local sewer(s) not maintained by District.	AGENCY	7/16/2025	Utilities and Service Systems
Tribal Cultural Resources	Comment letter lists requirements under AB 52 and SB 18. Recommendations for Cultural Resources Assessments are provided.	AGENCY	7/16/2025	Tribal Cultural Resources
Transportation; Public Safety; Aesthetics, Wildfire; Emergency Access; Noise; Air quality	States that increased development has resulted in more car accidents and congestion of the 14 freeway. Do not support large residential developments because they detract from the community's character. Concerned that increased traffic resulting from the project will negatively impact emergency evacuations and access. Other concerns include noise from traffic, and decreased air quality from traffic	INDV	7/18/2025	Transportation, Population and Housing, Public Services, Aesthetics, Wildfire, Noise, Air Quality
Transportation; Wildfire; Public Safety; Construction	Concerned about allowing access to the project site via the two-lane bridge on Sand Canyon Rd. Suggests that another bridge be built over the Santa Clara River to reduce traffic.	INDV	7/18/2025	Project Description, Transportation, Wildfire, Public Services
Public Safety; Transportation; Wildfire; Construction	Concerned that the project will negatively impact emergency access and evacuations during wildfire events. Commenter suggests the project should include a bridge across the Santa Clara River.	INDV	7/28/2025	Project Description, Public Services, Wildfire, Transportation
Design; Construction; Transportation; Public Safety; Wildfire	Opposed to using Lost Canyon Rd as an exit route for the project. Suggest building a tunnel under the freeway and railroad trusses, a bridge over the wash, or a separate entrance/exit from Soledad Avenue east of the Sand Canyon corridor. Opposed to allowing Lost Canyon Rd as an access point because emergency responders would not be able to reach these residences during a flood event. States the project would cause more traffic congestion on Lost Canyon Rd, which presents hazards to pedestrians. Unsatisfied with developer widening Lost Canyon Rd, burying utility lines, and installing a bridle path because it does not address safety issues on Lost Canyon Rd.	INDV	7/19/2025	Project Description, Transportation, Public Services, Wildfire
Transportation; Public Safety; Wildfire; Biology; Utilities; Air Quality and GHGs	Concerns include: increased traffic causing danger to lives (especially during a wildfire), impacts to wildlife, overloading the electrical grid, transportation pollution, and overloading schools.	INDV	7/21/2025	Transportation, Wildfire, Biological Resources, Utilities and Service Systems, Air Quality, Greenhouse Gas Emissions, Population and Housing
Air Quality; GHGs	Comment letter lists recommendations on the analysis of potential air quality impacts from the proposed project.	AGENCY	7/22/2025	Air Quality, Greenhouse Gas Emissions
Public Safety; Wildfire; Transportation; Public Services	Concerned that project will jeopardize residents' quality of life and safety during wildfire events. State that introducing a new population to the area will make evacuations during wildfires more difficult.	INDV	7/22/2025	Wildfire, Transportation, Public Services

**Belcaro at Sand Canyon EIR**

Summary Matrix of Written Comments on the NOP and Verbal Comments from Public Scoping Meeting

