



Appendix A

Notice of Preparation, Notice of Completion,
and Scoping Comments



NOTICE OF PREPARATION

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: Notice of Preparation of Draft Environmental Impact Report and
Public Scoping Meeting for the Sand Canyon Resort Project

The City of Santa Clarita will be the lead agency and will prepare an Environmental Impact Report ("EIR") for the Sand Canyon Resort 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 connection 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 October 17, 2018 and ends on November 16, 2018. 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.

Also, the City of Santa Clarita will conduct a public scoping meeting on Tuesday, October 30, 2018, beginning at 6:00 p.m. at City of Santa Clarita City Hall, Century Conference Room, located at 23920 Valencia Boulevard, Santa Clarita, CA 91355 to accept comments on the scope of the EIR for the Sand Canyon Resort Project. This meeting will serve as a public forum to discuss the environmental issues identified for the EIR, and any other issues identified by the public that should be included for further analysis within the EIR for the Sand Canyon Resort Project.

Date:

10/4/2018

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

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

Project Title: Sand Canyon Resort Project

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 75-acre project site is located at 27734 Sand Canyon Road at the northeast corner of Sand Canyon Road and Robinson Ranch Road and 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

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 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 250 rooms/keys totaling approximately 155,800 square feet)
- Wedding Hotel (two three-story buildings with 72 rooms/keys totaling approximately 50,620 square feet) with an outdoor wedding venue
- View Villas (15 two-story villas with 60 rooms/keys totaling approximately 91,100 square feet)
- Oak Villas (10 one-story villas with 10 rooms/keys totaling approximately 32,900 square feet)
- Function Wing of the hotel including a grand ballroom (8,600 square feet), junior ballroom (2,600 square feet), meeting rooms (2,400 square feet), three restaurants (total of 8,400 square feet), and wedding garden
- Spa/gym/salon (approximately 31,380 square feet)
- Outdoor recreation including two pools, one tennis court, six pickle ball courts, a nine-hole miniature golf course, and three miles of trails

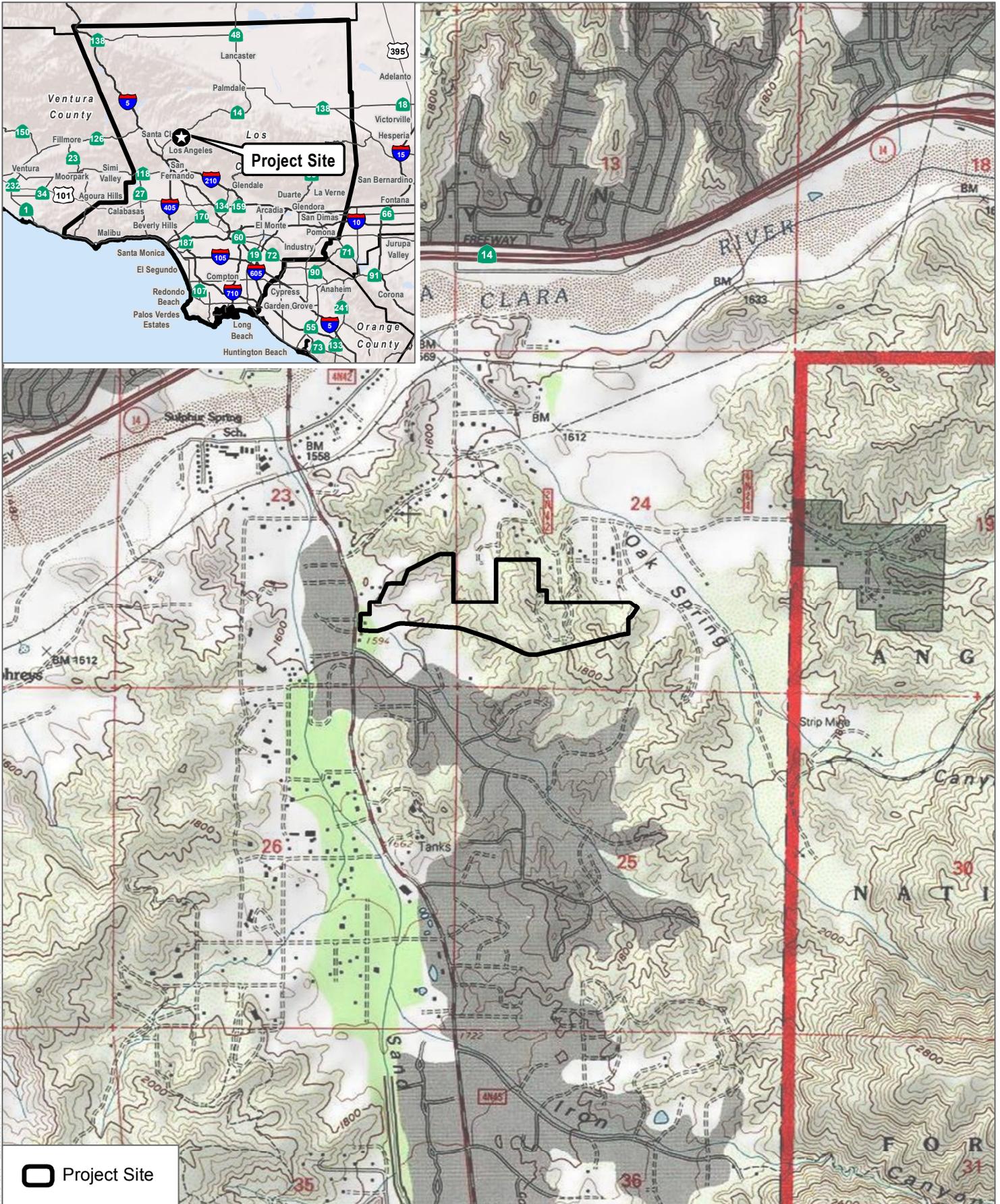
- Parking (375 parking stalls)

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

- 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
- Tentative Tract Map to subdivide the project site into four lots
- Grading includes 228,000 cubic yards of cut and 215,000 cubic yards of fill with a net cut of 13,000 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
- 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, 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, and Utilities and Service Systems. 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

FIGURE 1
Project Location
Sand Canyon Resort Project



SOURCE: Tucker Sadler 2018

Imagery ©2018 Google, Map data ©2018 Google, United

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Sand Canyon Resort Project

Lead Agency: City of Santa Clarita Contact Person: Hai Nguyen
 Mailing Address: 23920 Valencia Boulevard, Suite 302 Phone: 661-255-4365
 City: Santa Clarita Zip: CA County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Sand Canyon
 Cross Streets: Sand Canyon Road/Robinson Ranch Road Zip Code: 91387
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 4132' " N / -118 ° 4202' " W Total Acres: 75
 Assessor's Parcel No.: 2840-022-025 Section: 23,24 Twp.: 4N Range: 15W Base: Mint Cyn
 Within 2 Miles: State Hwy #: 14 Waterways: Santa Clara River
 Airports: N/A Railways: Union Pacific Schools: Sulphur Springs, Pinecrest

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 350,900 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Educational: _____ Waste Treatment: Type _____ MGD
 Recreational: Hotel amenities Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: Open space

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Zoning: OS; General Plan: Open Space (OS)

Project Description: (please use a separate page if necessary)

The proposed project would result in the replacement of existing open space that was formerly the Robinson Ranch Golf Course with a new resort and spa consisting of a Main Hotel (three-story building with 250 rooms totaling approx. 155,800 sf); Wedding Hotel (two three-story buildings with 72 rooms totaling approx.. 50,620 sf) with an outdoor wedding venue; View Villas (15 two-story villas with 60 rooms totaling approx. 91,100 sf); Oak Villas (10 one-story villas with 10 rooms totaling approx. 32,900 sf); Function Wing of the hotel with a grand ballroom (8,600 sf), junior ballroom (2,600 sf), meeting rooms (total of 2,400 sf), three restaurants (total of 8,400 sf); Spa (approx. 31,380 sf); Outdoor recreation including two pools, one tennis court, six pickle ball courts, a nine-hole miniature golf course, and three miles of trails; and 375 parking stalls.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #7 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #4 |
| <input type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input checked="" type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input checked="" type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date October 17, 2018 Ending Date November 16, 2018

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Sand Canyon County Club</u>
Address: <u>38 N. Marengo Ave.</u>	Address: <u>27734 Sand Canyon Road</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Santa Clarita, CA 91387</u>
Contact: <u>Nicole Cobleigh</u>	Phone: <u>213-700-6883</u>
Phone: <u>626-204-9829</u>	

Signature of Lead Agency Representative:  Date: 10/4/2018

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**CITY OF SANTA CLARITA
DEPARTMENT OF COMMUNITY DEVELOPMENT
NOTICE OF PUBLIC SCOPING MEETING**



PROJECT: Sand Canyon Resort Project

PROJECT LOCATION: 27734 Sand Canyon Road at the northeast corner of Sand Canyon Road and Robinson Ranch Road

PROJECT APPLICANT: Sand Canyon Country Club

MEETING DATE & TIME: Tuesday, October 30, 2018, at 6:00 p.m.

MEETING LOCATION: Santa Clarita City Hall, Century Conference Room
23920 Valencia Blvd., Santa Clarita, CA 91355

MEETING FORMAT: City staff and project consultants will be available at the scoping meeting to provide information on the project and the environmental review process. Comment cards will be provided for you to provide your written comments regarding the scope of the environmental areas to be analyzed. You may submit your written comments at the meeting or any time prior to the end of the comment period.

PROJECT DESCRIPTION: The proposed project would result in the replacement of existing open space that was formerly the Mountain Course of the Robinson Ranch Golf Course with a new resort and spa consisting of the following:

- Main Hotel (three-story building with 250 rooms/keys totaling approximately 155,800 square feet)
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- Removal or modification of the open space requirement from the previous golf course entitlement, Master Case 95-049 for Robinson Ranch
- Environmental Impact Report Certification as required by the California Environmental Quality Act

ENVIRONMENTAL REVIEW: An Environmental Impact Report (EIR) will be prepared as part of the review of this project. A Notice of Preparation (NOP) of the EIR for the project has been distributed to responsible agencies and the review period for the NOP is from October 17, 2018 and ends on November 16, 2018. On Tuesday, October 30, 2018, the City of Santa Clarita will be conducting a scoping meeting for public input on areas of interest to be analyzed within the EIR.

For further information regarding this project, you may contact the project planner at the City of Santa Clarita, Permit Center, 23920 Valencia Blvd., Suite 140, Santa Clarita, CA 91355. Telephone: (661) 255-4330. Website: www.santa-clarita.com/planning. Send written correspondence to: 23920 Valencia Blvd., Suite 302, Santa Clarita, CA 91355. Project Planner: Hai Nguyen, Associate Planner, hnguyen@santa-clarita.com.

U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



FEMA

October 19, 2018

Hai Nguyen, Associate Planner
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, California 91355

Dear Mr. Nguyen:

This is in response to your request for comments regarding a Notice of Preparation of Draft Environmental Impact Report and Public Scoping Meeting for the Sand Canyon Resort Project in the City of Santa Clarita, Los Angeles County, California.

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the County of Los Angeles (Community Number 065043), Maps revised April 4, 2018 and City of Santa Clarita (Community Number 060729), Maps revised September 26, 2008. Please note that the City of Santa Clarita, Los Angeles County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any **development** must not increase base flood elevation levels. **The term development means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Hai Nguyen, Associate Planner

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October 19, 2018

- All buildings constructed within a coastal high hazard area, (any of the “V” Flood Zones as delineated on the FIRM), must be elevated on pilings and columns, so that the lowest horizontal structural member, (excluding the pilings and columns), is elevated to or above the base flood elevation level. In addition, the posts and pilings foundation and the structure attached thereto, is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA’s Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community’s floodplain manager for more information on local floodplain management building requirements. The Santa Clarita floodplain manager can be reached by calling Christina Monde, Associate Engineer, at (661) 255-4959. The Los Angeles County floodplain manager can be reached by calling Patricia Wood, Senior Civil Engineer, at R (626) 458-6131.

If you have any questions or concerns, please do not hesitate to call Brian Trushinski of the Mitigation staff at (510) 627-7183.

Sincerely,



Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

Christina Monde, Associate Engineer, City of Santa Clarita

Patricia Wood, Senior Civil Engineer, Los Angeles County

Brian Trushinski, NFIP Planner, DHS/FEMA Region IX

Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Barbara A. Lee, Director
9211 Oakdale Avenue
Chatsworth, California 91311



Edmund G. Brown Jr.
Governor

October 22, 2018

Hai Nguyen
Associate Planner
City of Santa Clarita
Community Development Department
23920 Valencia Boulevard

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SAND CANYON RESORT (PROJECT)

Dear Hai Nguyen:

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation of a Draft Environmental Impact Report (EIR) for the above-mentioned project.

Based on the review of the document, the DTSC comments are as follows:

- 1) The draft EIR needs to identify and determine whether current or historic uses at the project site have resulted in any release of hazardous wastes/substances at the project area.
- 2) The draft EIR needs to identify any known or potentially contaminated site within the proposed project area. For all identified sites, the draft EIR needs to evaluate whether conditions at the site pose a threat to human health or the environment.
- 3) The draft EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may require remediation, and which government agency will provide appropriate regulatory oversight.
- 4) If during construction of the project, soil contamination is suspected, construction in the area should stop and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil exists, the draft EIR should identify how any required investigation or remediation will be conducted, and which government agency will provide appropriate regulatory oversight.

Hai Nguyen
October 22, 2018
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DTSC provides guidance for Preliminary Endangerment Assessment (PEA) preparation, and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP, please visit DTSC's web site at www.dtsc.ca.gov. If you would like to meet and discuss this matter further, please contact me at (818) 717-6555 or Pete.Cooke@dtsc.ca.gov.

Sincerely,



Pete Cooke
Site Mitigation and Restoration Program - Chatsworth Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Dave Kereazis
Hazardous Waste Management Program, Permitting Division
CEQA Tracking
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



October 26, 2018

Hai Nguyen
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

RE: SCH# 2018101039 Sand Canyon Resort Project, Los Angeles County

Dear Ms. Nguyen:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez

for

Katy Sanchez
Associate Environmental Planner

cc: State Clearinghouse



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ventura Fish and Wildlife Office
2493 Portola Road, Suite B
Ventura, California 93003



IN REPLY REFER TO:
08EVEN00-2019-CPA-0010

November 6, 2018

Hai Nguyen
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, California 91355

Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Sand Canyon Resort Development Project, Santa Clarita, Los Angeles County, California

Dear Mr. Nguyen:

We have reviewed the Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) for Sand Canyon Resort Development Project (Project), a mixed-use development project. The project would result in the development of "existing open space" with a new resort and spa consisting of the following:

- Main Hotel (1 three-story building with 250 rooms, approximately 155,800 square feet);
- Wedding Hotel (2 three-story buildings with 72 rooms, approximately 50,620 square feet) with an outdoor wedding venue;
- View Villas (15 two-story villas with 60 rooms, approximately 91,100 square feet);
- Oak Villas (10 one-story villas with 10 rooms, approximately 32,900 square feet);
- Function Wing of the hotel including a grand ballroom, junior ballroom, meeting rooms, 3 restaurants, and wedding garden;
- Spa/gym/salon (approximately 31,380 square feet); and
- Outdoor recreation areas including pools, a tennis court, pickle ball courts, a miniature golf course, and 3 miles of trails.

The proposed project would be developed at 27734 Sand Canyon Road at the northeast corner of Sand Canyon Road and Robinson Ranch Road in the Sand Canyon area south of State Route 14 in the City of Santa Clarita, Los Angeles County, California.

The mission of the U.S. Fish and Wildlife Service (Service) is working with others to conserve, protect, and enhance fish, wildlife, plants, and their habitats for the continuing benefit of the American people. To assist in meeting this mandate, the Service provides comments on public notices issued for projects that may have an effect on those resources, especially federally-listed plants and wildlife. The Service's responsibilities include administering the Endangered Species Act of 1973, as amended (Act). Section 9 of the Act prohibits the taking of any federally listed

endangered or threatened wildlife species. "Take" is defined at Section 3(19) of the Act to mean "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." The Act provides for civil and criminal penalties for the unlawful taking of listed wildlife species. Such taking may be authorized by the Service in two ways: through interagency consultation for projects with Federal involvement pursuant to section 7, or through the issuance of an incidental take permit under section 10(a)(1)(B) of the Act.

Our review of the proposed project indicates that the area that would be impacted may support the following listed species:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Listing Status</u>
Coastal California gnatcatcher	<i>Polioptila californica</i>	Threatened
Quino checkerspot butterfly	<i>Euphydryas editha quino</i>	Endangered
Slender-horned spineflower	<i>Dodecahema leptoceras</i>	Endangered
Spreading navarretia	<i>Navarretia fossalis</i>	Threatened
California Orcutt grass	<i>Orcuttia californica</i>	Endangered

Suitable habitat for the coastal California gnatcatcher is known to occur within the proposed project site and this subspecies has been documented within approximately 650 feet of the proposed project site (California Natural Diversity Data Base 2018). Furthermore, the spadefoot toad (*Spea hammondi*), a species being evaluated for federal listing under the Act, are known to occur in the vicinity of the proposed project (California Natural Diversity Data Base 2018). As such, we recommend that the City of Santa Clarita take this species, as well as the aforementioned listed species, into consideration when conducting an impact analysis. We are available to discuss these issues with you so you can address any direct or indirect impacts of the proposed project in your final environmental document.

We recommend that focused surveys for these species be conducted following acceptable protocols and within 1 year prior to the issuance of the DEIR. If any of these species are detected or are known to be present in the project area, we recommend you contact us to help determine what measures may be appropriate to conserve the species and their habitats. We can also provide guidance on the steps that may be needed to comply with the Act. If you have any questions, please contact Mark A. Elvin of my staff at (805) 677-3317, or by electronic mail at mark_elvin@fws.gov.

Sincerely,

For Stephen P. Henry
Field Supervisor

cc:
Erinn Wilson, California Department of Fish and Wildlife

LITERATURE CITED

[CNDDDB] California Natural Diversity Data Base. 2018. Element occurrence reports for the coastal California gnatcatcher and spadefoot toad. Rarefind: A database application for the California Department of Fish and Game, Natural Heritage Division data, California Natural Diversity Data Base, Sacramento. Electronic version. Dated October 30, 2018.

