

NOTICE OF AVAILABILITY

DRAFT ENVIRONMENTAL IMPACT REPORT

TO: Distribution List

Lead Agency:

Agency Name: City of Santa Clarita
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City/State/Zip: Santa Clarita, CA 91355
Contact: Andy Olson, Associate Planner
Telephone: (661) 255-4330

Consulting Firm:

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Street Address: 320 N. Halstead St, Suite 120
City/State/Zip: Pasadena, CA 91107
Contact: Jessica Cleavenger, Project Manager
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SUBJECT: Notice of Availability of a Draft Environmental Impact Report for the Proposed Belcaro at Sand Canyon Project (Master Case 24-093)

Pursuant to Section 15085 and 15087(a), Title 14, California Code of Regulations, this Notice is provided to announce that the City of Santa Clarita (City) has completed a Draft Environmental Impact Report (EIR) for the proposed project described below and that it is available for public review.

Project Description and Location: New Urban West, Incorporated (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 percent 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.

As shown in Figure 1, 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 the Project applicant. The project site consists of the following Assessor Parcel Numbers: 2840-001-118, 2840-015-025, -031, -032, -033, -034, -035, -045, and -047. The Project site is divided into two development areas by the Metro railroad, which runs east-west, south of the Santa Clara River.

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 14 via Sand Canyon Road, west of the Project site. The Project site is found on the Mint Canyon, California, U.S. Geological Survey 7.5-minute quadrangle in Sections 13, 14, 23, and 24; Township 4 North; Range 15 West.

Impacts: The Draft EIR analyzed the Project's environmental impacts with respect to the following topics: 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, Cumulative Impacts, and Alternatives.

Hazardous Substances or Wastes Site Listing: The Project site is not listed on any of the sites enumerated under Section 65962.5 of the California Government Code, which identifies sites known to contain hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites, and others.

Public Review: The public review and comment period for the Draft EIR will be from July 7, 2026, to August 21, 2026. The Draft EIR for the Belcaro at Sand Canyon Project is available for review at the following locations:

City of Santa Clarita City Hall, City Clerk's Office
23920 Valencia Boulevard, Suite 120
Santa Clarita, CA 91355

Canyon Country Jo Anne Darcy Library
18601 Soledad Canyon Rd.
Santa Clarita, CA 91351

The Draft EIR for the Belcaro at Sand Canyon Project is also available for public review on the City of Santa Clarita website at: <https://santaclarita.gov/planning/environmental-documents/>.

Written comments may be submitted to the City during the public review period to the contact person below.

City of Santa Clarita Planning Division
Attn: Andy Olson, Associate Planner – Belcaro at Sand Canyon Project Draft EIR
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Comments may also be submitted via email to aolson@santa-clarita.com.

Date: July 7, 2026



Name/Title: Andy Olson, Associate Planner

Telephone: (661) 255-4330

FIGURE 1
PROJECT LOCATION

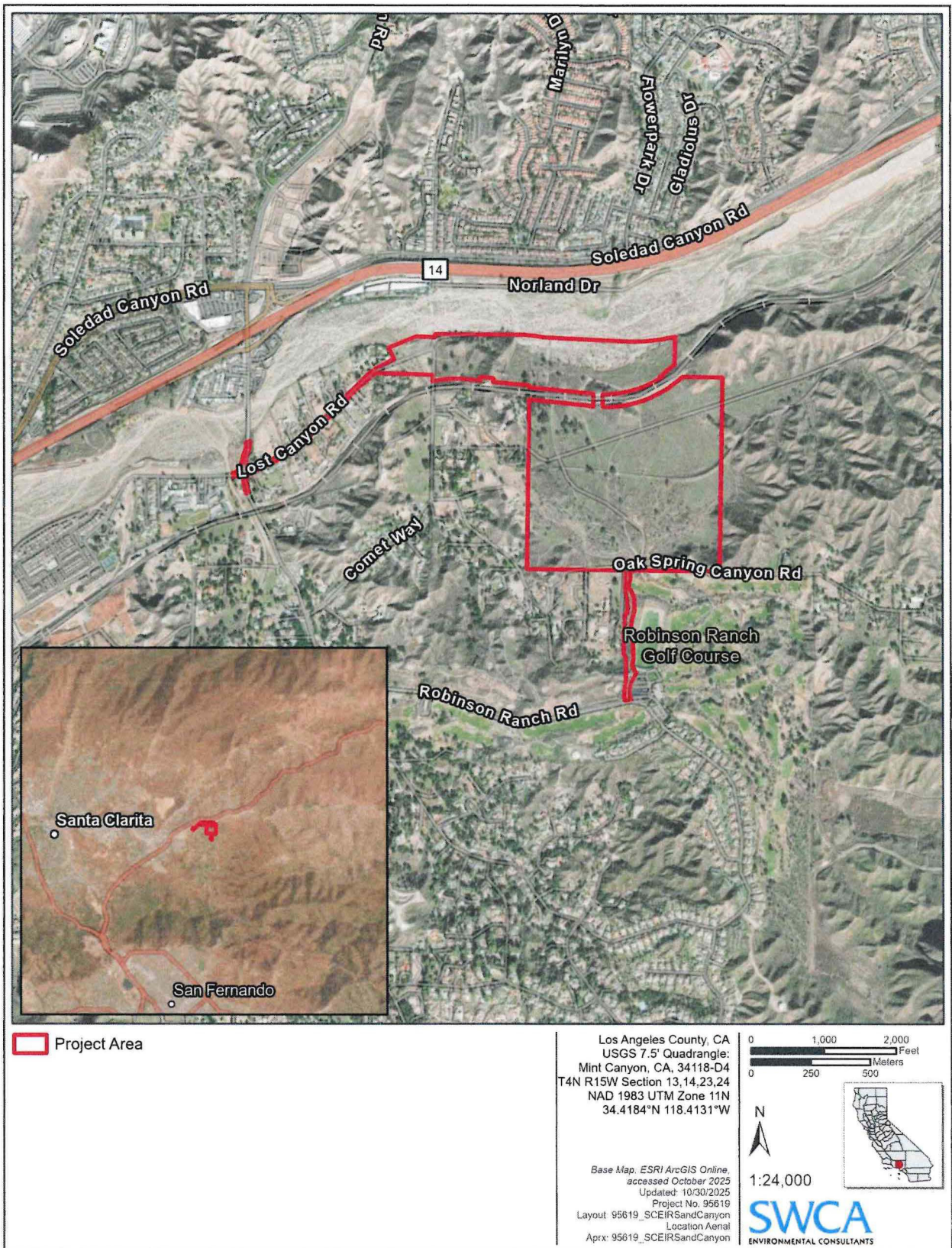


FIGURE 2
CONCEPTUAL SITE DEVELOPMENT PLAN