<p>Biology; Hydrology; Construction; Visual Impacts; Transportation; Air Quality; GHGs; Wildfire; Infrastructure</p>	<p>Concerned that the project could impact biological resources due to its location within a Significant Ecological Area. Concerned about potential impacts to the Santa Clara River and Oak Spring Canyon Creek as a result of grading and construction. Concerned about potential visual impacts to a City-designated significant ridgeline and to the aesthetics of the community. Concerned that the construction of new roads, undercrossing and roundabout will increase traffic volumes, construction noise, and emissions. Concerned about the project's potential impacts to wildfire, including emergency access and evacuation. Concerned about the project's additional demand on infrastructure.</p>	<p>INDV</p>	<p>7/23/2025</p>	<p>Biological Resources, Hydrology and Water Quality, Aesthetics, Transportation, Air Quality, Greenhouse Gas Emissions, Noise, Wildfire, Utilities and Service Systems</p>
<p>Transportation; Public Safety; Design; Hydrology; Air Quality; Noise</p>	<p>Concerned about increase in traffic to the area and public safety in the event of fire or flooding. Opposed to a new road connecting to Oak Springs Canyon Road because of a potential increase in car accidents. Commented on flood risks on Oak Springs Canyon Road during storms. Concerned about dust and noise that will result from construction vehicles.</p>	<p>INDV</p>	<p>7/23/2025</p>	<p>Transportation, Public Services, Project Description, Wildfire, Hydrology and Water Quality, Air Quality, Noise</p>
<p>Transportation</p>	<p>Comment letter states that CEQA review of transportation impacts must use VMT to identify transportation impacts. Recommend alternatives to car use, such as bicycling and public transit. Support the implementation of complete streets and pedestrian safety measures, such as road diets and other traffic calming measures. State that the following interchanges could be impacted by the project: Southbound State Route 14 on/off-ramp from/to Sand Canyon Road and Northbound State Route 14 on/off-ramp from/to Sand Canyon Road.</p>	<p>AGENCY</p>	<p>7/23/2025</p>	<p>Transportation</p>
<p>Equestrian trails; Public Safety; Off-site improvements; Construction</p>	<p>Opposed to including an equestrian trail along Lost Canyon Road because few properties allow for equestrian use. To avoid horses on or adjacent to streets, the commenter recommends including equestrian trails in the Open Space areas. Against building a roundabout at the Sand Canyon Road and Lost Canyon Road intersection because of pedestrian safety. Recommend stop signs and signaled intersections as a safer alternative. Comment that the off-site improvements are excessive. Supportive of improvements to Lost Canyon Road, preservation of Oak trees, age-restricted community, fire hardening homes, dedicated open space and emergency staging,</p>	<p>INDV</p>	<p>7/23/2025</p>	<p>Project Description, Recreation, Transportation</p>
<p>Population; Public Services; Construction; Transportation</p>	<p>State that anticipated increase in population due to the project may require an increase in law enforcement services. Recommend establishing a Construction Traffic Management Plan to address construction-related traffic congestion and emergency access issues.</p>	<p>AGENCY</p>	<p>7/24/2025</p>	<p>Population and Housing, Public Services, Transportation, Wildfire</p>
<p>Noise; Privacy; Public Safety; Utilities; Fire insurance; Aesthetics; Surrounding properties value</p>	<p>Opposed to proposed dog park because it would cause noise and privacy concerns to the property owner. Concerned about safety and increase in suspicious activity in neighborhood. Concerned about building project over high-pressure gas line. Concerned about increase in fire insurance that will result from project. Concerned that the proposed project will detract from the appeal and value of surrounding properties. Concerned that residents of 55+ community will not be able to evacuate during wildfire.</p>	<p>INDV</p>	<p>7/24/2025</p>	<p>Noise, Public Services, Utilities and Service Systems, Wildfire, Aesthetics, Transportation</p>

**Belcaro at Sand Canyon EIR**

Summary Matrix of Written Comments on the NOP and Verbal Comments from Public Scoping Meeting

