



2018101039

REVISED NOTICE OF PREPARATION

Governor's Office of Planning & Research

APR 02 2019

STATE CLEARINGHOUSE

TO: Distribution List

**Lead Agency:**

**Agency Name:** City of Santa Clarita  
**Street:** 23920 Valencia Boulevard,  
**Address:** Suite 302  
**City/State/Zip:** Santa Clarita, CA 91355  
**Contact:** Mr. Hai Nguyen  
Associate Planner  
**Telephone:** (661) 255-4365

**Consulting Firm:**

**Name:** Dudek  
**Street Address:** 38 N. Marengo Avenue  
**City/State/Zip:** Pasadena, CA 91101  
**Contact:** Ms. Nicole Cobleigh  
Senior Project Manager  
**Telephone:** (626) 204-9829

**SUBJECT: Revised Notice of Preparation of Draft Environmental Impact for the Sand Canyon Resort Project**

The City of Santa Clarita is the lead agency and is preparing an Environmental Impact Report ("EIR") for the Sand Canyon Resort Project. The City previously circulated the Notice of Preparation ("NOP") for the project between October 17, 2018 and November 16, 2018. This revised NOP has been circulated to provide opportunity for public comment and input regarding the EIR's expanded scope which now includes updates to the project description and new project area; approximately two-acre area south of Robinson Ranch Road would be utilized as a water quality detention basin associated with the project.

We need to know the views of your agency as to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connect with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project. The project description, location, and the probable environmental effects are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. As such, the comment period for the Notice of Preparation begins on April 2, 2019 and ends on May 2, 2019. Please send your written response to Hai Nguyen at the address shown above. We would appreciate the name of a contact person in your agency.

Date:

3/28/2019

  
Title: Hai Nguyen, Associate Planner  
Telephone: (661) 255-4365

**CITY OF SANTA CLARITA  
NOTICE OF PREPARATION ATTACHMENT**

**Lead Agency:** City of Santa Clarita  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, CA 91355

**Contact Person:** Hai Nguyen, Associate Planner  
City of Santa Clarita  
Community Development Department  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, CA 91355  
(661) 255-4365

**Project Applicant:** Sand Canyon Country Club  
(661) 252-8484 x12

**Master Case:** Master Case No. 18-021

**Project Location:** The approximately 77-acre project site is located at 27734 Sand Canyon Road at the northeast corner of Sand Canyon Road and Robinson Ranch Road and an approximately two-acre area south of Robinson Ranch Road that would be utilized as a water quality detention basin associated with the project. The project site is located south of State Route 14 in the Sand Canyon area of the City of Santa Clarita. See attached Figure 1, Project Location.

**Assessor's Parcel Numbers:** 2840-022-025 and 2840-022-026

**General Plan/Zoning Designation:** The General Plan and Zoning Designation for the project site is Open Space (OS).

**Project Description:** **Summarized Project Description**

The proposed project would result in the replacement of existing open space that was formerly a part of the Mountain Course of the Robinson Ranch Golf Course with a new resort and spa consisting of the following and depicted in the attached Figure 2, Concept Plan:

- **Main Hotel** – three-story building with 241 rooms/keys totaling approximately 165,000 square feet, and back of house and mechanical, electrical, and plumbing space in the Main Hotel basement totaling approximately 23,000 square feet
- **Wedding Hotel** – three three-story buildings with 81 rooms/keys totaling approximately 50,000 square feet air conditioned space and 17,500 square feet of open non-air-conditioned space with an outdoor wedding ground and pergola
- **View Villas** – 14 two-story villas with 56 rooms/keys totaling approximately 110,000 square feet

- **Oak Villas** – nine one-story villas with nine rooms/keys totaling approximately 38,000 square feet and one two-story villa with five rooms/keys totaling approximately 9,500 square feet
- **Function Wing** – meeting center and celebration open air atrium (32,500 square feet), a grand ballroom (10,000 square feet), a junior ballroom (3,000 square feet), meeting rooms (4,500 square feet), and pre-function space (6,200 square feet)
- **Dining** – three restaurants with kitchens, pantries and back-of-house totaling approximately 25,000 square feet
- **Children's Center** – approximately 7,000 square feet including nursery, kids program spaces, cooking classrooms, and a teen arcade
- **Spa/Gym/Salon** – Spa, gym and salon facilities as well as a retail boutique totaling approximately 33,000 square feet
- **Outdoor Recreation** – two pools, one tennis court, two pickle ball courts, a nine-hole miniature golf course, picnic areas, meditation garden, nature garden, and three miles of trails
- **Parking** – 375 parking stalls and 18 car parking spaces in Oak Villa garages

Additionally, as part of the project, the existing approximately one-acre water quality detention basin located south of the project site and south of Robinson Ranch Road would be enlarged to a total of 1.9 acres and connected to the new resort project via a new storm drain pipe.