Hai Nguyen

From: Barrita, Michael <BarritaM@metro.net>
Sent: Wednesday, November 07, 2018 10:52 AM
To: Hai Nguyen
Cc: Sheridan, Georgia
Subject: Metro Development Review - Sand Canyon Resort Project
Attachments: 2018-05-31 Metro CMP Notice.pdf

Good afternoon Mr. Meade,

Thank you for the opportunity to comment on the Notice of Availability of a draft EIR for the proposed "Sand Canyon Resort Project" (Project) located at 27734 located in the City of Santa Clarita. Per Metro's regulatory responsibility, we have attached a notice of state requirements regarding the Congestion Management Program (CMP). Please contact David Lor (LorD@metro.net) with any questions.

Best,

Michael A. Barrita

LA Metro

Transportation Associate II, Countywide Planning & Development

Joint Development/Strategic Initiatives

213.418.3482

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Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

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Congestion Management Program

Metro must notify the Project Sponsor of state requirements. A Transportation Impact Analysis (TIA), with roadway and transit components, is required under the State of California Congestion Management Program (CMP) statute. The CMP TIA Guidelines are published in the “2010 Congestion Management Program for Los Angeles County,” Appendix D (attached). The geographic area examined in the TIA must include the following, at a minimum:

1. All CMP arterial monitoring intersections, including monitored freeway on/off-ramp intersections, where the proposed Project will add 50 or more trips during either the a.m. or p.m. weekday peak hour (of adjacent street traffic).
2. If CMP arterial segments are being analyzed rather than intersections, the study area must include all segments where the proposed Project will add 50 or more peak hour trips (total of both directions). Within the study area, the TIA must analyze at least one segment between monitored CMP intersections.
3. Mainline freeway-monitoring locations where the Project will add 150 or more trips, in either direction, during either the a.m. or p.m. weekday peak hour.
4. Caltrans must also be consulted through the NOP process to identify other specific locations to be analyzed on the state highway system.

The CMP TIA requirement also contains two separate impact studies covering roadways and transit, as outlined in Sections D.8.1 – D.9.4. If the TIA identifies no facilities for study based on the criteria above, no further traffic analysis is required. However, projects must still consider transit impacts. For all CMP TIA requirements please see the attached guidelines.

If you have any questions, please contact David Lor by phone at 213-922-2883, by email at lord@metro.net, or by mail at the following address:

**Metro Development Review
One Gateway Plaza MS 99-23-2
Los Angeles, CA 90012-2952**

GUIDELINES FOR CMP TRANSPORTATION IMPACT ANALYSIS

Important Notice to User: This section provides detailed travel statistics for the Los Angeles area which will be updated on an ongoing basis. Updates will be distributed to all local jurisdictions when available. In order to ensure that impact analyses reflect the best available information, lead agencies may also contact MTA at the time of study initiation. Please contact MTA staff to request the most recent release of "Baseline Travel Data for CMP TIAs."

D.1 OBJECTIVE OF GUIDELINES

The following guidelines are intended to assist local agencies in evaluating impacts of land use decisions on the Congestion Management Program (CMP) system, through preparation of a regional transportation impact analysis (TIA). The following are the basic objectives of these guidelines:

- Promote consistency in the studies conducted by different jurisdictions, while maintaining flexibility for the variety of project types which could be affected by these guidelines.
- Establish procedures which can be implemented within existing project review processes and without ongoing review by MTA.
- Provide guidelines which can be implemented immediately, with the full intention of subsequent review and possible revision.

These guidelines are based on specific requirements of the Congestion Management Program, and travel data sources available specifically for Los Angeles County. References are listed in Section D.10 which provide additional information on possible methodologies and available resources for conducting TIAs.

D.2 GENERAL PROVISIONS

Exhibit D-7 provides the model resolution that local jurisdictions adopted containing CMP TIA procedures in 1993. TIA requirements should be fulfilled within the existing environmental review process, extending local traffic impact studies to include impacts to the regional system. In order to monitor activities affected by these requirements, Notices of Preparation (NOPs) must be submitted to MTA as a responsible agency. Formal MTA approval of individual TIAs is not required.

The following sections describe CMP TIA requirements in detail. In general, the competing objectives of consistency & flexibility have been addressed by specifying standard, or minimum, requirements and requiring documentation when a TIA varies from these standards.

D.3 PROJECTS SUBJECT TO ANALYSIS

In general a CMP TIA is required for all projects required to prepare an Environmental Impact Report (EIR) based on local determination. A TIA is not required if the lead agency for the EIR finds that traffic is not a significant issue, and does not require local or regional traffic impact analysis in the EIR. Please refer to Chapter 5 for more detailed information.

CMP TIA guidelines, particularly intersection analyses, are largely geared toward analysis of projects where land use types and design details are known. Where likely land uses are not defined (such as where project descriptions are limited to zoning designation and parcel size with no information on access location), the level of detail in the TIA may be adjusted accordingly. This may apply, for example, to some redevelopment areas and citywide general plans, or community level specific plans. In such cases, where project definition is insufficient for meaningful intersection level of service analysis, CMP arterial segment analysis may substitute for intersection analysis.

D.4 STUDY AREA

The geographic area examined in the TIA must include the following, at a minimum:

- All CMP arterial monitoring intersections, including monitored freeway on- or off-ramp intersections, where the proposed project will add 50 or more trips during either the AM or PM weekday peak hours (of adjacent street traffic).
- If CMP arterial segments are being analyzed rather than intersections (see Section D.3), the study area must include all segments where the proposed project will add 50 or more peak hour trips (total of both directions). Within the study area, the TIA must analyze at least one segment between monitored CMP intersections.
- Mainline freeway monitoring locations where the project will add 150 or more trips, in either direction, during either the AM or PM weekday peak hours.
- Caltrans must also be consulted through the Notice of Preparation (NOP) process to identify other specific locations to be analyzed on the state highway system.

If the TIA identifies no facilities for study based on these criteria, no further traffic analysis is required. However, projects must still consider transit impacts (Section D.8.4).

D.5 BACKGROUND TRAFFIC CONDITIONS

The following sections describe the procedures for documenting and estimating background, or non-project related traffic conditions. Note that for the purpose of a TIA, these background estimates must include traffic from all sources without regard to the exemptions specified in CMP statute (e.g., traffic generated by the provision of low and very low income housing, or trips originating outside Los Angeles County. Refer to Chapter 5, Section 5.2.3 for a complete list of exempted projects).

D.5.1 Existing Traffic Conditions. Existing traffic volumes and levels of service (LOS) on the CMP highway system within the study area must be documented. Traffic counts must

be less than one year old at the time the study is initiated, and collected in accordance with CMP highway monitoring requirements (see Appendix A). Section D.8.1 describes TIA LOS calculation requirements in greater detail. Freeway traffic volume and LOS data provided by Caltrans is also provided in Appendix A.

D.5.2 Selection of Horizon Year and Background Traffic Growth. Horizon year(s) selection is left to the lead agency, based on individual characteristics of the project being analyzed. In general, the horizon year should reflect a realistic estimate of the project completion date. For large developments phased over several years, review of intermediate milestones prior to buildout should also be considered.

At a minimum, horizon year background traffic growth estimates must use the generalized growth factors shown in Exhibit D-1. These growth factors are based on regional modeling efforts, and estimate the general effect of cumulative development and other socioeconomic changes on traffic throughout the region. Beyond this minimum, selection among the various methodologies available to estimate horizon year background traffic in greater detail is left to the lead agency. Suggested approaches include consultation with the jurisdiction in which the intersection under study is located, in order to obtain more detailed traffic estimates based on ongoing development in the vicinity.

D.6 PROPOSED PROJECT TRAFFIC GENERATION

Traffic generation estimates must conform to the procedures of the current edition of Trip Generation, by the Institute of Transportation Engineers (ITE). If an alternative methodology is used, the basis for this methodology must be fully documented.

Increases in site traffic generation may be reduced for existing land uses to be removed, if the existing use was operating during the year the traffic counts were collected. Current traffic generation should be substantiated by actual driveway counts; however, if infeasible, traffic may be estimated based on a methodology consistent with that used for the proposed use.

Regional transportation impact analysis also requires consideration of trip lengths. Total site traffic generation must therefore be divided into work and non-work-related trip purposes in order to reflect observed trip length differences. Exhibit D-2 provides factors which indicate trip purpose breakdowns for various land use types.

For lead agencies who also participate in CMP highway monitoring, it is recommended that any traffic counts on CMP facilities needed to prepare the TIA should be done in the manner outlined in Chapter 2 and Appendix A. If the TIA traffic counts are taken within one year of the deadline for submittal of CMP highway monitoring data, the local jurisdiction would save the cost of having to conduct the traffic counts twice.

D.7 TRIP DISTRIBUTION

For trip distribution by direct/manual assignment, generalized trip distribution factors are provided in Exhibit D-3, based on regional modeling efforts. These factors indicate Regional Statistical Area (RSA)-level tripmaking for work and non-work trip purposes.

(These RSAs are illustrated in Exhibit D-4.) For locations where it is difficult to determine the project site RSA, census tract/RSA correspondence tables are available from MTA.

Exhibit D-5 describes a general approach to applying the preceding factors. Project trip distribution must be consistent with these trip distribution and purpose factors; the basis for variation must be documented.

Local agency travel demand models disaggregated from the SCAG regional model are presumed to conform to this requirement, as long as the trip distribution functions are consistent with the regional distribution patterns. For retail commercial developments, alternative trip distribution factors may be appropriate based on the market area for the specific planned use. Such market area analysis must clearly identify the basis for the trip distribution pattern expected.

D.8 IMPACT ANALYSIS

CMP Transportation Impact Analyses contain two separate impact studies covering roadways and transit. Section Nos. D.8.1-D.8.3 cover required roadway analysis while Section No. D.8.4 covers the required transit impact analysis. Section Nos. D.9.1-D.9.4 define the requirement for discussion and evaluation of alternative mitigation measures.

D.8.1 Intersection Level of Service Analysis. The LA County CMP recognizes that individual jurisdictions have wide ranging experience with LOS analysis, reflecting the variety of community characteristics, traffic controls and street standards throughout the county. As a result, the CMP acknowledges the possibility that no single set of assumptions should be mandated for all TIAs within the county.

However, in order to promote consistency in the TIAs prepared by different jurisdictions, CMP TIAs must conduct intersection LOS calculations using either of the following methods:

- The Intersection Capacity Utilization (ICU) method as specified for CMP highway monitoring (see Appendix A); or
- The Critical Movement Analysis (CMA) / Circular 212 method.

Variation from the standard assumptions under either of these methods for circumstances at particular intersections must be fully documented.

TIAs using the 1985 or 1994 Highway Capacity Manual (HCM) operational analysis must provide converted volume-to-capacity based LOS values, as specified for CMP highway monitoring in Appendix A.

D.8.2 Arterial Segment Analysis. For TIAs involving arterial segment analysis, volume-to-capacity ratios must be calculated for each segment and LOS values assigned using the V/C-LOS equivalency specified for arterial intersections. A capacity of 800 vehicles per hour per through traffic lane must be used, unless localized conditions necessitate alternative values to approximate current intersection congestion levels.

D.8.3 Freeway Segment (Mainline) Analysis. For the purpose of CMP TIAs, a simplified analysis of freeway impacts is required. This analysis consists of a demand-to-capacity calculation for the affected segments, and is indicated in Exhibit D-6.

D.8.4 Transit Impact Review. CMP transit analysis requirements are met by completing and incorporating into an EIR the following transit impact analysis:

- Evidence that affected transit operators received the Notice of Preparation.
- A summary of existing transit services in the project area. Include local fixed-route services within a ¼ mile radius of the project; express bus routes within a 2 mile radius of the project, and; rail service within a 2 mile radius of the project.
- Information on trip generation and mode assignment for both AM and PM peak hour periods as well as for daily periods. Trips assigned to transit will also need to be calculated for the same peak hour and daily periods. Peak hours are defined as 7:30-8:30 AM and 4:30-5:30 PM. Both “peak hour” and “daily” refer to average weekdays, unless special seasonal variations are expected. If expected, seasonal variations should be described.
- Documentation of the assumption and analyses that were used to determine the number and percent of trips assigned to transit. Trips assigned to transit may be calculated along the following guidelines:
 - Multiply the total trips generated by 1.4 to convert vehicle trips to person trips;
 - For each time period, multiply the result by one of the following factors:
 - 3.5% of Total Person Trips Generated for most cases, except:
 - 10% primarily Residential within 1/4 mile of a CMP transit center
 - 15% primarily Commercial within 1/4 mile of a CMP transit center
 - 7% primarily Residential within 1/4 mile of a CMP multi-modal transportation center
 - 9% primarily Commercial within 1/4 mile of a CMP multi-modal transportation center
 - 5% primarily Residential within 1/4 mile of a CMP transit corridor
 - 7% primarily Commercial within 1/4 mile of a CMP transit corridor
 - 0% if no fixed route transit services operate within one mile of the project

To determine whether a project is primarily residential or commercial in nature, please refer to the CMP land use categories listed and defined in Appendix E, *Guidelines for New Development Activity Tracking and Self Certification*. For projects that are only partially within the above one-quarter mile radius, the base rate (3.5% of total trips generated) should be applied to all of the project buildings that touch the radius perimeter.

- Information on facilities and/or programs that will be incorporated in the development plan that will encourage public transit use. Include not only the jurisdiction’s TDM Ordinance measures, but other project specific measures.

- Analysis of expected project impacts on current and future transit services and proposed project mitigation measures, and;
- Selection of final mitigation measures remains at the discretion of the local jurisdiction/lead agency. Once a mitigation program is selected, the jurisdiction self-monitors implementation through the existing mitigation monitoring requirements of CEQA.

D.9 IDENTIFICATION AND EVALUATION OF MITIGATION

D.9.1 Criteria for Determining a Significant Impact. For purposes of the CMP, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by 2% of capacity ($V/C \geq 0.02$), causing LOS F ($V/C > 1.00$); if the facility is already at LOS F, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by 2% of capacity ($V/C \geq 0.02$). The lead agency may apply a more stringent criteria if desired.

D.9.2 Identification of Mitigation. Once the project has been determined to cause a significant impact, the lead agency must investigate measures which will mitigate the impact of the project. Mitigation measures proposed must clearly indicate the following:

- Cost estimates, indicating the fair share costs to mitigate the impact of the proposed project. If the improvement from a proposed mitigation measure will exceed the impact of the project, the TIA must indicate the proportion of total mitigation costs which is attributable to the project. This fulfills the statutory requirement to exclude the costs of mitigating inter-regional trips.
- Implementation responsibilities. Where the agency responsible for implementing mitigation is not the lead agency, the TIA must document consultation with the implementing agency regarding project impacts, mitigation feasibility and responsibility.

Final selection of mitigation measures remains at the discretion of the lead agency. The TIA must, however, provide a summary of impacts and mitigation measures. Once a mitigation program is selected, the jurisdiction self-monitors implementation through the mitigation monitoring requirements contained in CEQA.

D.9.3 Project Contribution to Planned Regional Improvements. If the TIA concludes that project impacts will be mitigated by anticipated regional transportation improvements, such as rail transit or high occupancy vehicle facilities, the TIA must document:

- Any project contribution to the improvement, and
- The means by which trips generated at the site will access the regional facility.

D.9.4 Transportation Demand Management (TDM). If the TIA concludes or assumes that project impacts will be reduced through the implementation of TDM measures, the TIA must document specific actions to be implemented by the project which substantiate these conclusions.

D.10 REFERENCES

1. *Traffic Access and Impact Studies for Site Development: A Recommended Practice*, Institute of Transportation Engineers, 1991.
2. *Trip Generation*, 5th Edition, Institute of Transportation Engineers, 1991.
3. *Travel Forecast Summary: 1987 Base Model - Los Angeles Regional Transportation Study (LARTS)*, California State Department of Transportation (Caltrans), February 1990.
4. *Traffic Study Guidelines*, City of Los Angeles Department of Transportation (LADOT), July 1991.
5. *Traffic/Access Guidelines*, County of Los Angeles Department of Public Works.
6. *Building Better Communities*, Sourcebook, Coordinating Land Use and Transit Planning, American Public Transit Association.
7. *Design Guidelines for Bus Facilities*, Orange County Transit District, 2nd Edition, November 1987.
8. *Coordination of Transit and Project Development*, Orange County Transit District, 1988.
9. *Encouraging Public Transportation Through Effective Land Use Actions*, Municipality of Metropolitan Seattle, May 1987.



COUNTY OF LOS ANGELES FIRE DEPARTMENT

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November 9, 2018

Hai Nguyen, Associate Planner
City of Santa Clarita
Community Development Department
23920 Valencia Boulevard
Santa Clarita, CA 91355

Dear Mr. Nguyen:

NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT, "SAND CANYON RESORT PROJECT" THE PROPOSED PROJECT WOULD RESULT IN THE REPLACEMENT OF EXISTING OPEN SPACE THAT WAS FORMERLY THE MOUNTAIN COURSE OF THE ROBINSON RANCH GOLF COURSE WITH A NEW RESORT AND SPA, 27734 SAND CANYON ROAD, SANTA CLARITA, FFER 201800114

The Notice of Preparation of Draft Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

This project is within the Consolidated Fire Protection District of Los Angeles County (commonly known as the Los Angeles County Fire Department or Fire District), and therefore the Fire District is responsible for the provision of fire protection and emergency medical services. It is within the first-response jurisdiction of Fire Station 123 located at 26321 N. Sand Canyon Road, Santa Clarita, CA, which is approximately 1.9 miles south of the project. We will reserve the right to provide additional comments for the Draft EIR.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

- | | | | | | | |
|--------------|-------------|------------------|----------------------|----------------------|-----------------------|------------------|
| AGOURA HILLS | CALABASAS | EL MONTE | INDUSTRY | LAWNDALE | PARAMOUNT | SIGNAL HILL |
| ARTESIA | CARSON | GARDENA | INGLEWOOD | LOMITA | PICO RIVERA | SOUTH EL MONTE |
| AZUSA | CERRITOS | GLENDORA | IRWINDALE | LYNWOOD | POMONA | SOUTH GATE |
| BALDWIN PARK | CLAREMONT | HAWAIIAN GARDENS | LA CANADA-FLINTRIDGE | MALIBU | RANCHO PALOS VERDES | TEMPLE CITY |
| BELL | COMMERCE | HAWTHORNE | LA HABRA | MAYWOOD | ROLLING HILLS | WALNUT |
| BELL GARDENS | COVINA | HERMOSA BEACH | LA MIRADA | NORWALK | ROLLING HILLS ESTATES | WEST HOLLYWOOD |
| BELLFLOWER | CUDAHY | HIDDEN HILLS | LA PUENTE | PALMDALE | ROSEMEAD | WESTLAKE VILLAGE |
| BRADBURY | DIAMOND BAR | HUNTINGTON PARK | LAKEWOOD | PALOS VERDES ESTATES | SAN DIMAS | WHITTIER |
| | DUARTE | | LANCASTER | | SANTA CLARITA | |

LAND DEVELOPMENT UNIT:

The Land Development Unit reviewed City of Santa Clarita Master Case #18-021, Tentative Tract Map #78248 on August 31, 2018. The following conditions of approval are required for the development of this tentative tract map.

