



NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

Lead Agency:

Agency Name: City of Santa Clarita
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City/State/Zip: Pasadena, CA 91101
Contact: Nicole Cobleigh, Project Manager
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SUBJECT: **Notice of Availability of a Draft Environmental Impact Report
Sand Canyon Resort Project, in the City of Santa Clarita
State Clearinghouse No. 2018101039**

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 has completed a Draft EIR for the proposed project described below and that it is available for public review.

Project Description and 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. 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
- **Spa Garden Inn** – three three-story buildings with 81 rooms/keys totaling approximately 67,500 square feet
- **View Villas** – 14 two-story villas with 56 rooms/keys totaling approximately 98,000 square feet
- **Oak Villas** – nine one-story villas with nine rooms/keys totaling approximately 30,500 square feet
- **Function Building** – including restaurant, ballroom, meeting room, pre-function, children's center, snack bar, celebration garden and kitchen uses within approximately 64,000 square feet
- **Spa Building** – Spa, gym and salon facilities as well as a retail boutique totaling approximately 35,000 square feet
- **Outdoor Recreation** – two pools, one tennis court, two pickle ball courts, a nine-hole chip and putt golf course, and approximately two miles of pedestrian pathways
- **Open Space** – 42.5 acres of open space
- **Parking** – 400 proposed parking spaces plus shared use with 319 existing parking spaces

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

Impacts: The Draft EIR analyzes the project's environmental impacts with respect to the following topics:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Wildfire
- Cumulative Impacts
- 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 identify sites known to contain hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others.

Public Review: The 60-day public review and comment period for the Draft EIR will be from Monday, November, 23, 2020 to Friday, January 22, 2021. The Draft EIR for the Sand Canyon Resort Project is available for review by appointment in the City Clerk's Office at the following location:

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

To make an appointment, please call (661) 259-CITY.

The Draft EIR for the Sand Canyon Resort Project is also available for public review on the City of Santa Clarita website at:

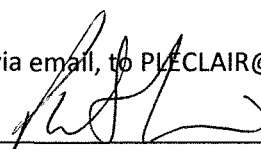
<https://www.santa-clarita.com/city-hall/departments/community-development/planning/environmental-impact-reports-under-review>

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: Patrick Leclair, Senior Planner-Sand Canyon Resort Draft EIR
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

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

Date: 11/20/2020



Title: Patrick Leclair, Senior Planner
Telephone: (661) 255-4349

FIGURE 1
PROJECT LOCATION

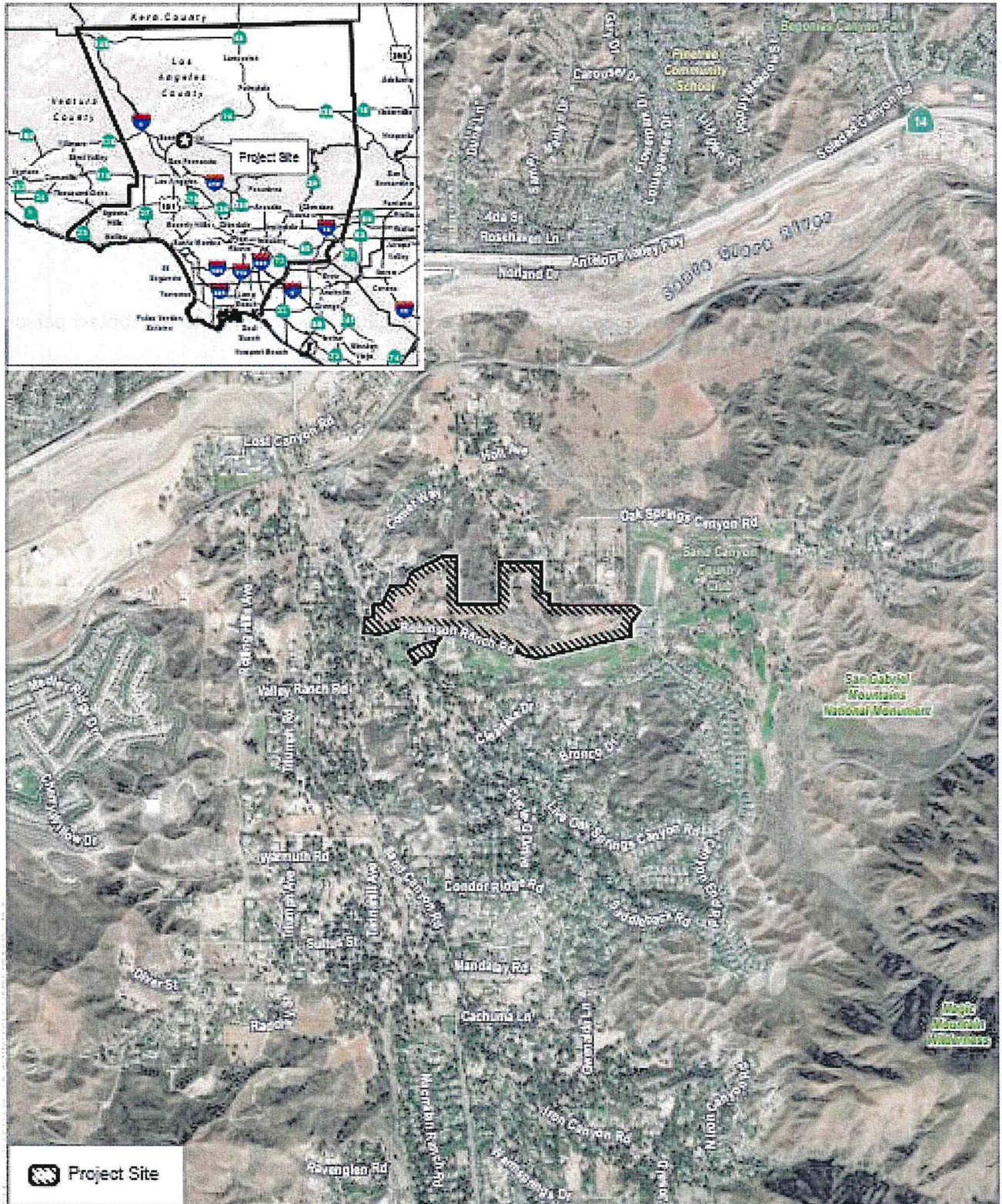


FIGURE 2
CONCEPT PLAN