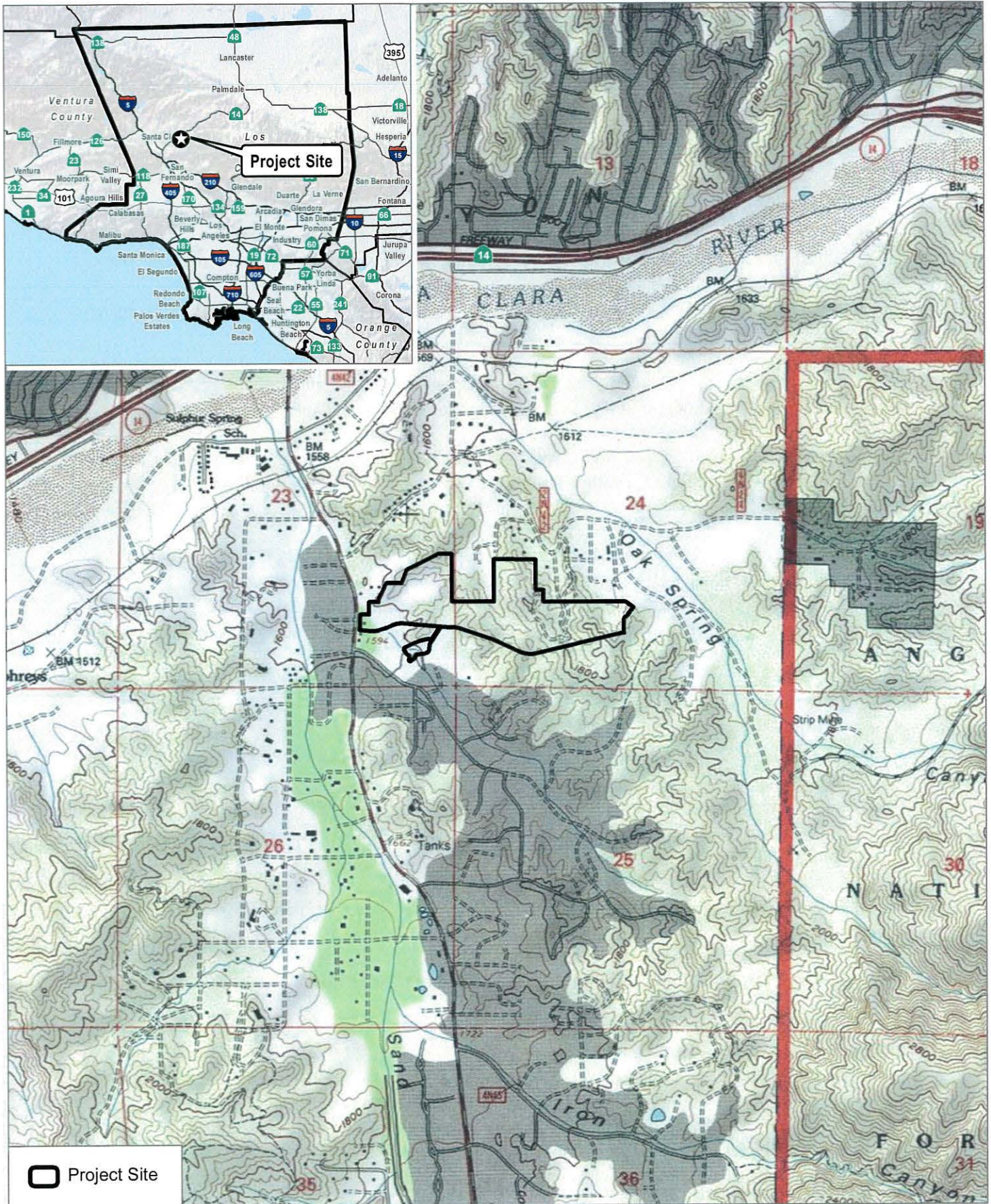
The following development components and entitlements would be required for the proposed project:

- Tentative Tract Map to subdivide the project site into four lots
- Grading includes 511,000 cubic yards of cut and 510,000 cubic yards of fill with a net cut of 1,000 cubic yards. The net cut would result in zero cubic yards due to subsidence, shrinkage, and remedial grading
- Conditional Use Permit for new development in a Planned Development overlay
- Development and Landscape Plan Review for the development of the proposed project
- Oak Tree Permit for the removal of 21 oak trees
- Removal or modification of the open space requirement from the previous golf course entitlement, Master Case 95-049 for Robinson Ranch
- Zone Change to change the zone from Open Space (OS) to Community Commercial (CC) for two of the proposed four lots
- General Plan Amendment to change the land use from Open Space (OS) to Community Commercial (CC) for two of the proposed four lots
- Environmental Impact Report Certification as required by the California Environmental Quality Act

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED WITH THE SAND CANYON RESORT PROJECT

The following environmental factors that would potentially be affected by the project include: 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 and Traffic, Tribal Cultural Resources, Utilities and Service Systems, and Wildfires. As such, the Draft Environmental Impact Report will evaluate the project's potential to adversely affect each of these environmental issue areas.





SOURCE: USGS 7.5 minute series Mint Canyon quadrangle

**DUDEK**



0 1,000 2,000 Feet

**FIGURE 1**

Project Location

Sand Canyon Resort Project





FIGURE 2 SOURCE: Tucker Sadler 2019

FIGURE 2

Site Plan

Sand Canyon Resort Project