Access Requirements:

1. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
2. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4.
3. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
5. Single-Family Detached Homes (Lot 2): Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. Fire Code 503.1.1 and 503.2.1.
 - a. The required 20-foot wide driving surface shall be increased to 26 feet when fire hydrants are required. The 26-foot width shall be maintained for a minimum of 25 feet on each side of the hydrant location. Fire Code Appendix D103.3.
6. Two Story Buildings (Villas): Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. Fire Code 503.1.1 and 503.2.2.
7. Hotel and Wedding Hotel: Provide a minimum unobstructed width of 28 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Apparatus Access Road is more than 30 feet high or the building is more than three stories. The access

roadway shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial Fire Apparatus Access Road is positioned shall be approved by the fire code official. Fire Code 503.1.1; 503.2.2; Appendix D104.1, D104.2 and D104.3.

8. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1.
9. Dead-end Fire Apparatus Access Roads in excess of 150 feet in-length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5; Appendix D103.6, D103.6 (1) and D103.6 (2).
10. Fire Apparatus Access Roads shall be provided with a 32-foot centerline turning radius. Fire Code 503.2.4 and Appendix D103.5.
11. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds and shall be surfaced so as to provide all-weather driving capabilities. Fire Apparatus Access Roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3; Appendix D102.1.
12. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 and Section 503.2.2 shall be maintained at all times. Fire Code 503.4.
13. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1.
14. A minimum 5-foot wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1.
15. Security barriers, visual screen barriers, or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5.
16. Approved building address numbers, building numbers, or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1.

17. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.
18. Gate Requirements: The method of gate control shall be subject to review by the Fire Department prior to clearance to proceed to public hearing. All gates to control vehicular access shall be in compliance with the following:
 - a. The keypad location shall be located a minimum of 50 feet from the public right-of-way. This is required for Lots 2 and 3.
 - b. Provide a minimum 32-foot turning radius beyond the keypad prior to the gate entrance at a minimum width of 20 feet for turnaround purposes. This applies to Lot 2 Only.
 - c. The gated entrance design with a single access point (ingress and egress) shall provide for a minimum width of 28 feet, clear-to-sky, with all gate hardware is clear of the access way. This applies to Lot 3 Only.
 - d. Where the Fire Apparatus Access Road consists of a divided roadway the gate width shall be not less 20 feet. Each side of the roadway shall be clear-to-sky. This applies to Lot 2 only.
 - e. Construction of gates shall be materials that allow manual operations by one person. This is required for Lots 2 and 3.
 - f. Gates shall be of the swinging or sliding type. This is required for Lots 2 and 3.
 - g. The security gate shall be provided with an approved means of emergency operation and shall be maintained operational at all times and replaced or repaired when defective. This is required for Lots 2 and 3.
 - h. Electric gate operators where provided, shall be listed in accordance with UL 325. This is required for Lots 2 and 3.
 - i. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200. This is required for Lots 2 and 3.
 - j. All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access

Devices. This is required for Lots 2 and 3.
Fire Code Sections 503.5; 503.5.1; 503.2; 503.6; Appendix D103.7.

- k. An approved key box listed in accordance with UL 1037 shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector.

Water System Requirements:

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze conforming to current AWWA standard C503 or approved equal and shall be installed in accordance with the County of Los Angeles Fire Code.
2. All required public fire hydrants shall be installed, tested, and accepted prior to beginning construction. Fire Code 501.4.
3. The required fire flow for the public fire hydrants for this project is 8,000 gpm at 20 pounds psi residual pressure for 4 hours. Three public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 and Appendix B105.1.
 - a. The fire flow for the public fire hydrants is subject to reduction.
4. Install a total of 21 public fire hydrants. Additional public fire hydrants may be required with further review of plans.
 - a. Two (2) public fire hydrants are required for Lot 2.
 - b. Nineteen (19) public fire hydrants are for Lot 3.
5. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

Fuel Modification Requirement:

1. This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone. A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to public hearing. For details, please contact the Department's Fuel Modification Unit which is located at Fire Station 32, 605 North Angeleno Avenue in the City of Azusa CA 91702-2904. They may be reached at (626) 969-5205.

For any questions regarding the report, please contact FPEA II Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department advises that the Cal/EPA Los Angeles Regional Water Quality Control Board (LARWQCB) has an open project site cleanup case that has been inactive since October 2001. The LARWQCB should be contacted regarding the status of their open case for the project site.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,


for Michael Y. Takeshita

MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac



State of California • Natural Resources Agency

Edmund G. Brown Jr., Governor

Department of Conservation
Division of Oil, Gas, and Geothermal Resources
Coastal District • Ventura
1000 South Hill Road • Suite 116
Ventura, CA 93003-4458
(805) 937-7246 • FAX (805) 654-4765

November 9, 2018

Hai Nguyen
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

State Clearinghouse Number: **2018101039**
Project Title: Sand Canyon Resort Project

Dear Mr. Nguyen:

The Division of Oil, Gas, and Geothermal Resources (Division) authority is set forth in Division 3 of the Public Resources Code (PRC), and Title 14 of the California Code of Regulations (CCR). PRC § 3208.1 establishes well reabandonment responsibility when a previously plugged and abandoned well may be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, or geothermal wells.

The Division has received and reviewed the above referenced project dated October 4, 2018. To assist local permitting agencies, property owners, and developers in making wise land use decisions regarding potential development near oil, gas, or geothermal wells, the Division provides the following well evaluation.

The project is located in Los Angeles county, outside of oil and gas field boundaries. Our records indicate there are no known oil, gas, or geothermal wells located within the project boundary as identified in the application. The only known well in the surrounding area is a plugged and abandoned oil and gas well, "HCL" 1 (API: 037-05389) approximately 700 feet NE of the eastern boundary of the project.

The Division categorically advises against building over, or in any way impeding access to, oil, gas, or geothermal wells. Access is considered the ability for a well servicing unit and associated necessary equipment to reach a well from a public street or access way, solely over the parcel on which the well is located. A well servicing unit, and any necessary equipment, should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure. Items that can affect well access include, but are not limited to, buildings, housing, fencing, hardscape, landscape, trees, pools, patios, sidewalks, roadways, parking lots, waterways or channels, and decking. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access.

There are no guarantees a well abandoned in compliance with current Division requirements will not start leaking in the future. It always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and

Hai Nguyen
November 9, 2018
Page 2

abandoned. The Division acknowledges wells plugged and abandoned to the most current standards have a lower probability of leaking in the future, however there is no guarantee that such abandonments will not leak.

The Division advises that all wells identified on the development parcel prior to, or during, development activities be tested for liquid and gas leakage. Surveyed locations should be provided to the Division in Latitude and Longitude, NAD 83 decimal format. The Division expects any wells found leaking to be reported to it immediately.

Failure to plug and reabandon a well may result in enforcement action, including an order to perform reabandonment well work, pursuant to PRC § 3208.1, and 3224.

PRC § 3208.1 gives the Division the authority to order or permit the re-abandonment of any well where it has reason to question the integrity of the previous abandonment, or if the well is not accessible or visible. Responsibility for re-abandonment costs may be affected by the choices made by the local permitting agency, property owner, and/or developer in considering the general advice set forth in this letter. The PRC continues to define the person or entity responsible for reabandonment as:

1. **The property owner** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and in its current condition does not pose an immediate danger to life, health, and property, but requires additional work solely because the owner of the property on which the well is located proposes construction on the property that would prevent or impede access to the well for purposes of remedying a currently perceived future problem, then the owner of the property on which the well is located shall obtain all rights necessary to reabandon the well and be responsible for the reabandonment.
2. **The person or entity causing construction over or near the well** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and the property owner, developer, or local agency permitting the construction failed either to obtain an opinion from the supervisor or district deputy as to whether the previously abandoned well is required to be reabandoned, or to follow the advice of the supervisor or district deputy not to undertake the construction, then the person or entity causing the construction over or near the well shall obtain all rights necessary to reabandon the well and be responsible for the reabandonment.
3. **The party or parties responsible for disturbing the integrity of the abandonment** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and after that time someone other than the operator or an affiliate of the operator disturbed the integrity of the abandonment in the course of developing the property, then the party or parties responsible for disturbing the integrity of the abandonment shall be responsible for the reabandonment.

To view PRC 3208.1 in its entirety, please visit <ftp://ftp.consrv.ca.gov/pub/oil/laws/PRC10.pdf>

No well work may be performed on any oil, gas, or geothermal well without written approval from the Division. Well work requiring written approval includes, but is not limited to, mitigating leaking

Hai Nguyen
November 9, 2018
Page 3

gas or other fluids from abandoned wells, modifications to well casings, and/or any other abandonment or re-abandonment work. The Division also regulates the top of a plugged and abandoned well's minimum and maximum depth below final grade. CCR §1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this regulation, a permit from the Division is required before work can start.

The Division makes the following additional recommendations to the local permitting agency, property owner, and developer:

1. To ensure that present and future property owners are aware of (a) the existence of all wells located on the property, and (b) potentially significant issues associated with any improvements near oil or gas wells, the Division recommends that information regarding the above identified well(s), and any other pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property.
2. The Division recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

As indicated in PRC § 3106, the Division has jurisdictional authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources, damage to underground oil, gas, and geothermal deposits, and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to the Division's authority to order work on wells pursuant to PRC §§ 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC §§ 3236, 3236.5, and 3359 for violations within the Division's jurisdictional authority. The Division does not regulate grading, excavations, or other land use issues.

As indicated in PRC § 3106, the Division has jurisdictional authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources, damage to underground oil, gas, and geothermal deposits, and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to the Division's authority to order work on wells pursuant to PRC §§ 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC §§ 3236, 3236.5, and 3359 for violations within the Division's jurisdictional authority. The Division does not regulate grading, excavations, or other land use issues.

If during development activities, any wells are encountered that were not part of this review, the Division's construction site well review engineer in the Coastal District, Ventura office is to be notified immediately, and an amended site plan with well casing diagrams for Division review shall be filed. After appropriate review, the District office will send a follow-up well evaluation letter to the property owner, applicant, and local permitting agency.

Should you have any questions, please contact Justin LaForge at (805) 465-9626 or via email at justin.laforge@conservation.ca.gov.

Hai Nguyen
November 9, 2018
Page 4

Sincerely,

DocuSigned by:

3E6E263D5042491...

Patricia A. Abel
Coastal District Deputy

cc: Well Files



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

November 15, 2018

Ref. Doc. No.: 4817284

Mr. Hai Nguyen
City of Santa Clarita
23920 Valencia Boulevard
Suite 302
Santa Clarita, CA 91355

Dear Mr. Nguyen:

NOP Response for the Sand Canyon Resort Project

The Santa Clarita Valley Sanitation District (District) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on October 18, 2018. The proposed project is located within the jurisdictional boundaries of the District. We offer the following comments regarding sewerage service:

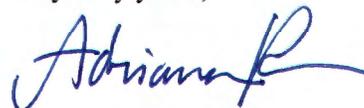
1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the District, for conveyance to the District's Soledad Canyon Trunk Sewer Section 4, located in a private right of way in the Santa Clara River southeast of the terminus of Hidaway Avenue. The District's 15-inch diameter trunk sewer has a capacity of 2.7 million gallons per day (mgd) and conveyed a peak flow of 1.5 mgd when last measured in 2012.
2. Availability of sewer capacity depends upon project size and timing of connection to the sewerage system. Because there are other proposed developments in the area, the availability of trunk sewer capacity should be verified as the project advances. Please submit a copy of the project's build-out schedule to the undersigned to ensure the project is considered when planning future sewerage system relief and replacement projects.
3. The District operates two water reclamation plants (WRPs), the Saugus WRP and the Valencia WRP, which provide wastewater treatment in the Santa Clarita Valley. These facilities are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a capacity of 28.1 mgd and currently produces an average recycled water flow of 18.4 mgd.
4. The expected average wastewater flow from the project, described in the notice as a total of 322 hotel rooms and 25 villas, is 44,150 gallons per day. For a copy of the District's average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.

5. The District is empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the District's Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer and General Manager will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

6. In order for the District to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of District wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of District facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of District treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the District intends to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of District facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

cc: A. Schmidt
A. Howard

COUNTY OF LOS ANGELES
SHERIFF'S DEPARTMENT
"A Tradition of Service Since 1850"

DATE: November 15, 2018

FILE NO:

OFFICE CORRESPONDENCE

FROM: ROBERT J. LEWIS, CAPTAIN
SANTA CLARITA VALLEY
STATION

TO: TRACEY JUE, DIRECTOR
FACILITIES PLANNING
BUREAU

**SUBJECT: REVIEW COMMENTS ON THE NOTICE OF PREPARATION OF DRAFT
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE
SAND CANYON RESORT PROJECT**

The Santa Clarita Valley Station (Station) reviewed the Notice of Preparation (NOP) of Draft Environmental Impact Report (DEIR), dated October 4, 2018, for the Proposed Sand Canyon Resort Project (Project). The approximately 75-acre Project site is located at 27734 Sand Canyon Road at the northeast corner of Sand Canyon Road and Robinson Ranch Road in the Sand Canyon area of the City of Santa Clarita, within the Station's patrol area.

According to the NOP's Summarized Project Description, the proposed Project would result in the replacement of an existing open space, formerly the Mountain Course of the Robinson Ranch Golf Course, with a new resort and spa consisting of the following development:

- a. Main Hotel, three-story building, 250 rooms, approximately 155,800 square feet.
- b. Wedding Hotel, two three-story building, 72 rooms, approximately 50,620 square feet with an outdoor wedding venue.
- c. View Villas, 15 two-story villas with 60 rooms, approximately 91,100 square feet.
- d. Oak Villas, 10 one-story villas with 10 rooms, approximately 32,900 square feet.
- e. Function Wing of the hotel including a grand ballroom (8,600 square feet), junior ballroom (2,600 square feet), meeting rooms (2,400 square feet), three restaurants (totaling 8,400 square feet), and a wedding garden.
- f. Spa/gym/salon, approximately 31,380 square feet.
- g. Outdoor recreation with two pools, one tennis court, six pickle ball courts, a nine-hole miniature golf course, and three miles of trails.
- h. Parking for 375 stalls.



The NOP also indicated that three of the environmental factors that would impact on law enforcement services include Population and Housing, Public Services, and Transportation/Traffic. The Station concurs with this initial assessment, because the proposed Project will increase employees and daytime population of the Station's service area, which, in turn, will generate an increased demand for law enforcement services we provide. The Station expects the DEIR to quantify the population increases, describe potential impacts to our resources and operations, and identify measures that will mitigate these impacts to a level of insignificance.

The Station further recommends that an analysis and impacts of the proposed Project to the local transportation and circulation system also be included in the DEIR. Traffic levels at intersections must be identified, studied and analyzed. Preparation of a Construction Mitigation Plan would also help in reducing impacts to traffic levels. A Construction Traffic Management Plan should also be implemented as part of the proposed Project to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access should be maintained at all times. Flag persons and/or detours should also be provided as needed to ensure safe traffic operations, and construction signs should be posted to advice of reduced construction zone speed limits.

Lastly, the Department generally prescribes to the principles of Crime Prevention Through Environmental Design (CPTED). The goal of CPTED is to reduce opportunities for criminal activities by employing physical design features that discourage anti-social behavior, while encouraging the legitimate use of the site. The overall tenets of CPTED include defensible space, territoriality, surveillance, lighting, landscaping, and physical security. With advanced notice, Department personnel can be made available to discuss CPTED with the developer during the design development phase of the proposed Project.

The Station has no further comment at this time, but we reserve the right to amend and supplement our assessment, if necessary, upon subsequent reviews of the proposed Project.

Thank you for including the Station in the review process for the proposed Project. Should you have any question regarding this matter, please contact Operations Lieutenant Justin Diez at (661) 799-5102.

RJL:JD

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

100 S. MAIN STREET, MS 16

LOS ANGELES, CA 90012

PHONE (213) 897-8391

FAX (213) 897-1337

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*Serious Drought.
Making Conservation
a California Way of Life.*

November 16, 2018

Mr. Hai Nguyen
City of Santa Clarita
23920 Valencia Boulevard
Santa Clarita, CA 91355

RE: Sand Canyon Resort Project
Vic. LA-14/ PM 33.431
SCH # 2018101039
GTS # LA-2018-02033AL-NOP

Dear Mr. Nguyen:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project would result in the replacement of existing open space that was formerly the Robinson Ranch Golf Course with a new resort and spa consisting of a Main Hotel (255 rooms with 155,800 sf); Wedding Hotel (72 rooms with 50,620 sf) with an outdoor wedding venue; View Villas (60 rooms with 91,100 sf); Oak Villas (10 rooms with 32,900 sf); Function Wing of the hotel with a grand ballroom (8,600 sf), junior ballroom (2,600 sf), meeting room (2,400 sf), three restaurants (8,400 sf); spa (31,380 sf); outdoor recreation including two pools, one tennis court, six pickle ball courts, a nine-hole miniature golf course, and three miles of trails; and 375 parking stalls.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Senate Bill 743 (2013) 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. You may reference to The Governor's Office of Planning and Research (OPR) for more information.