Design; Transportation; Utilities and Service Systems; Hydrology	Opposed to using Lost Canyon Rd as an ingress/egress route due to noise, safety and traffic concerns. Suggest including alternate traffic routes in the project and a hardened/all weather bridge over the Santa Clara River connecting to Lost Canyon Rd. Recommend including municipal services to the project. Concerned about flood risks to existing residents and the proposed development. Recommend relocating the roundabout west to better utilize Open Space and minimize encroachment on existing homes.	INDV	7/24/2025	Project Description, Transportation, Utilities and Service Systems, Hydrology and Water Quality
Design; Public Safety; Public Services; Wildfire; Public Safety; Hydrology; Transportation	Opposed to Lost Canyon Road being used as an exit/access route for this project. Concerned about dangers to public safety during wildfire evacuations that an increase in population will present. Recommend building a bridge over the wash to provide an additional exit/access route. Concerned about the lack of an exit route if Lost Canyon Road floods. Concerned about pedestrian safety and increased traffic where roundabout is proposed.	INDV	7/25/2025	Project Description, Population and Housing, Transportation, Wildfire
Biology	The comment letter provides recommendations related to the project's potential impacts on wildlife movement, recreational trails, mountain lions, Unarmored Threespine Stickleback and Santa Ana Sucker, Crotch's Bumble Bee, Slender-horned Spineflower, Coastal California Gnatcatcher, Species of Special Concern, rare plants, and Lake and Streambed Alteration Agreement.	AGENCY	7/25/2025	Biological Resources, Recreation
Aesthetics; Public Safety; Public Services; Wildfire; Infrastructure	Opposed to building more developments in Sand Canyon because it ruins the community for current residents. Concerned about the lack of fire evacuation routes. Recommends improving existing infrastructure before adding more residents to the area.	INDV	7/25/2025	Aesthetics, Population and Housing, Public Services, Wildfire, Utilities and Service Systems
Transportation; Public Safety; Wildfire	Concerned about traffic congestion during wildfire evacuations due to there only being two entry/exit points proposed. Recommend including an alternate access/exit route that connects to Sand Canyon Road.	INDV	7/26/2025	Transportation, Wildfire
Public Safety; Wildfire; Transportation; Biology	Request an analysis of evacuation routes and time requirements for evacuation in the case of wildfire to be included in EIR. Request a traffic and evacuation analysis with or without the completion of Lost Canyon Bridge to be included in EIR. Request to provide project alternatives that avoid the destruction of the significant ridgeline and oak tree removals.	INDV	7/27/2025	Wildfire, Transportation, Aesthetics, Biological Resources
Transportation	State that EIR must analyze potential impacts to rail operations and identify mitigation measures as appropriate, due to the project's proximity to Metrolink ROW.	AGENCY	7/28/2025	Transportation
Utilities and Service Systems; Hydrology	State that EIR should include water infrastructure as defined in the Technical Memorandum Water Feasibility Report for the project.	AGENCY	7/28/2025	Utilities and Service Systems; Hydrology and Water Quality
Project location; Design; Construction; Transportation; Public Safety; Biology; Wildfire; Hydrology	Request new project location map that is more legible. Opposed to using Lost Canyon Road as an access/exit route for the project. Recommend adding an access road from Soledad Canyon Road to the project before construction, and retrofitting Lost Canyon Road to accommodate construction vehicles. Suggest adding traffic lights to the intersection of Sand Canyon Road and Lost Canyon Road to address pedestrian safety issues. Would like to know what is going to be done with the 400 year old Oak tree located at the corner of Lost Canyon Road and Sand Canyon Road. Concerned about safe evacuations during wildfire events with an increase in population. Suggest building a bridge over the wash to provide an additional access/exit route to the area. Concerned about flooding along Lost Canyon Road.	INDV	7/28/2025	Project Description, Transportation, Biological Resources, Wildfire, Hydrology and Water Quality

**Belcaro at Sand Canyon EIR**

Summary Matrix of Written Comments on the NOP and Verbal Comments from Public Scoping Meeting

<p>Transportation; Construction; Noise; Utilities; Wildfire; Public Safety</p>	<p>Concerned that the proposed roundabout will cause more traffic congestion. Concerned that construction and more cars on the roads will increase noise. Suggesting adding speed bumps to reduce traffic speeds along Lost Canyon Road. Recommend adding fences to horse trails on Lost Canyon Road from Sand Canyon Road to the project. Would like to know how the project will impact utilities (water, electrical, etc). Request an wildfire evacuation plan to be established.</p>	<p>INDV</p>	<p>7/28/2025</p>	<p>Transportation, Recreation, Project Description, Noise, Utilities and Service Systems, Wildfire</p>
<p>Public Safety; Wildfire; Transportation; Construction; Utilities</p>	<p>Concerned that additional cars on Sand Canyon and Lost Canyon Road will cause traffic congestion during evacuations. Suggest that the developer should be held accountable for completing project components that are conditions of approval. Will there be enough water for the project and existing residents?</p>	<p>INDV</p>	<p>7/28/2025</p>	<p>Wildfire, Transportation, Utilities and Service Systems</p>