<http://opr.ca.gov/ceqa/updates/guidelines/>

Caltrans is aware of challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, this development should incorporate multi-modal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of travel such as bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

Caltrans supports the implementation of complete streets and pedestrian safety measures such as road diets and other traffic calming measures. Please note the Federal Highway Administration (FHWA) recognizes the road diet treatment as a proven safety countermeasure, and the cost of a road diet can be significantly reduced if implemented in tandem with routine street resurfacing.

We encourage the Lead Agency to integrate transportation and land use in a way that reduces Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions by facilitating the provision of more proximate goods and services to shorten trip lengths, and achieve a high level of non-motorized travel and transit use. We also encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements.

The Department also seeks to provide equitable mobility options for people who are economically, socially, or physically disadvantaged. Therefore, we ask the Lead Agency to evaluate the project site for access problem, VMT and service needs that may need to be addressed.

This project is about 5,200 feet away from SR-14. SR-14 is the only freeway for project travelers. Please provide trip generation, trip distribution, and trip assignment estimates to the State facilities for this project with regards to the local and regional road system. To ensure that queue formation does not create traffic conflicts, project-generated trips should be added to the existing and future scenario traffic volumes for the EB SR-14 on/off-ramps from/to Sand Canyon Rd. and WB SR-14 on/off ramps from Soledad Canyon Rd. To avoid traffic conflicts such as inadequate weaving distances, queue spilling back onto the freeway, and uneven lane utilization, please analyze the adequacy of the operations of freeway segments in the vicinity of the project.

Analysis should include existing traffic, traffic generated by the project assigning to the State facilities, cumulative traffic generated from all specific planning developments in the area, and traffic growth other than from the project and developments.

A discussion of mitigation measures appropriate to alleviate anticipated traffic impacts. Any mitigation involving transit or Transportation Demand Management (TDM) is encouraged and should be justified to reduce VMT and greenhouse gas emissions. Such measures are critical to facilitating efficient site access.

For additional TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8). The reference is available online at:

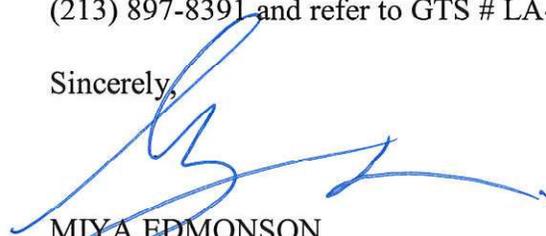
<http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>.

Mr. Hai Nguyen
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In the absence of an adopted precise plan, the Lead Agency should identify project-generated travel demand and estimate the costs of transit and active transportation improvements necessitated by the proposed project; viable funding sources such as development and/or transportation impact fees should also be identified. We encourage a sufficient allocation of fair share contributions toward multimodal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We also strongly support measures to increase sustainable modes shares, thereby reducing VMT. The Lead Agency should also consider fair share fees for shuttles that use the public curb space.

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 897-8391 and refer to GTS # LA-2018-02033AL-NOP.

Sincerely,



MIYA EDMONSON
IGR/CEQA Acting Branch Chief

cc: Scott Morgan, State Clearinghouse

November 16, 2018

Hai Nguyen, Associate Planner
City of Santa Clarita
23920 Valencia Boulevard, Ste. 302
Santa Clarita, CA 91355
hnguyen@santa-clarita.com

Re: Notice of Preparation of Draft Environmental Impact Report and Public Scoping Meeting for the Sand Canyon Resort Project (Master Case No. 18-021)

Dear Mr. Nguyen:

This law firm represents the Southwest Regional Council of Carpenters (Southwest Carpenters) and submits this letter on the above-referenced project on its behalf.

Southwest Carpenters represents 50,000 union carpenters in six states, including in Southern California, and has a strong interest in reducing the environmental impacts of development projects, such as the Sand Canyon Resort Project (Project).

The Project includes development of 75 acres of open space at 27734 Sand Canyon Road into the following land uses:

- a 250-room hotel;
- a 72-room wedding hotel;
- 15 two-story "View Villas;"
- 10 two story "Oak Villas;"
- a "Function Wing" including ballrooms, meeting rooms, restaurants, and a wedding garden;
- a spa, gym, and salon;
- outdoor recreation, including two pools, one tennis court, six pickle ball courts, a nine-hole miniature golf course, and three miles of trails;
- 228,000 cubic yards of cut and 215,000 cubic yards of fill; and
- Removal of 21 oak trees.

Project approvals include the following:

- Zone Change from Open Space (OS) to Community Commercial (CC);

Hai Nguyen, Associate Planner
Re: Sand Canyon Resort Project NOP
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- General Plan Amendment from Open Space (OS) to Community Commercial;
- Tentative Tract Map;
- Conditional Use Permit;
- Development and Landscape Plan Review;
- Oak Tree Permit; and
- Removal of the open space requirement from the previous golf course entitlement.

Southwest Carpenters agrees the Project will significantly affect every environmental factor the City is required to evaluate pursuant to the California Environmental Quality Act (CEQA) and presents the below specific comments in response to the Notice of Preparation. These comments are not intended to be exhaustive, and Southwest Carpenters looks forward to commenting on the Draft Environmental Impact Report (DEIR) when this document is released to the public.

Project Description

The Notice of Preparation references the Project as already consisting of four lots, claiming two of the four lots must undergo a Zone Change and General Plan Amendment. However, the City then states that a subdivision into four lots is required as part of the Project. Please clarify whether the Project is already divided into four lots and why a subdivision is sought.

The Project will involve large-scale grading, but it is unclear whether this grading will require a permit, or what sort of permit this will require. Please clarify the permitting requirements for this grading, and what, if any, mitigation the City proposes to reduce impacts from grading, such as the potential for erosion and landslides.

Please describe what specific actions will be needed to remove the “open space requirement from the previous golf course entitlement.” For instance, please clarify whether this requirement was enshrined as a deed restriction or open space easement on the property.

Please disclose what additional services and infrastructure will be needed to adequately serve the Project. For instance, if the Project will require an extension of utility infrastructure and additional roads or other easements, please disclose that in the DEIR.

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Re: Sand Canyon Resort Project NOP
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Aesthetics

The Project site is currently undeveloped open space. The Project would allow for intensified development on the Project site, which will include the loss of views and the addition of structures of undisclosed height.

The City has not disclosed what sort of lighting may occur on the Project site, but lighting will likely cause a visual impact, as the Sand Canyon area is sparsely developed. Thus, increased lighting will have a profound impact on area lighting, especially on the Project site in relation to baseline conditions.

The City makes it clear that the Project will include wedding venues, among other uses. Weddings have the potential to cause greatly increased noise, both from sound amplification and from increased traffic. The City should evaluate these noise impacts on aesthetics.

Air Quality

As the City is aware, the air basin is in nonattainment for several criteria pollutants that are State and federally regulated. The Project is a recreational use proposed for a remote, hilly location, which will generate longer than average trips that would not otherwise occur absent the Project. The City must fully disclose the direct, indirect, and cumulative impacts of the Project in this context, and provide all feasible mitigation, or select an alternative that would not create the same air quality impacts, such as a reduced-intensity alternative or an alternative in a more accessible location.

Biological Resources

The Project site is currently both designated and used as open space. The valleys surrounding and on the Project site have value as habitat for a variety of plant and wildlife species. Please conduct a full species survey, including any species found within U.S. Fish and Wildlife, California Department of Fish and Wildlife, and California Native Plant Society databases.

The City must evaluate and mitigate direct, indirect, and cumulative impacts to these species, including from lost habitat, and increased noise, lighting, and traffic.

Please disclose whether the Project is located within or near any habitat conservation plans, including any multi-species habitat conservation plans. Alternatively, please explain

Hai Nguyen, Associate Planner
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whether the Project will be required to undergo state or federal Endangered Species Act permitting or consultation.

If domesticated animals will be permitted on-site, the Project will cause additional impacts to biological resources. Please disclose whether domesticated animals will be permitted on-site and mitigate impacts related to this, accordingly.

Geology and Soils

The Project site is in a mountainous area, with steep slopes. This suggests the Project may be at a greater than average risk of landslide and erosion. Please disclose the landslide and erosion risks posed by the Project and mitigate these impacts to the maximum extent possible.

Greenhouse Gases

Please include the following information as part of the City's evaluation of greenhouse gas impacts:

- Baseline greenhouse gas emissions;
- Whether the City has adopted any quantitative or qualitative thresholds of significance;
- Whether the City has adopted a Climate Action Plan; and
- Predicted annual greenhouse gas emissions resulting from the Project, disclosed in terms of metric tons of carbon-dioxide equivalent (MTCO_{2e}).

Further, please provide all feasible mitigation, including in the form of energy savings. At a minimum, the Project should be conditioned on providing solar panels on the roofs of Project structures, access to electric vehicle charging stations, and providing a centralized shuttle service for Project employees.

Hazards and Hazardous Materials

Please disclose whether the Project has ever been used for farming or whether the site has ever regularly had pesticides or other hazardous substances applied to it. If site soils have been contaminated with toxic substances, please disclose this and provide mitigation to the fullest extent possible.

Hai Nguyen, Associate Planner
Re: Sand Canyon Resort Project NOP
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The Project site may be located in an area prone to fire hazard. Please disclose and mitigate any fire hazard risks caused by the Project. For instance, please provide fire buffers and ensure the Project can be made rapidly accessible to fire services.

If the Project is prone to land failure from landslide, please disclose this as a hazard of the Project site and mitigate accordingly.

Hydrology and Water Quality

The Project site is located less than one mile from the Santa Ana River. It is unclear whether the Project could possibly be constructed to prevent runoff from collecting into on-site and nearby valleys, which would then be conveyed to the river. Please disclose Project-related impacts to hydrology and water quality, including any potential impacts to the Santa Ana River. Furthermore, please disclose how many acres of the Project would be constructed with impervious surfaces. The City must provide mitigation to avoid or reduce impacts to on-site and nearby water systems.

Please disclose whether there are any U.S. jurisdictional waters, including whether the Project will require a Jurisdictional Determination from the U.S. Army Corps of Engineers or a Clean Water Act Section 404 permit.

Land Use

The Project will conflict with the current open space land use designation of the Project site. Please state whether this open space has an open space or other conservation easement recorded on the Project titles, and whether this land has otherwise been provided as mitigation for other projects. Further, the loss of open space should be considered a significant impact, ideally requiring mitigation in the form of avoidance of open space or preservation of nearby land as open space.

The Project will conflict with the Southern California Air Quality Management District's Air Quality Management Plan (AQMP), as the AQMP would have planned for the Project site to remain designated as open space. The Project would permit greatly intensified land uses. Please evaluate these impacts in the DEIR.

Hai Nguyen, Associate Planner
Re: Sand Canyon Resort Project NOP
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Transportation and Traffic

The Project site appears to be primarily accessible by one road. Please indicate whether Project traffic or access to the Project site will pose any safety hazards, such as problems with emergency access, sharp or blind turns, any areas known to be prone to accidents, or Project traffic traveling at dangerous speeds. If weddings and other such events are going to take place on the Project site, please evaluate whether this poses any special safety hazards, such as increased occurrence of drunk driving, or abnormal congestion that may affect nearby residents' access to their homes.

Conclusion

Southwest Carpenters thanks the City for providing an opportunity to comment on the EIR. Pursuant to Section 21092.2 of the Public Resources Code and Section 65092 of the Government Code, Southwest Carpenters requests notification of all CEQA actions and notices of any public hearings concerning this Project, including any action taken pursuant to California Planning and Zoning Law. In addition, pursuant to Public Resources Code section 21167(f), please provide a copy of each Notice of Determination issued by the City in connection with this Project and please add Southwest Carpenters to the list of interested parties in connection with this Project and direct all notices to my attention. Please send all notices by email or, if email is unavailable, by U.S. Mail to the following two addressees:

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Very truly yours,
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State of California – Natural Resources Agency
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South Coast Region
3883 Ruffin Road
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(858) 467-4201
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EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



November 20, 2018

Mr. Hai Nguyen
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
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Hnguyen@santa-clarita.com

Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Sand Canyon Resort Project, City of Santa Clarita, County of Los Angeles (SCH# 2018101039)

Dear Mr. Nguyen:

The California Department of Fish and Wildlife (CDFW) has reviewed the above-referenced Notice of Preparation (NOP) for the Sand Canyon Resort (Project) Draft Environmental Impact Report (DEIR).

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; California Environmental Quality Act [CEQA] Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines § 15381.) CDFW may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California

Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), related authorization as provided by the Fish and Game Code will be required.

Project Location: 27734 Sand Canyon Road at the northeast corner of Sand Canyon Road and Robinson Ranch Road, south of State Route 14, in the city of Santa Clarita. The Project site currently consists of 75-acres of open space and golf course greens.

Project Description/Objective: The objective of the Project is to replace a part of the Robinson Ranch Golf Course with a new resort and spa. Primary Project activities include construction of a three-story hotel, wedding hotel, 91,000 square feet of two-story villas, 33,000 square feet of one-story villas, ballroom, spa, gym, salon, and outdoor recreation facilities including pools, tennis courts, miniature golf course, pickle ball course, and three miles of trails. The Project will result in the removal of 21 oak trees and a zone change from open space to community commercial.

COMMENTS AND RECOMMENDATIONS

CDFW offers the following comments and recommendations to assist the City of Santa Clarita in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

Specific Comments

- 1) Fuel Modification. The DEIR should include information as to how the Project or adjacent land may be affected by any fuel modification requirements. A discussion of any fuel modification requirements for this Project and impacts to biological resources within the proposed fuel modification areas should be included in the DEIR to allow the Department to assess potential impacts to biological resources. The Department recommends all fuel modification requirements be met on the Project, and not in conserved habitat adjacent to the Project. Habitat being subjected to fuel modification (e.g., thinning, trimming, removal of mulch layer) should be considered an impact to these vegetation communities and mitigated accordingly. It is recommended fuel modification activities not take place on lands set aside as mitigation for other Project related impacts. The Department also recommends any irrigation proposed in fuel modification zones drain back into the development and not onto conserved habitat land as perennial sources of water allow for the introduction of invasive Argentine ants.
- 2) Impacts to Sensitive Habitats. Please note, in 2007, the State Legislature required the Department to develop and maintain a vegetation mapping standard for the State (Fish and Game Code Section 1940). This standard complies with the National Vegetation Classification System which utilizes alliance and association-based classification of unique vegetation stands. The Department utilizes vegetation descriptions found in the MCV, found online at <http://vegetation.cnps.org/>. In order for the DEIR to determine the rarity ranking of vegetation communities potentially affected by the Project, the MCV alliance/association community names should be

provided as the Department only tracks rare natural communities using this classification system.

The Department considers natural communities with ranks of S1-S3 to be sensitive natural communities that should be addressed in CEQA (CEQA Guidelines § 15125[c]). An S3 ranking indicates there are 21-80 occurrences of this community in existence in California, S2 has 6-20 occurrences and S1 has less than 6 occurrences.

The Department recommends avoiding any sensitive natural communities found on or adjacent to the Project. If avoidance is not feasible, the Department recommends mitigating at a ratio of no less than 5:1 for impacts to S3 ranked communities and 7:1 for S2 communities. This ratio is for the acreage and the individual plants that comprise each unique community.

- 3) Landscaping. The Department recommends using native, locally appropriate plant species for landscaping on the Project site. The Department recommends invasive/exotic plants be restricted from use in landscape plans for this Project, including pepper trees (*Schinus* genus) and fountain grasses (*Pennisetum* genus). A list of invasive/exotic plants that should be avoided as well as suggestions for better landscape plants can be found at <http://www.cal-ipc.org/landscaping/dpp/planttypes.php?region=socal>.
- 4) Bats. The Project site contains mature trees, structures, rock outcrops, is adjacent to natural open space and within one mile of a large water source (Santa Clara River). The Project site has the potential to support several species of bats, including the uncommon hoary bat (*Lasiurus cinereus*) which is a solitary bat that roosts in tree foliage. Bats are considered non-game mammals and are protected by State law from take and/or harassment (Fish and Game Code §4150, CCR §251.1). Several bat species are also considered Species of Special Concern (SOC), which meet the CEQA definition of rare, threatened, or endangered species (CEQA Guidelines §15065). The Department considers adverse impacts to a SOC, for the purposes of CEQA, to be significant without mitigation.

The Department recommends bat surveys be conducted by a qualified bat specialist to determine baseline conditions within the Project and within a 500-foot buffer and analyze the potential significant effects of the proposed Project on the species (CEQA Guidelines §15125). The Department recommends the DEIR include the use of acoustic recognition technology as well as visual surveys to maximize detection of bat species to minimize impacts to sensitive bat species. The DEIR should document the presence of any bats and include species-specific mitigation measures to reduce impacts to below a level of significance.

To avoid the direct loss of bats that could result from removal of trees, rock crevices, structures, that may provide roosting habitat (winter hibernacula, summer, and maternity), the Department recommends the following steps are implemented:

- a) Identify the species of bats present on the site;
 - b) Determine how and when these species utilize the site and what specific habitat requirements are necessary [thermal gradients throughout the year, size of crevices, tree types, location of hibernacula/roost (e.g., height, aspect)];
 - c) Avoid the areas being utilized by bats for hibernacula/roosting; if avoidance is not feasible, a bat specialist should design alternative habitat that is specific to the species of bat being displaced and develop a relocation plan in coordination with the Department;
 - d) The bat specialist should document all demolition monitoring activities and prepare a summary report to the Lead Agency upon completion of tree/rock disturbance and/or building demolition activities. The Department requests copies of any reports prepared related to bat surveys (e.g., monitoring, demolition);
 - e) If confirmed occupied or formerly occupied bat roosting/hibernacula and foraging habitat is destroyed, habitat of comparable size, function and quality should be created or preserved and maintained at a nearby suitable undisturbed area. The bat habitat mitigation shall be determined by the bat specialist in consultation with the Department;
 - f) A monitoring plan should be prepared and submitted to the Lead Agency. The monitoring plan should describe proposed mitigation habitat, and include performance standards for the use of replacement roosts/hibernacula by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats; and,
 - g) Annual reports detailing the success of roost replacement and bat relocation should be prepared and submitted to Lead Agency and the Department for five years following relocation or until performance standards are met, whichever period is longer.
- 5) CDFW recommends redesigning the Project to avoid the need to remove 21 oak trees.

General Comments

- 1) Biological Resources. To provide a complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, sensitive, regionally and locally unique species, and sensitive habitats, the DEIR should include the following information:

- a) Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]);
- b) A thorough, recent, floristic-based assessment of special status plants and natural communities, following the updated Department's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see <http://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959>). Please note this protocol has been recently updated and the 2018 version referenced here should be used;
- c) Floristic, alliance- and/or association-based mapping and vegetation impact assessments conducted at the Project site and within the neighboring vicinity. *The Manual of California Vegetation (MCV)*, second edition, should be used to inform this mapping and assessment to fully allow the Department to comment on Project impact significance to vegetative communities (Sawyer et al. 2008¹). Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions;
- d) A complete, recent, assessment of the biological resources associated with each habitat type on site and within adjacent areas that could also be affected by the Project. The Department's California Natural Diversity Data Base (CNDDDB) in Sacramento should be contacted to obtain current information on any previously reported sensitive species and habitat. The Department recommends that CNDDDB Field Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can be obtained and submitted at http://www.dfg.ca.gov/biogeodata/cnddb/submitting_data_to_cnddb.asp;
- e) A complete, recent assessment of rare, threatened, and endangered, and other sensitive species on site and within the area of potential effect, including California SSC and California Fully Protected Species (Fish and Game Code § 3511). Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines § 15380). Seasonal variations in use of the Project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U. S. Fish and Wildlife Service; and,
- f) A recent, wildlife and rare plant survey. The Department generally considers biological field assessments for wildlife to be valid for a one-year period, and

¹ Sawyer, J. O., Keeler-Wolf, T., and Evens J.M. 2008. A manual of California Vegetation, 2nd ed. ISBN 978-0-943460-49-9.

assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if build out could occur over a protracted time frame, or in phases.

- 2) Wetland and Riparian Habitat. CDFW has responsibility for wetland and riparian habitats. It is the policy of CDFW to strongly discourage development in wetlands or conversion of wetlands to uplands. We oppose any development or conversion that would result in a reduction of wetland acreage or wetland habitat values, unless, at a minimum, project mitigation assures there will be “no net loss” of either wetland habitat values or acreage. Development and conversion include but are not limited to conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether ephemeral, intermittent, or perennial, should be retained and provided with substantial setbacks that preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations. Mitigation measures to compensate for impacts to mature riparian corridors must be included in the DEIR and must compensate for the loss of function and value of a wildlife corridor.
- a) The project area supports aquatic, riparian, and wetland habitats; therefore, a jurisdictional delineation of the creeks and their associated riparian habitats should be included in the DEIR. The delineation should be conducted pursuant to the U. S. Fish and Wildlife Service wetland definition adopted by CDFW.² Please note that some wetland and riparian habitats subject to CDFW’s authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers and Regional Water Quality Control Board Section 401 Certification.
- b) The CDFW also has regulatory authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of any river, stream, or lake or use material from a river, stream, or lake. For any such activities, the project applicant (or “entity”) must provide written notification to CDFW pursuant to section 1600 *et seq.* of the Fish and Game Code. Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration Agreement (LSAA) with the applicant is required prior to conducting the proposed activities. CDFW’s issuance of a LSAA for a project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. CDFW as a Responsible Agency under CEQA may consider the local jurisdiction’s (lead agency) Negative Declaration or Environmental Impact Report for the project. To minimize additional requirements by CDFW pursuant to section 1600 *et seq.* and/or under CEQA, the document should fully identify the potential impacts to

² Cowardin, Lewis M., et al. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service.

the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the LSAA.³

- 3) CDFW considers adverse impacts to a species protected by the California Endangered Species Act (CESA), for the purposes of CEQA, to be significant without mitigation. As to CESA, take of any endangered, threatened, or candidate species that results from the Project is prohibited, except as authorized by State law (Fish & G. Code, §§ 2080, 2085). Consequently, if the Project, Project construction, or any Project-related activity during the life of the Project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, CDFW recommends that the Project proponent seek appropriate take authorization under CESA prior to implementing the Project. Appropriate authorization from CDFW may include an incidental take permit (ITP) or a consistency determination in certain circumstances, among other options (Fish and G. Code §§ 2080.1, 2081, subds. (b),(c)). Early consultation is encouraged, as significant modification to a Project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that CDFW issue a separate CEQA document for the issuance of an ITP unless the Project CEQA document addresses all Project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.
- 4) To enable CDFW to adequately review and comment on the proposed Project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in the DEIR.
 - a) The document should contain a complete discussion of the purpose and need for, and description of, the proposed Project, including all staging areas and access routes to the construction and staging areas.
 - b) A range of feasible alternatives should be included to ensure that alternatives to the proposed Project are fully considered and evaluated; the alternatives should avoid or otherwise minimize impacts to sensitive biological resources. Specific alternative locations should be evaluated in areas with lower resource sensitivity where appropriate.

Analyses of Potential Impacts to Biological Resources

³ A notification package for a LSAA may be obtained by accessing the Department's web site at <http://www.wildlife.ca.gov/Conservation/LSA>.

- 1) To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the DEIR.
 - a) A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage should also be included. The latter subject should address: project-related changes on drainage patterns on and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site. The discussions should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary, and the potential resulting impacts on the habitat, if any, supported by the groundwater. Mitigation measures proposed to alleviate such impacts should be included.
 - b) Discussions regarding indirect project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands. Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR.
 - c) The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
 - d) A cumulative effects analysis should be developed as described under CEQA Guidelines, section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Mitigation for Potential Impacts to Biological Resources

- 1) The DEIR should include measures to fully avoid and otherwise protect Rare/Sensitive Natural Communities from Project-related impacts. CDFW considers these communities as threatened habitats having both regional and local significance.
- 2) The DEIR should include mitigation measures for adverse Project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of Project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.

- 3) For proposed preservation and/or restoration, the DEIR should include measures to perpetually protect the targeted habitat values from direct and indirect negative impacts. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.
- 4) In order to avoid impacts to nesting birds, the DEIR should require that clearing of vegetation, and when biologically warranted, construction, occur outside of the peak avian breeding season which generally runs from February 1 through September 1 (as early as January 1 for some raptors). If Project construction is necessary during the bird breeding season a qualified biologist with experience in conducting bird breeding surveys should conduct weekly bird surveys for nesting birds, within three days prior to the work in the area, and ensure no nesting birds in the project area would be impacted by the Project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer should be a minimum width of 300 feet (500 feet for raptors), be delineated by temporary fencing, and remain in effect as long as construction is occurring or until the nest is no longer active. No Project construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the Project. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.
- 5) Translocation and transplantation is the process of moving an individual from the Project site and permanently moving it to a new location. CDFW generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful. CDFW has found that permanent preservation and management of habitat currently supporting these species is often a more effective long-term strategy for conserving sensitive plants and animals and their habitats.
- 6) Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

CONCLUSION

CDFW appreciates the opportunity to comment on the NOP to assist the City of Santa Clarita in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter and further coordination on these issues should be directed to Kelly Schmoker-Stanphill, Senior Environmental Scientist (Specialist), at (626) 335-9092 or Kelly.Schmoker@wildlife.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erinn Wilson for".

Erinn Wilson
Environmental Program Manager I

ec: CDFW
Erinn Wilson – Los Alamitos
Victoria Tang – Los Alamitos
Jeffrey Humble – Los Alamitos
Andrew Valand – Los Alamitos

Hai Nguyen

From: lourdesowen@ca.rr.com
Sent: Monday, November 12, 2018 9:37 PM
To: Hai Nguyen
Subject: SAND CANYON GOLF RESORT SCOPING MEETING COMMENTS

Hello Hai,

Here are our comments to the proposed golf resort:

- 1) Limit the hours of delivery to the resort to M-F only during working hours from 8-4 or 9-5pm.
- 2) Prohibit vehicular access of semis at three intersection locations: I-14 North and Placerita Cyn, Placerita Cyn and Sand Cyn, and Sand Canyon and Lost Canyon.
Semis have been using Sand Canyon as a short cut during gridlocks on I-14 or as a normal shorter route.
- 3) Put a signal light at Sand Canyon and entry to the golf resort for any left or right turns.
- 4) Limit the resort party hours to midnight.

Thank you. Have a great week.

Lourdes & Jeff Owen
15930 Mandalay Canyon Road

Hai Nguyen

From: Margie Rovarino <margiejorovarino@icloud.com>
Sent: Friday, October 26, 2018 3:24 PM
To: Hai Nguyen
Subject: Sand Canyon Project

Hi there,

I am writing to express my extreme dismay over the proposed hotel project in Sand Canyon. I will be out of town for the meeting.

I actually thought this was a joke when someone told me about it. What on earth is going to happen to the traffic in our canyon?? And the noise?? This is a completely inappropriate type of business to stick in a quiet canyon where people have sought this kind of environment for their homes. I am outraged that the City is even considering such a blatant misuse of the area.

I do like the golf course and wish they would upgrade the current restaurant and structure....but a huge hotel??? This is just not going to work. What happens to our canyon residents when 400 people are trying to get to a wedding??? On Sand Canyon?? This Canyon has only two ways in or out. I was literally STUCK when trying to evacuate for the Sand fire a couple of years ago and had to TURN AROUND and go home to sit out the fire.

Please do not consider this terrible idea for our lovely equestrian oriented canyon. It's just a terribly idea.

Kind regards,
Margie and Gary Rovarino

John S. and Linda Maureen Lewis
15731 Condor Ridge Rd.
Canyon Country, CA 91387

October 29, 2018

Sand Canyon Resort Project Planner
City of Santa Clarita
23920 Valencia Blvd Suite 302
Santa Clarita, CA 91355

Dear Sir:

My husband and I are writing to implore you NOT to issue permits for the Sand Canyon Resort Project. We moved from Sherman Oaks to Sand Canyon to retire in 2013. We chose this location because of its lovely, quiet, rustic ambiance.

Already the traffic from the Disney Studios has negatively impacted our once-secluded Sand Canyon Road. That's enough! And now this Project will bring traffic and congestion beyond anyone's expectations: Not just resort guests, but wedding parties, conventioners, service and maintenance trucks, suppliers, employees. And before it's even finished a steady stream of construction vehicles. Congestion, noise, pollution, aggravation, removal of our oak trees, and ruination of our community.

We were evacuated for the Sand Fire. It took quite a while to exit the canyon. It would be near impossible with the suggested impact of this Project to safely exit if there were another crisis. Please, do not ruin one of the last countrified communities near Los Angeles. Please put a stop to this Project.

Sincerely,
John S. and Linda Maureen Lewis

LEWIS
15731 Condor Ridge Road
Canyon Country, CA 91387

SANTA CLARITA CA 913

29 OCT 2015 PM 2:1



Sand Canyon Resort Project Planner
City of Santa Clarita
23920 Valencia Blvd Ste 302
Santa Clarita, Ca 91355

91355-531577



Hai Nguyen

From: Maureen Lewis <storymaven522@yahoo.com>
Sent: Monday, October 29, 2018 2:53 PM
To: Hai Nguyen
Subject: Sand Canyon Resort Project

Dear Sir:

My husband and I are writing to implore you NOT to go ahead with the Sand Canyon Resort Project. We moved from Sherman Oaks to Sand Canyon to retire in 2013. We chose this location because of its lovely, quiet, rustic ambiance.

Already the traffic from the Disney Studios has negatively impacted our once-secluded Sand Canyon Road. That's enough!

And now this Project will bring traffic and congestion beyond anyone's expectations: Not just resort guests, but wedding parties, conventioners, service and maintenance trucks, suppliers, employees. And before it's even finished a steady stream of construction vehicles. Congestion, noise, pollution, aggravation, removal of our oaks, and ruination of our community.

We were evacuated for the Sand Fire. It took quite a while to exit the canyon. It would be near impossible with the suggested impact of this Project to safely exit if there were another crisis.

Please, do not ruin one of the last countrified communities near Los Angeles. Please put a stop to this Project.

Sincerely,
John S. and Linda Maureen Lewis
15731 Condor Ridge Rd, Canyon Country

Hai Nguyen

From: Sand Canyon HOA <schoa@socal.rr.com>
Sent: Wednesday, October 31, 2018 10:04 AM
To: Hai Nguyen
Subject: FW: ANNOUNCEMENT: City Scoping Meeting (10/30) To Begin EIR Process for Sand Canyon Country Club Project

Dear Hai,
This came in too late to include in my packet to you last night.
Sincerely,
Ruthann

----- Forwarded Message

From: "GROSH Joanne (& Jessica)" <not4naught41@yahoo.com>
Date: Tue, 30 Oct 2018 16:09:03 -0700
To: SCHOA eAlerts <schoa@schoa.ealert.com>
Subject: Re: ANNOUNCEMENT: City Scoping Meeting (10/30) To Begin EIR Process for Sand Canyon Country Club Project
Resent-From: <schoa@schoa.ealert.com>
Resent-To: "*SCHOA (Info)" <schoa@socal.rr.com>
Resent-Date: Tue, 30 Oct 2018 18:09:10 -0500

Hi there,

I hope it isn't too late to add my thoughts about the Resort Development and the meeting tonight. I wish I was able to attend the meeting, but since I'm not able, I have some thoughts to share.

- I too am concerned with the issues mentioned, especially water usage, traffic, and secondary access roads. (If we are someday to have a roundabout at Lost Cyn/Sand Cyn I foresee traffic issues when there are large events like weddings at a resort).

- In my opinion, removal and destruction of open spaces should not be allowed except for absolutely essential building (for public services like hospitals, schools, police or fire stations, etc). Aside from the small animals and creatures that are killed during the grading process, numerous animals (deer, coyotes, rodents, birds, etc.) will be displaced and end up in our own yards. Even though this may be temporary, it still disrupts the natural environment that has been undisturbed for decades. Open spaces and preservation of oak trees is an issue that many locals feel strongly about.

- There has not been evidence that the property owner is respectful or mindful of our residents and community. For months the residents have complained of the debris and mud that has been dumped by the fence on Live Oak Springs (near Trail Ridge) while the gold course made renovations. This debris could have been dealt with in better ways that doesn't make one of our main streets look trashy/unplanned/unorganized. Is this "out of sight, out of mind policy" par for the course for how the property owner will deal with future concerns? Or will they listen to residents and be respectful of them?

- Will a resort of this magnitude be successful and profitable? What financial projections and research has been done to measure this? Has the property owner created a resort of this magnitude before in a rural area that became profitable?

- Will the property owner make jobs available for local residents who may pursue employment at the resort? We live in an area where commuters are common. If the resort hires hundreds of people from outside of SCV, this WILL impact local roads and freeway traffic. How many people will need to be employed at a resort of this magnitude?

Thank you very much for informing us about this meeting, and for looking over my concerns. Again, I don't know if this email

will make it to you in time, but I had to try!

Sincerely,
Jessica Grosh
(619)300-5049

On Oct 19, 2018, at 8:35 PM, SCHOA eAlerts <schoa@schoa.ealert.com> wrote:

Dear Neighbors,

The first meeting (Scoping Meeting) by the City to allow public comments regarding the Sand Canyon Country Club proposed development will be on Tuesday, October 30, 2018 at 6:00PM at City Hall in the Century Room.

City Planning will give a short narrative of the Project. SCHOA is preparing an outline to memorialize our community's issues and concerns (see the point list below).

This is an opportunity to express your ideas to the City, and we encourage your attendance at this meeting. If you are unable to attend, please respond to this email letting us know any additional thoughts or concerns that should be included in our written submittal. There will be additional city meetings in the coming year for your continued input.

Also, please let us know if you plan to attend since the Century Room has limited space, and if there will be a large turnout, the City can consider moving the meeting to a larger room.

SAND CANYON COMMUNITY CONCERNS TO BE CONSIDERED:

1) WATER: Is there adequate public water for a project this significant?

2) SEWAGE/WASTE: Is there adequate public sewage infrastructure for a resort of this type and size?

3) TRAFFIC: Will the required traffic analysis include current studies and future developments (Vista Canyon, Sand Canyon Plaza, Mancara, etc.) and provisions for the continuing increase of traffic on Sand Canyon already impacted by navigation applications? Will such items as proper signalization at 14 Freeway off-ramps, stop signs on Placerita, round-a-bouts, speed humps, etc. be incorporated and addressed in the traffic study?

4) ACCESS: Will there be secondary access in and out of our community to accommodate the additional traffic, especially during emergency situations? With additional resort personnel & guests, an additional evacuation route is greatly needed.

5) SPECIAL STANDARDS DISTRICT: As a Special Standards District and a rural, equestrian-oriented community, we need Trails through and around this development so our Sand Canyon Trails System can connect to the US Forest Service (Wilderness), City Open Space, and to the Golden Valley City Open Space. These trails are the Sand Canyon community's "paseos."

6) ECONOMIC ANALYSIS: Will there be an Economic Analysis that shows sustainability, especially if ownership changes in the future?

7) ZONING: Will there be studies and recommendations regarding the significant impact of a zoning Change of Use? The original approval of the Robinson Ranch Golf Course as Open Space eliminated further residential development for this site, and recognized and established density limits. Will this be re-addressed?

8) STAFFING: What type of Executive Management Staff will be established to run a resort of this magnitude? Will studies and analysis of the Project's significant scale, scope, and activities impacting our community be conducted?

9) SC IDENTITY: Will this proposed resort maintain the rural and equestrian flavor of our community—the “who we are”?

10) LIGHTS/NOISE: What is planned for lights and noise mitigation for the surrounding homes who are used to a quiet, country neighborhood?

Please respond directly to this email with your comments. Thank you for your participation.

SCHOA
Board of Directors

----- End of Forwarded Message

Hai Nguyen

From: John Paladin <paladinesq@aol.com>
Sent: Tuesday, October 30, 2018 4:42 PM
To: Hai Nguyen
Subject: Build a Hotel in Sand Canyon Open Space?

I am opposed to allowing a development in open space and I request notice of hearings about this development. John Paladin, Box 801777, Valencia, CA 91380.

Original Message----- From: SCOPE <SCOPE@mail.vresp.com>
Sent: Mon, Oct 29, 2018 3:37 pm
Subject: Build a Hotel in Sand Canyon Open Space?



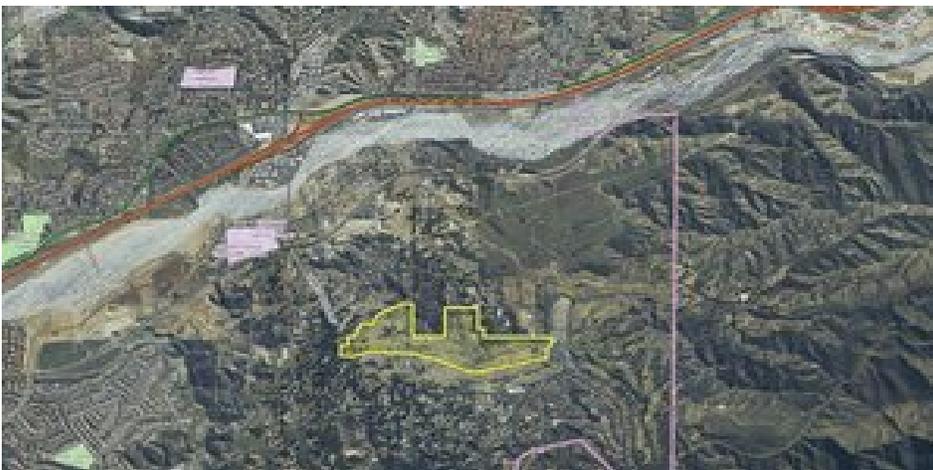
Santa Clarita Organization for Planning and the Environment

SCOPE

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Public Meeting This Tuesday evening!

A Sand Canyon Developer wants to build a hotel in an area designated for open space, and remove 21 oaks.

If you don't think this is a good idea, this is

Your Chance to Say So!

MEETING DATE & TIME: Tuesday, October 30, at 6:00 p.m.

MEETING LOCATION: Santa Clarita

City Hall,
Century Conference Room
23920 Valencia Blvd., Santa Clarita, 91355

Should the City allow developers to turn open space zoning into a Hotel?

Where will such approvals stop?

Unfortunately the City of Santa Clarita has not posted this important notice on their website, but you can request a copy of the meeting notice and Notice of Preparation for the Environmental Impact Report by contacting

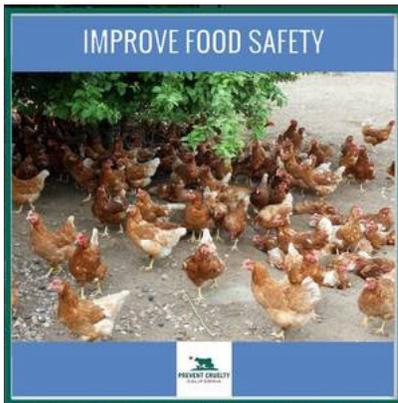
the Project Planner: Hai Nguyen, Associate Planner,
hnguyen@santa-clarita.com.

Demand Climate Action Now (and how to do it)

Last week, the Intergovernmental Panel on Climate Change released a [report](#) warning of the catastrophic consequences of climate change if global political leaders don't take action *right now*. The path forward is clear: We need to pressure our elected leaders, corporations, and even our friends and neighbors to change our ways or we will be witnessing rising sea levels, natural disasters, war, famine and a refugee crisis the likes of which the world has never seen. A recent [New York Times article](#), states "the world must utterly transform its energy systems in the next decade or risk ecological and social disaster."

Since just [100 companies are responsible for 71 percent of global greenhouse gas emissions](#), individual action can seem useless. But collectively we actually *can* slow climate change: "The first thing that someone can do," says Michael Brune, the executive director of the Sierra Club "is to remember that you have power. As a citizen, a consumer, an investor, as a *human being*, you have the power to effect really great change." Here's how to get started.

All the stuff about recycling, conserving power and reducing meat intake really DOES make a difference. If everyone did those things, it would make an enormous difference, so take the lead! Find out where your local politicians stand on climate change and vote, vote, vote! accordingly. City Councils and school districts make a difference too. They can do a lot to help - or not, it's up to your vote. And of course, if your representative is voting the wrong way - give him or her a phone call and tell them what you think.



Don't forget to help stop farm animal cruelty with your YES vote on Prop 12

"[Proposition 12](#), on the ballot this November, requires that eggs being sold in California come from cage-free hens by the beginning of 2022, and it details what that means. It also requires that all veal and pork products sold here come from calves or breeding pigs (or their offspring) that were not confined. This is a humane measure that will move farmers toward better treatment of their animals, and voters should support it."

from "[Yes on Proposition 12. Let's get rid of cages for hens for real](#)"

- Los Angeles Times Sept 28th, 2018

more links:

PreventCruelty.com

[Ballotpedia](#)

[Prop. 12: For Animals and Humanity SCV Signal](#)

SCOPE in the News -

[Lynne Plambeck: River Rally Suggestion Box](#)

[Judge Hears Arguments from Both Sides in Newhall Ranch Water Suit](#)

[Plan to build 21,000 homes challenged – Santa Clarita Valley Signal, Sept. 26th](#)

[Stacy Fortner | Water Quality Report: Another SCV Water Transparency Issue?](#)

[Lynne Plambeck: Would a Water Agency Ever Say There Isn't Enough Water?](#)

[Local residents, Landfill in mire of Lawsuits](#)

[Lynne Plambeck: County, hold strong on Chiquita requirements](#)



After July Newhall Ranch Approval - Friends of the SC River and SCOPE file suit over water supply

[Opponents make 11th-hour bid to stop Newhall Ranch development \(LA Times\)](#)

[L.A. County hit with lawsuit claiming Newhall Ranch project would be 'menace' to public \(LA Daily News\)](#)

[County Supervisors green light Newhall Ranch projects SCV Signal](#)

[Newhall Ranch project raises concerns among Santa Clarita](#)

[residents Kabc News](#)

[Long-debated Newhall Ranch project gets key approvals from county LATmes](#)

[FivePoint gets green light to build 5,500 homes as part of Newhall Ranch project OC Register](#)

[Just over the county line, Newhall Ranch clears hurdle USA Today](#)

Be a Community Hero! and help protect our environment and our neighborhoods

No time to volunteer? Then you can ease your conscience by making a donation. Even small gifts are a big help and greatly appreciated.

You can donate through Paypal on our website or download a donation form.

Help us to help you save the Santa Clara River with your donation to SCOPE.

Don't forget! - You can get in depth information on our current activities and additional articles by visiting our new [blog](#) site.

Contributions are tax deductible and may be sent to:

SCOPE
(click for donation form)
P.O. Box 1182
Canyon Country,
91386

[PayPal Donations](#)



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Santa Clarita Org for Planning the Environment
PO Box 1182
Canyon Country, California 91386
US





Sand Canyon Community Association

P.O. Box 1701, Santa Clarita, CA 91386
Phone: 661-252-1360 Email: schoa@socal.rr.com
Website: www.sandcanyonhoa.com



October 30, 2018

From: Sand Canyon Community Association
Ruthann Levison, President

To: City of Santa Clarita Planning Department
Attn: Hai Nguyen, Associate Planner

Re: Sand Canyon Country Club Proposed Development Project

To Whom it May Concern:

Please find copy of our "Concerns to be Considered" in the EIR document.

In addition, I have included copies of emails from several of our community residents who were unable to attend this evening and wanted me to share their comments.

Please feel free to contact us if you have any questions.

Sincerely,

Ruthann Levison, President

A handwritten signature in blue ink that reads "Ruthann Levison".

Sand Canyon Community Association

Telephone 661-252-1360

Email: Schoa@socal.rr.com



Sand Canyon Community Association

P.O. Box 1701, Santa Clarita, CA 91386
Phone: 661-252-1360 Email: schoa@socal.rr.com
Website: www.sandcanyonhoa.com



City Scoping Meeting October 30, 2018
Sand Canyon Country Club Proposed Project

SAND CANYON COMMUNITY CONCERNS TO BE CONSIDERED:

- 1) WATER: Is there adequate public water for a project this significant?
- 2) SEWAGE/WASTE: Is there adequate public sewage infrastructure for a resort of this type and size?
- 3) TRAFFIC: Will the required traffic analysis include current studies and future developments (Vista Canyon, Sand Canyon Plaza, Mancara, etc.) and provisions for the continuing increase of traffic on Sand Canyon already impacted by navigation applications? Will such items as proper signalization at 14 Freeway off-ramps, stop signs on Placerita, round-a-bouts, speed humps, etc. be incorporated and addressed in the traffic study?
- 4) ACCESS: Will there be secondary access in and out of our community to accommodate the additional traffic, especially during emergency situations? With additional resort personnel & guests, an additional evacuation route is greatly needed.
- 5) SPECIAL STANDARDS DISTRICT: As a Special Standards District and a rural, equestrian-oriented community, we need Trails through and around this development so our Sand Canyon Trails System can connect to the US Forest Service (Wilderness), City Open Space, and to the Golden Valley City Open Space. These trails are the Sand Canyon community's "paseos."
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- 7) ZONING: Will there be studies and recommendations regarding the significant impact of a zoning Change of Use? The original approval of the Robinson Ranch Golf Course as Open Space eliminated further residential development for this site, and recognized and established density limits. Will this be re-addressed?
- 8) STAFFING: What type of Executive Management Staff will be established to run a resort of this magnitude? Will studies and analysis of the Project's significant scale, scope, and activities impacting our community be conducted?
- 9) SC IDENTITY: Will this proposed resort maintain the rural and equestrian flavor of our community—the "who we are"?
- 10) LIGHTS/NOISE: What is planned for lights and noise mitigation for the surrounding homes who are used to a quiet, country neighborhood?

SCHOA Board of Directors

Proposed SCCC
Meeting notes 10-30-18

The Sand Canyon Special Standards District governed by the Unified Development Code was established when the city incorporated and completed the first UDC in 1992. The Special Standards District was established to **“maintain, preserve and enhance the rural and equestrian character of Sand Canyon, and to establish standards to guide future development in the community”**.

That is what we are and who we are, and why the canyon is just that, “special”.

Sand Canyon is an exclusively unique, rural, tranquil and serene residential (bedroom) community. It is home, where we live, relax, enjoy peace, family, dark sky, quiet, nature, livestock, wildlife, all with limited noise and traffic. We have homes, ranches and estates all conforming to the current and established zoning. We enjoy the exclusivity of our zoning, 1 and 2 acre minimum parcels and that of the distinctive Sand Canyon Special District Standards. Our property values reflect that exclusivity!

The proposed project does nothing to enhance or benefit the Sand Canyon Community, to conserve its elements of nature or to protect neighbors or neighborhoods from the impact upon our environments.

The proposed zoning change could not be more radical. From open space, (a scarce, special and valued zoning classification), all the way to commercial business and high density housing! If allowed, the proposed radical changes can only diminish and create derogatory and negative impacts upon our community both in value of property and quality of life.

The proposed development has many nonconforming and negative impact issues upon the Sand Canyon Community, including but not limited to;

Design characteristics.

High Density Housing.

Large Mass Ridgeline 3 Story Buildings.

High density resident, nonresident and services related traffic.

Excessive concentrated operational noise, commercial equipment noise.

Excessive lighting and glare exposure to our skies and views.

Numerous bars open to the public operating within approximately 600 yards of each other and many of our homes.

Additional impact of years of construction disruption, traffic and noise.

Beyond above noted, impacts will be endless but include;

Sand Canyon Road cannot even accommodate a bicycle and two way traffic!

Additional traffic is not an option. Trips to this proposed new business would include not only patrons but also servicing vendors, maintenance and work staff.

Sand Canyon Road cannot accommodate additional nonresident traffic!

During our last wildfire, I was observing from a high point. As the fire started back over the hill, Robinson Ranch Road was at a standstill, full of cars backed up to the clubhouse, unable to turn onto Sand Canyon. I'm sure the other tributaries were the same.

Any additional development requires additional egress from the canyon, without reliance on Sand Canyon Road. IE through Mancara and over the wash via a newly constructed bridge.

Given the Current Zoning and Sand Canyon Special Standards, it is idyllically quiet here in the canyon. The EIR study standards must take the "current local noise level" into account when considering the proposed operational and construction noise pollution!

Excessive, unsightly lighting must be addressed considering our dark sky policy, especially with the scale of the buildings and the elevation of the pads.

Hours of operation and noise levels should be set as a residential neighbor.

If allowed, we should all be concerned with the size and scope of this project. We will be living through construction for years. If allowed, it will have changed our community forever. Special Standards of Rural and Equestrian Character are not being followed, nor are current density zone limitations. We can then expect the unknown?

What contingency plans can the city impose on the future of these buildings?

A new precedent will have been set.

Will additional businesses be allowed in Sand Canyon?

Will additional high density residential units be allowed in Sand Canyon?

Subject: Steve's thoughts for tonight's meeting

Date: Tuesday, October 30, 2018 at 10:09 AM

From: Cathy Kraeger <cnskraeger@aol.com>

To: "*SCHOA (Info)" <schoa@socal.rr.com>

1. The project doesn't fit into our community:

It is a commercial project in an entirely residential area

In the past the city has supported the community/SCHOA position that there would be no new commercial businesses south of Lost Canyon Rd. in Sand Canyon.

Original golf course accepted by community because of dedicated open space and only two buildings

The scope is excessive for a residential community.

2. Water is a big issue

Unable to water the Mountain course for the past few summers - water reduced by water company as well as cost

Course let go for a few years and became an ugly sight in our neighborhood

Need recycled water in Sand Canyon both for the golf course and the residents

Lack of water will continue unless this is addressed

3. Area between Oak Springs Rd and the river north of the Valley course has always in the past been the plan for this type of expansion by the golf course with additional access from Soledad Canyon Road

4. Maintain existing landscape - fences are falling down, dead trees need removing, tree mulch piles need spreading, landscape projects are started but never finished, etc.

The Mountain course is a local eye sore

Border along Live Oak Springs is not maintained

If the golf course can't maintain what it has currently, how can the property be maintained with an expansion

Subject: RE: ANNOUNCEMENT: City Scoping Meeting (10/30) To Begin EIR Process for Sand Canyon Country Club Project
Date: Tuesday, October 30, 2018 at 9:37 AM
From: CUNNINGHAM, Jan (Skip) <janandskip@earthlink.net>
Reply-To: <janandskip@earthlink.com>
To: "*SCHOA (Info)" <schoa@socal.rr.com>

To the members of the City Planning Commission

The purpose of this communication is to express my adamant DISAPPROVAL of the subject proposed development.

As a long-time resident of the Sand Canyon community, I strongly believe that this project does not – in any way – conform to the rural atmosphere of Sand Canyon and will have an extremely negative effect on Sand Canyon.

I am concerned about the issue of water. Residents are always asked to conserve water. Where is the additional water for a project of this magnitude going to come from? Would residents end up facing rationing because of this project!?

Traffic on Sand Canyon is already at times much heavier than the road was intended to handle. Sand Canyon is a designated secondary roadway. This project would only add to the congestion. The project at the corner of Sand Canyon and Soledad has already been approved, and Waze routes traffic down Sand Canyon when there are issues on the 14 freeway. There are times now when it can take 45 minutes to enter the Canyon from Soledad. And, the additional traffic is a danger to the equestrian population using the trails in our community. We are an equestrian community!!!!

I am also concerned about the noise and lighting. As I have already mentioned --- we are a RURAL community. It's quiet – and at night, we can enjoy the stars in the sky – due to the lack of street lights. I believe this project will put our canyon in jeopardy.

Sand Canyon is a very special and unique community. Please help us retain the rural flavor of our community. I respectfully request that this project NOT BE APPROVED.

SAND CANYON SHOULD NOT BE A DESTINATION FOR VACATIONERS!! It is our home --- and we love our rural atmosphere.

Thank you,

Jan Cunningham

From: Sand Canyon HOA [mailto:schoa@socal.rr.com]
Sent: Wednesday, October 24, 2018 3:55 PM
To: janandskip@earthlink.com
Subject: Re: ANNOUNCEMENT: City Scoping Meeting (10/30) To Begin EIR Process for Sand Canyon Country Club Project

Sure! Compose your email to the City, but email it to me (Schoa). I am printing out all the emails I receive and will hand them to city staff at the meeting.

_ra

If we cannot attend, is there a way of expressing our concerns via email --- as I have lots!!

From: SCHOA eAlerts [mailto:schoa@schoa.ealert.com]
Sent: Friday, October 19, 2018 8:36 PM
To: SCHOA eAlerts <schoa@schoa.ealert.com>
Subject: ANNOUNCEMENT: City Scoping Meeting (10/30) To Begin EIR Process for Sand Canyon Country Club Project

Dear Neighbors,

5) SPECIAL STANDARDS DISTRICT: As a Special Standards District and a rural, equestrian-oriented community, we need Trails through and around this development so our Sand Canyon Trails System can connect to the US Forest Service (Wilderness), City Open Space, and to the Golden Valley City Open Space. These trails are the Sand Canyon community's "paseos."

6) ECONOMIC ANALYSIS: Will there be an Economic Analysis that shows sustainability, especially if ownership changes in the future?

7) ZONING: Will there be studies and recommendations regarding the significant impact of a zoning Change of Use? The original approval of the Robinson Ranch Golf Course as Open Space eliminated further residential development for this site, and recognized and established density limits. Will this be re-addressed?

8) STAFFING: What type of Executive Management Staff will be established to run a resort of this magnitude? Will studies and analysis of the Project's significant scale, scope, and activities impacting our community be conducted?

9) SC IDENTITY: Will this proposed resort maintain the rural and equestrian flavor of our community—the "who we are"?

10) LIGHTS/NOISE: What is planned for lights and noise mitigation for the surrounding homes who are used to a quiet, country neighborhood?

Please respond directly to this email with your comments. Thank you for your participation.

SCHOA
Board of Directors

Subject: RE: ANNOUNCEMENT: City Scoping Meeting (10/30) To Begin EIR Process for Sand Canyon Country Club Project
Date: Tuesday, October 30, 2018 at 9:37 AM
From: CUNNINGHAM, Jan (Skip) <janandskip@earthlink.net>
Reply-To: <janandskip@earthlink.com>
To: "*SCHOA (Info)" <schoa@socal.rr.com>

To the members of the City Planning Commission

The purpose of this communication is to express my adamant DISAPPROVAL of the subject proposed development.

As a long-time resident of the Sand Canyon community, I strongly believe that this project does not – in any way – conform to the rural atmosphere of Sand Canyon and will have an extremely negative effect on Sand Canyon.

I am concerned about the issue of water. Residents are always asked to conserve water. Where is the additional water for a project of this magnitude going to come from? Would residents end up facing rationing because of this project!?

Traffic on Sand Canyon is already at times much heavier than the road was intended to handle. Sand Canyon is a designated secondary roadway. This project would only add to the congestion. The project at the corner of Sand Canyon and Soledad has already been approved, and Waze routes traffic down Sand Canyon when there are issues on the 14 freeway. There are times now when it can take 45 minutes to enter the Canyon from Soledad. And, the additional traffic is a danger to the equestrian population using the trails in our community. We are an equestrian community!!!!

I am also concerned about the noise and lighting. As I have already mentioned --- we are a RURAL community. It's quiet – and at night, we can enjoy the stars in the sky – due to the lack of street lights. I believe this project will put our canyon in jeopardy.

Sand Canyon is a very special and unique community. Please help us retain the rural flavor of our community. I respectfully request that this project NOT BE APPROVED.

SAND CANYON SHOULD NOT BE A DESTINATION FOR VACATIONERS!! It is our home --- and we love our rural atmosphere.

Thank you,

Jan Cunningham

From: Sand Canyon HOA [mailto:schoa@socal.rr.com]
Sent: Wednesday, October 24, 2018 3:55 PM
To: janandskip@earthlink.com
Subject: Re: ANNOUNCEMENT: City Scoping Meeting (10/30) To Begin EIR Process for Sand Canyon Country Club Project

Sure! Compose your email to the City, but email it to me (Schoa). I am printing out all the emails I receive and will hand them to city staff at the meeting.

ra

If we cannot attend, is there a way of expressing our concerns via email --- as I have lots!!

From: SCHOA eAlerts [mailto:schoa@schoa.ealert.com]
Sent: Friday, October 19, 2018 8:36 PM
To: SCHOA eAlerts <schoa@schoa.ealert.com>
Subject: ANNOUNCEMENT: City Scoping Meeting (10/30) To Begin EIR Process for Sand Canyon Country Club Project

Dear Neighbors,

The first meeting (Scoping Meeting) by the City to allow public comments regarding the Sand Canyon Country Club proposed development will be on Tuesday, October 30, 2018 at 6:00PM at City Hall in the Century Room.

City Planning will give a short narrative of the Project. SCHOA is preparing an outline to memorialize our community's issues and concerns (see the point list below).

This is an opportunity to express your ideas to the City, and we encourage your attendance at this meeting. If you are unable to attend, please respond to this email letting us know any additional thoughts or concerns that should be included in our written submittal. There will be additional city meetings in the coming year for your continued input.

Also, please let us know if you plan to attend since the Century Room has limited space, and if there will be a large turnout, the City can consider moving the meeting to a larger room.

SAND CANYON COMMUNITY CONCERNS TO BE CONSIDERED:

- 1) WATER: Is there adequate public water for a project this significant?

- 2) SEWAGE/WASTE: Is there adequate public sewage infrastructure for a resort of this type and size?

- 3) TRAFFIC: Will the required traffic analysis include current studies and future developments (Vista Canyon, Sand Canyon Plaza, Mancara, etc.) and provisions for the continuing increase of traffic on Sand Canyon already impacted by navigation applications? Will such items as proper signalization at 14 Freeway off-ramps, stop signs on Placerita, round-a-bouts, speed humps, etc. be incorporated and addressed in the traffic study?

- 4) ACCESS: Will there be secondary access in and out of our community to accommodate the additional traffic, especially during emergency situations? With additional resort personnel & guests, an additional evacuation route is greatly needed.

5) SPECIAL STANDARDS DISTRICT: As a Special Standards District and a rural, equestrian-oriented community, we need Trails through and around this development so our Sand Canyon Trails System can connect to the US Forest Service (Wilderness), City Open Space, and to the Golden Valley City Open Space. These trails are the Sand Canyon community's "paseos."

6) ECONOMIC ANALYSIS: Will there be an Economic Analysis that shows sustainability, especially if ownership changes in the future?

7) ZONING: Will there be studies and recommendations regarding the significant impact of a zoning Change of Use? The original approval of the Robinson Ranch Golf Course as Open Space eliminated further residential development for this site, and recognized and established density limits. Will this be re-addressed?

8) STAFFING: What type of Executive Management Staff will be established to run a resort of this magnitude? Will studies and analysis of the Project's significant scale, scope, and activities impacting our community be conducted?

9) SC IDENTITY: Will this proposed resort maintain the rural and equestrian flavor of our community—the "who we are"?

10) LIGHTS/NOISE: What is planned for lights and noise mitigation for the surrounding homes who are used to a quiet, country neighborhood?

Please respond directly to this email with your comments. Thank you for your participation.

SCHOA
Board of Directors

Subject: Re: ANNOUNCEMENT: City Scoping Meeting (10/30) To Begin EIR Process for Sand Canyon Country Club Project

Date: Friday, October 19, 2018 at 9:31 PM

From: HOWIE Marian & Tim <timothyhowie@aol.com>

To: <schoa@schoa.ealert.com>

Hi Ruthann and Board,

I think the below is a good summary of key issues. My other four questions would be:

1. Will construction traffic be allowed to use Sand Canyon Road south of the Robinson Ranch Road and Placerita Canyon Road? In places these two roads are narrow.
2. The 14 freeway is already out of capacity with a) Placerita Road and Sand Canyon Road and b). Soldedad Canyon Road being used inappropriately as the fourth lane of the 14. The construction and visiting traffic to Vista Canyon and this SCCC development will further increase traffic on the 14. What is the status of the City's lobbying for widening of the 14?
3. Some existing homes have sight lines through and over the proposed development site. What height limits will be placed on the buildings?
4. Did the change of use of the Ranch's south east parking lot from car parking to rock and earth marshalling area require City approval and if so, was it given?

Many thanks Tim

-----Original Message-----

From: SCHOA eAlerts <schoa@schoa.ealert.com>

To: SCHOA eAlerts <schoa@schoa.ealert.com>

Sent: Fri, Oct 19, 2018 8:38 pm

Subject: ANNOUNCEMENT: City Scoping Meeting (10/30) To Begin EIR Process for Sand Canyon Country Club Project

Dear Neighbors,

The first meeting (Scoping Meeting) by the City to allow public comments regarding the Sand Canyon Country Club proposed development will be on Tuesday, October 30, 2018 at 6:00PM at City Hall in the Century Room.

City Planning will give a short narrative of the Project. SCHOA is preparing an outline to memorialize our community's issues and concerns (see the point list below).

This is an opportunity to express your ideas to the City, and we encourage your attendance at this meeting. If you are unable to attend, please respond to this email letting us know any additional thoughts or concerns that should be included in our written submittal. There will be additional city meetings in the coming year for your continued input.

Also, please let us know if you plan to attend since the Century Room has limited space, and if there will be a large turnout, the City can consider moving the meeting to a larger room.

SAND CANYON COMMUNITY CONCERNS TO BE CONSIDERED:

- 1) WATER: Is there adequate public water for a project this significant?
- 2) SEWAGE/WASTE: Is there adequate public sewage infrastructure for a resort of this type and size?
- 3) TRAFFIC: Will the required traffic analysis include current studies and future developments (Vista Canyon, Sand Canyon Plaza, Mancara, etc.) and provisions for the continuing increase of traffic on Sand Canyon already impacted by navigation applications? Will such items as proper signalization at 14 Freeway off-ramps, stop signs on Placerita, round-a-bouts, speed humps, etc. be incorporated and

Subject: Re: ANNOUNCEMENT: City Scoping Meeting (10/30) To Begin EIR Process for Sand Canyon Country Club Project

Date: Monday, October 22, 2018 at 10:47 AM

From: HODGE, Courtney (Christopher) <courtneyhodge@gmail.com>

To: SCHOA eAlerts <schoa@schoa.ealert.com>

As residents in the canyon for the past six years we share all of the same concerns as the SCHOA board and have particular concern related to the traffic and ability to safely evacuate residents of the community and any guests of the proposed resort. During the Sand Fire it took us an hour and a half to evacuate from Iron Canyon (as the fire came rushing in) to Lost Canyon once the call for evacuations came. Had the fire made its way to Sand Cyn Rd just think of the devastation and tragic loss of life. It would be irresponsible for the city of Santa Clarita to approve such an expansion without first addressing the need for an efficient and safe evacuation plan for the residents already in the community and ensuring that any resort guests would also have an additional path out.

Sincerely,
Chris and Courtney Hodge

Sent from my iPhone

On Oct 19, 2018, at 8:35 PM, SCHOA eAlerts <schoa@schoa.ealert.com> wrote:

Dear Neighbors,

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City Planning will give a short narrative of the Project. SCHOA is preparing an outline to memorialize our community's issues and concerns (see the point list below).

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Also, please let us know if you plan to attend since the Century Room has limited space, and if there will be a large turnout, the City can consider moving the meeting to a larger room.

SAND CANYON COMMUNITY CONCERNS TO BE CONSIDERED:

1) WATER: Is there adequate public water for a project this significant?

Subject: Re: ANNOUNCEMENT: City Scoping Meeting (10/30) To Begin EIR Process for Sand Canyon Country Club Project
Date: Saturday, October 20, 2018 at 6:06 PM
From: SCHAAL, Wendy <wensch9@msn.com>
To: SCHOA eAlerts <schoa@schoa.ealert.com>

Hello and thank you for the notice. I plan on attending the meeting but should something prevent my attendance, I would like to know if there are any plans to provide access to the property from "the back side", which is Oak Springs Cyn Dr. This is currently a dirt road. I believe it's maintenance, at least the portion contiguous to the property, it's beholden to the Sand Canyon Country Club. Would there be plans to change the surface of Oak Springs Cny Rd? Thank you,
Wendy Schaal

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: SCHOA eAlerts <schoa@schoa.ealert.com>
Date: 10/19/18 8:35 PM (GMT-08:00)
To: SCHOA eAlerts <schoa@schoa.ealert.com>
Subject: ANNOUNCEMENT: City Scoping Meeting (10/30) To Begin EIR Process for Sand Canyon Country Club Project

Dear Neighbors,

The first meeting (Scoping Meeting) by the City to allow public comments regarding the Sand Canyon Country Club proposed development will be on Tuesday, October 30, 2018 at 6:00PM at City Hall in the Century Room.

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This is an opportunity to express your ideas to the City, and we encourage your attendance at this meeting. If you are unable to attend, please respond to this email letting us know any additional thoughts or concerns that should be included in our written submittal. There will be additional city meetings in the coming year for your continued input.

Also, please let us know if you plan to attend since the Century Room has limited space, and if there will be a large turnout, the City can consider moving the meeting to a larger room.

SAND CANYON COMMUNITY CONCERNS TO BE CONSIDERED:

Subject: Re: ANNOUNCEMENT: City Scoping Meeting (10/30) To Begin EIR Process for Sand Canyon Country Club Project

Date: Friday, October 19, 2018 at 9:37 PM

From: MITCHELL-BRAUN, Daviann (Brent) <bablaca@aol.com>

To: <schoa@schoa.ealert.com>

Add to this what is the financial capacity of the developer to fully complete this project and sustain it for at least five years. It's an ambitious project that if the underlying business plan and need research is flawed would result in an unfinished or subsequently abandoned property.

Brent

On Friday, October 19, 2018, SCHOA eAlerts <schoa@schoa.ealert.com> wrote:

Dear Neighbors,

The first meeting (Scoping Meeting) by the City to allow public comments regarding the Sand Canyon Country Club proposed development will be on Tuesday, October 30, 2018 at 6:00PM at City Hall in the Century Room.

City Planning will give a short narrative of the Project. SCHOA is preparing an outline to memorialize our community's issues and concerns (see the point list below).

This is an opportunity to express your ideas to the City, and we encourage your attendance at this meeting. If you are unable to attend, please respond to this email letting us know any additional thoughts or concerns that should be included in our written submittal. There will be additional city meetings in the coming year for your continued input.

Also, please let us know if you plan to attend since the Century Room has limited space, and if there will be a large turnout, the City can consider moving the meeting to a larger room.

SAND CANYON COMMUNITY CONCERNS TO BE CONSIDERED:

1) WATER: Is there adequate public water for a project this significant?

2) SEWAGE/WASTE: Is there adequate public sewage infrastructure for a resort of this type and size?

Subject: SCCC Project (George Welch Lttr to City Against
Date: Monday, July 16, 2018 at 10:36 AM
From: SCHOA <schoa@la.twcbc.com>
To: "**SCHOA (Info)" <schoa@socal.rr.com>

City Council
Sand Canyon Residents,

Regarding the scheduled meeting/vote to authorize an EIR for the proposed Sand Canyon Country Club Development project which could allow, construction and operations of a Large Scale Commercial Enterprise consisting of, a Hotel, a Resort-Restaurants and High Density Housing in the middle of our exclusive, unique, rural, tranquil residential community.

To allow the zone change, required to open discussion of an EIR for this proposed development, would strike down any and all adherence to the long established development codes in effect. Therefore, said EIR (efforts and costs) should not be considered.

The Sand Canyon Special Standards District governed by the Unified Development Code was established when the city incorporated and completed the first UDC in 1992. The Special Standards District was established to **"maintain, preserve and enhance the rural and equestrian character of Sand Canyon, and to establish standards to guide future development in the community"**. That is what we are and who we are, and why the canyon is just that, "special".

The proposed development has no such elements of rural or equestrian character. In fact it deviates in so many ways from such standards including but not limited to; Design characteristics, High Density Housing, Large Mass Ridgeline Hotel, Restaurants. High density resident, nonresident and services related traffic. Excessive concentrated operational noise, commercial equipment use noise, excessive lighting and glare exposure to our skies and views. At least 3 bars open to the public operating within approximately 600 yards of each other and many of our homes. Not to mention the impact of years of construction disruption, traffic and noise. There is no consideration in the planning of this project to benefit the Sand Canyon Community, to conserve its elements of nature or to protect neighbors or neighborhoods from the impact upon our environments.

We must rely upon the City officials due diligence, to act as a fiduciary on behalf of the home and property owners in Sand Canyon and to maintain the established planning and zoning criteria which sets forth and maintains the peaceful and exclusive values of our Sand Canyon Properties.

Please consider the consequences before allowing these radical changes, as there will be no turning back!

Thanks for your help,

George Welch
661-424-0080
george@gjwelch.com
20 year resident of Sand C

Subject: Re: UPDATE: Sand Canyon Country Club "Proposed Resort Project"

Date: Monday, July 16, 2018 at 8:58 AM

From: WILSON-WEBB Diane (Jack) <windsunsky@socal.rr.com>

To: SCHOA eAlerts <schoa@schoa.ealert.com>

Thank you very much for this informative update. I am very concerned that this proposed Resort Project is unsuitable for our community. I support all of Ruthann Levison's questions. I consider this project far too grandiose for the setting. There is little demand for a resort in this hot dry atmosphere and I cannot imagine that there is any economic feasibility study to support a 300 room hotel or even 27 villas. The golf club restaurant has not thrived and I cannot see the possibility that several restaurants would have enough patronage to support them.

Of course we would love a small boutique hotel on this side of the City but I doubt that it would thrive. I never thought two golf courses would succeed and they clearly did not. Fires and lack of water may have caused the final demise of the original plan for the Robinson Ranch Golf Course, but the original idea was flawed. Golf courses are no longer being used to compliment new home developments. Golf is not a growing sport. Look around the nation.

"If you build it, they will come" is wishful thinking. Nothing would be worse than a hotel that sits empty and cannot pay its bills. A blight.

Water???

On Jul 16, 2018, at 8:21 AM, SCHOA eAlerts <schoa@schoa.ealert.com> wrote:

FOR COMMUNITY DISTRIBUTION

Sand Canyon Community Public Awareness- July 16, 2018

Subject: Sand Canyon Country Club Proposed Resort Project

We have pledged to keep you informed, so here is the most recent update.

At the City Council Meeting on July 10, 2018, agenda item #11 in the Public Hearings section dealt with awarding a consultant contract to prepare an Environmental Impact Report (EIR) for the Sand Canyon Resort Project. The proposed Sand Canyon Resort Project includes, among other amenities on an approximately 75.5 acre parcel, a 3 story hotel, 27 villas, and several restaurants.

Prior to the contract being awarded to "Dudek" to complete the EIR, public input was allowed. Ruthann Levison was one of three individuals to provide comments. She spoke as a private citizen who happens to be the President and Communications Director for the Sand Canyon Community Association. Her comments are as follows:

- 1) Is there adequate public water for a project this significant?
- 2) Is there adequate public sewage apparatus for a resort of this type and size?
- 3) Will there be a traffic analysis, including such items as proper signalization at 14 Freeway off-ramps, round-a-bouts, speed humps, etc.?
- 4) As a Special Standards District and a rural, equestrian-oriented community, we need Trails through and around this facility so our Sand Canyon Trails System can connect to the US Forest Service Open Space and to the Golden Valley City Open Space.

Subject: Sand Canyon Resort

Date: Monday, July 16, 2018 at 8:44 AM

From: LEWIS, Maureen (John) <storymaven522@yahoo.com>

To: "*SCHOA (Info)" <schoa@socal.rr.com>

What about the numerous huge noisy diesel trucks that are going to be blocking and crushing our roads to get there for the months of construction? We are headed for a traffic jam in our rural community that will last a very long time.
John and Maureen Lewis, Sand Canyon residents

iMissive from Maureen's Magic iPad 🐾

Be Blissful and Kind 🍀

Subject: Re: City Announcement: Scoping Meeting: Sand Canyon Country Club Project
Date: Friday, October 26, 2018 at 7:38 AM
From: ROVARINO Margie & Duke <margiejorovarino@icloud.com>
To: "**SCHOA (Info)" <schoa@la.twcbc.com>

They must be kidding. 🍊

Sent from Margie's iPhone!

On Oct 26, 2018, at 7:22 AM, SCHOA <schoa@la.twcbc.com> wrote:

City Announcement: Scoping Meeting: Sand Canyon Country Club Project CITY OF SANTA CLARITA DEPARTMENT OF COMMUNITY DEVELOPMENT NOTICE OF PUBLIC SCOPING MEETING

PROJECT: Sand Canyon Resort Project

PROJECT LOCATION: 27734 Sand Canyon Road at the northeast corner of Sand Canyon Road and Robinson Ranch Road

PROJECT APPLICANT: Sand Canyon Country Club

MEETING DATE & TIME: Tuesday, October 30, 2018, at 6:00 p.m.

MEETING LOCATION: Santa Clarita City Hall, Century Conference Room 23920 Valencia Blvd., Santa Clarita, CA 91355

MEETING FORMAT: City staff and project consultants will be available at the scoping meeting to provide information on the project and the environmental review process. Comment cards will be provided for you to provide your written comments regarding the scope of the environmental areas to be analyzed. You may submit your written comments at the meeting or any time prior to the end of the comment period.

PROJECT DESCRIPTION: The proposed project would result in the replacement of existing open space that was formerly the Mountain Course of the Robinson Ranch Golf Course with a new resort and spa consisting of the following:

- Main Hotel (three-story building with 250 rooms/keys totaling approximately 155,800 square feet)
- Wedding Hotel (two three-story buildings with 72 rooms/keys totaling approximately 50,620 square feet) with an outdoor wedding venue
- View Villas (15 two-story villas with 60 rooms/keys totaling approximately 91,100 square feet)
- Oak Villas (10 one-story villas with 10 rooms/keys totaling approximately 32,900 square feet)
- Function Wing of the hotel including a grand ballroom (8,600 square feet), junior ballroom (2,600 square feet), meeting rooms (2,400 square feet), three restaurants (total of 8,400 square feet), and wedding garden
- Spa/gym/salon (approximately 31,380 square feet)
- Outdoor recreation including two pools, one tennis court, six pickle ball courts, a nine-hole miniature golf course, and three miles of trails

Proposed SCCC
Meeting notes 10-30-18

The Sand Canyon Special Standards District governed by the Unified Development Code was established when the city incorporated and completed the first UDC in 1992. The Special Standards District was established to **“maintain, preserve and enhance the rural and equestrian character of Sand Canyon, and to establish standards to guide future development in the community”**.

That is what we are and who we are, and why the canyon is just that, “special”.

Sand Canyon is an exclusively unique, rural, tranquil and serene residential (bedroom) community. It is home, where we live, relax, enjoy peace, family, dark sky, quiet, nature, livestock, wildlife, all with limited noise and traffic. We have homes, ranches and estates all conforming to the current and established zoning. We enjoy the exclusivity of our zoning, 1 and 2 acre minimum parcels and that of the distinctive Sand Canyon Special District Standards. Our property values reflect that exclusivity!

The proposed project does nothing to enhance or benefit the Sand Canyon Community, to conserve its elements of nature or to protect neighbors or neighborhoods from the impact upon our environments.

The proposed zoning change could not be more radical. From open space, (a scarce, special and valued zoning classification), all the way to commercial business and high density housing! If allowed, the proposed radical changes can only diminish and create derogatory and negative impacts upon our community both in value of property and quality of life.

The proposed development has many nonconforming and negative impact issues upon the Sand Canyon Community, including but not limited to;

Design characteristics.

High Density Housing.

Large Mass Ridgeline 3 Story Buildings.

High density resident, nonresident and services related traffic.

Excessive concentrated operational noise, commercial equipment noise.

Excessive lighting and glare exposure to our skies and views.

Numerous bars open to the public operating within approximately 600 yards of each other and many of our homes.

Additional impact of years of construction disruption, traffic and noise.

Beyond above noted, impacts will be endless but include;

Sand Canyon Road cannot even accommodate a bicycle and two way traffic!

Additional traffic is not an option. Trips to this proposed new business would include not only patrons but also servicing vendors, maintenance and work staff.

Sand Canyon Road cannot accommodate additional nonresident traffic!

During our last wildfire, I was observing from a high point. As the fire started back over the hill, Robinson Ranch Road was at a standstill, full of cars backed up to the clubhouse, unable to turn onto Sand Canyon. I'm sure the other tributaries were the same.

Any additional development requires additional egress from the canyon, without reliance on Sand Canyon Road. IE through Mancara and over the wash via a newly constructed bridge.

Given the Current Zoning and Sand Canyon Special Standards, it is idyllically quiet here in the canyon. The EIR study standards must take the "current local noise level" into account when considering the proposed operational and construction noise pollution!

Excessive, unsightly lighting must be addressed considering our dark sky policy, especially with the scale of the buildings and the elevation of the pads.

Hours of operation and noise levels should be set as a residential neighbor.

If allowed, we should all be concerned with the size and scope of this project. We will be living through construction for years. If allowed, it will have changed our community forever. Special Standards of Rural and Equestrian Character are not being followed, nor are current density zone limitations. We can then expect the unknown?

What contingency plans can the city impose on the future of these buildings?

A new precedent will have been set.

Will additional businesses be allowed in Sand Canyon?

Will additional high density residential units be allowed in Sand Canyon?

Hai Nguyen

From: Cathy Wild <catleo66@hotmail.com>
Sent: Tuesday, October 30, 2018 11:43 AM
To: Hai Nguyen
Subject: Re: Sand Canyon Resort Project

Hello Hai,

I have written the following regarding the Sand Canyon Resort. Please include them along with the other comments you receive.

I appreciate your assistance and hope the meeting goes well.

I am a resident of Crystal Springs Ranch. My family chose to move here to escape the city just a mile away, across the bridge I call the Bridge of Tranquility. The Sand Canyon Country Club will eliminate the qualities of this area that drew us here.

The community as a whole will be forever changed. Sand Canyon was designed to be a rural area with no street lights, sidewalks or other city amenities. Horses, wildlife, birds and darkness at night are things we cherish. The residents choose to live here for these reasons. To change the zoning of the area for one Project is disheartening.

Some of my concerns:

Construction traffic – we have one street to get in and out of our canyon. The traffic and safety impact of large commercial vehicles must be considered. There are schools and churches here. There will be evacuations - how will we evacuate safely and quickly?

Oaks: 21 more of our protected trees are going to be eliminated for commercial reasons.

Hotel: multiple-story buildings will block views, eliminate privacy of surrounding homes and be aesthetically out of place.

Hotel Lighting: the entire area will be encompassed by ambient light. Wildlife that depend on darkness will be negatively impacted. Most of the residents here try to minimize night lighting to keep the rural feel.

Hotel employment: where will employees for the staffing of the hotel, restaurants, spa etc. be obtained? These are unskilled labor positions and there are few people willing to work such jobs due to the robust economy.

Please consider the thousands of residents here before approving this Project: the whim of one person.

Cathy Wild

15604 Saddleback Road

From: Hai Nguyen <HNGUYEN@santa-clarita.com>
Sent: Monday, October 29, 2018 11:15 AM
To: 'Cathy Wild'
Subject: RE: Sand Canyon Resort Project

Good morning Cathy,

Sorry you can't make it on Tuesday night. If you have comments on the project, please send them to me. Thanks!

Hai

Hai Nguyen
Associate Planner
Planning Division
City of Santa Clarita

Phone: (661) 255-4365
Email: hnguyen@santa-clarita.com
Web: <http://www.santa-clarita.com>



From: Cathy Wild [mailto:catleo66@hotmail.com]
Sent: Monday, October 29, 2018 11:03 AM
To: Hai Nguyen <HNGUYEN@santa-clarita.com>
Subject: Sand Canyon Resort Project

Dear Hai Nguyen,

I would like to submit comments on the Sand Canyon Resort Project, but I am unable to attend the October 30 meeting.
Where should I send my comments?

Thank you,

Cathy Wild

SAND CANYON RESORT PROJECT

MASTER CASE NO. 18-021
27734 SAND CANYON ROAD



PROJECT DESCRIPTION

The applicant, Sand Canyon Country Club, is requesting entitlements for the construction of a resort to redevelop nine holes of the Mountain Course at Sand Canyon Country Club on an approximately 75.5-acre parcel. The project site is located on the northeast corner of Sand Canyon Road and Robinson Ranch Road. The project site has an Open Space (OS) zoning designation and General Plan designation and is located within the Planned Development (PD) overlay zone.

The Project includes the following: Main Hotel (three-story building with 250 rooms totaling 155,800 sf); Wedding Hotel (two three-story buildings with 72 rooms totaling 50,620 sf) with an outdoor wedding venue; View Villas (15 two-story villas with 60 rooms totaling 91,100 sf); Oak Villas (10 one-story villas with 10 rooms totaling 32,900 sf); Function Wing of the hotel including a grand ballroom (8,600 sf), junior ballroom (2,600 sf), meeting rooms (2,400 sf), three restaurants (total of 8,400 sf), and wedding garden; spa/gym/salon (31,380 sf); outdoor recreation including two pools, one tennis court, six pickle ball courts, a nine-hole miniature golf course, and three miles of trails; and 375 parking stalls.

The Project also includes: a Tentative Tract Map to subdivide the project site into four lots; a Zone Change and General Plan Amendment to change the zone from OS to Community Commercial (CC) for two of the proposed four lots; Conditional Use Permit for new development in a Planned Development overlay; 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.

COMMENTS

Name: Cardyn Moore Address: 27829 Sand Canyon Road
Email: smoore.8@socal.rr.com Yes, I would like to be contacted about any upcoming meetings about the project

1. How will soil react with regard to compaction and earthquake faults?
2. How will dust from the project be mitigated during and after construction? Valley fever fungus is present in the soil.
3. Will air quality be taken into consideration?
4. Is Community Commercial the appropriate permitting process?
This project exceeds the definitions I found.
5. The number of rooms, restaurants and people drinking will potentially cause more drunk driving in our community.
6. Will homes be purchased ~~by~~ by Sand Canyon Country Club if they are negatively impacted?
7. Concerned about devaluation of property due to noise, congestion, and lights.

PLEASE SEND YOUR COMMENTS IN WRITING BY NOVEMBER 16, 2018 TO:
Hai Nguyen, Associate Planner
City of Santa Clarita Community Development Department
23920 Valencia Boulevard, Suite 302, Santa Clarita, CA 91355

over →

8. Community Commercial zoning is supposed to benefit people living nearby. I can't see any benefit.
9. Will increased water runoff during high-rainfall events be accommodated? There will be less exposed ground for ~~percolation~~ percolating.
10. Home ~~owner's~~ owner's wells here have gone dry. Some have invested in new wells. Will there be enough water for this resort, the Vista Canyon project, and the project at the NE corner of Sand Cyn and Sokedad Cyn?
11. Should grey water from the "resort" be recycled and used for landscaping? on-site recycling plant?
12. It really bothers me that "open space" can be changed to a different zoning. This sets a precedent to continue changing open space. Totally WRONG!
13. Sand Canyon is a place where horses and bicycles are frequently on the roads and trails. Need to consider their safety.
14. Do delivery trucks belong on our country roads?
15. Should there be a stop sign at Sand Canyon and Live Oak Springs Canyon Road or at Sand Canyon Country Club?

Carolyn Moore

10-31-2018

Dear Hai -

Nice to meet you last night. I trust that you will reformat my ideas as appropriate. I would appreciate seeing a version that will be included in the EIR

Scope.

Best regards,
Carolyn

smoore8@socal.rr.com



MIRACLE SCIENCE SOUL



Carolyn Moore
27829 Sand Canyon Rd
Santa Clarita, CA 91387-3642

Hai Nguyen, ASSD. Pl.
City of Santa Clarita De
23920 Valencia Blvd,
Santa Clarita, CA

SM

010001-10010077

October 31, 2018

City of Santa Clarita
Planning Department
23920 Valencia Blvd. Suite 302
Santa Clarita, CA 91355
Attn: Hai Nguyen

Dear Mr. Nguyen:

Last night I attended your Scoping Meeting for the Sand Canyon Resort Project and I must say that the developer is "shooting for the stars" in his proposal! There are MANY reasons that this proposal isn't appropriate for Sand Canyon. I'm sure that he chose to ask for a much larger project than he actually wants, knowing that his original request will be reduced in size (typical of most developers). The problem is that as was mentioned in last night's meeting, when the golf course was agreed upon years ago, the land was to be kept as "**open space.**" Now years later, a new owner comes in and wants to change the original agreement with the community. His goal is PROFIT, not providing what is needed for our community! I have lived in our valley since 1973 and in Sand Canyon since 1985. The reason that I live in Sand Canyon is because of the lack of commercial property and the fact that it is equestrian-rural and homes are not built as densely as other neighborhoods in our City. That is what makes Sand Canyon a pleasant community to live in. I strongly urge the City to honor its prior agreement with the community, by keeping this property as "open space."

Many of us recall when the VFW was located on Sand Canyon at Sultus Street. The reason that they were forced out and onto Sierra Highway was the **congestion and noise** created by their activities. I noted that an outdoor wedding venue is proposed in this project and I don't approve of the loud noise that would be created by a DJ and bands, on many, if not all weekends. As was noted in last night's meeting, we are in a valley and noise travels more than it does if we weren't in a valley. I cannot recall how many times that I have had to call the Sheriff's Department on loud parties, DJ's and bands going on past 10 PM, throughout the past 33 years living in Sand Canyon.

Traffic is another obvious problem for this project. No one wants to widen Sand Canyon, but short of doing so would be very dangerous during normal operations of a project like this, not to mention during a fire, floods, or earthquakes. **If this project was ever approved, it would require a secondary road to access the project.** The side effect of having a huge hotel with a wedding venue and three restaurants is the **increase of intoxicated drivers** that would be driving on what is already a dangerous road. The amount of commercial vehicles, such as semi-trucks is also a legitimate concern. Currently the golf course has many commercial vehicles that travel Sand Canyon Road to make deliveries and the restaurant is practically dead most days. This project currently has **no new secondary access road.** The Antelope Valley Freeway is already maxed out with commuter traffic and this project

would only exacerbate the existing problem. Commuters traverse Placerita Canyon Road and Sand Canyon on a daily basis, in an attempt to beat the Antelope Valley Highway mess.

The lack of business that the current owner has at his golf course and restaurant is another concern. If he can't draw customers to his current facility, how can we be assured that he has the ability to fill 392 hotel rooms and three restaurants, not to mention the spa, ballrooms, etc.? His current restaurant is only open five days per week, as a result of its lack of customers. A comment was made that we need a nice hotel on the Canyon Country side of Santa Clarita, but hasn't that been approved as a part of "Vista Canyon Ranch?" Sand Canyon already has two very large projects that have been approved, including "Vista Canyon Ranch" and "Sand Canyon Plaza." Adding another massive commercial project in the Sand Canyon area, would be detrimental to the quality of life of those of us that live in the community. If this project is approved, there is **no guarantee that it will succeed** and the last thing that we need is another abandoned project in Canyon Country. Currently we have the huge abandoned medical office building on Soledad Canyon Road that has never been occupied and has been vacant for over ten years.

Unfortunately, the new owner has been unable to maintain the two beautiful golf courses that were built by the previous developer. I heard that a **lack of water** from a well that was drilled was the problem. Considering that there is a lack of water, why would we approve a 392 room hotel? Personally, I find water rationing to be very difficult, living on an acre of landscaped property. If we are already in a drought, why would we agree to approve a project of this size? If we do not have enough water to supply our current homes, then why would you consider approving a massive project like this, knowing that it will require a huge amount of water? As taxpayers and property owners, the City should be protecting our resources! Many water wells on the eastern side of our valley have run dry and property owners are required to drill deeper to access water. Under the old ownership there was a beautiful lake that was used by the Fire Department, to fill water dropping helicopters during local fires, that lake has been removed. The current owner doesn't seem to care that water dropping helicopters now need to travel much further to refill their water tanks. Each minute of delay can and does cost lives and the loss of property. Another water related issue is currently Los Angeles County is proposing a 2.5 cent tax (Measure W) on every square foot of "impermeable" surface – buildings and pavement, on each privately owned parcel of property in L.A. County. The purpose is to encourage property owners to allow **rain water to soak into the soil, as opposed to running into drainage systems** that ultimately flow to the ocean. A project this massive would create a large concrete footprint that would not allow the water to soak into the soil.

Other issues that were presented at the meeting included the **lighting** that this massive project would require. It should be noted that we do not have street lights in Sand Canyon and there is a reason for that. The residents enjoy evenings, where the stars can clearly be viewed.

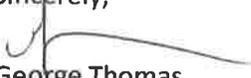
Robinson Ranch used to be gorgeous as you drove up to the club house, but today it looks awful. Even the entrance looks pathetic! The current owner has done away with the ambiance of the huge oak trees and has planted cactus and palm trees at the main entrance. Mature oak trees and cactus / palm trees do not mix. Seeing how under the new ownership, Robinson Ranch Golf Course has declined in every aspect, I have little faith in the success of a massive "resort" planned and operated under its current failing property owner. At the meeting a gentleman made a valid point and that was that perhaps the current owner is going through the planning process to get this massive project approved,

only to sell it at a higher price. Regardless, his motives are to profit from what is currently "open space." Our City spends a substantial amount of money to purchase property throughout the valley to provide

open space. We currently have "**open space**" with the existing golf course, why would we give that up? The City might benefit financially if the project is successful, but the **quality of life** would be sacrificed by those of us that live in the area. Many of us that live in the SCV have at one point escaped our dense urban neighbor Los Angeles, to what we now enjoy and appreciate in Santa Clarita. Unless our City protects us from greedy developers that have no respect of our "open space" and rural ambiance, our valley as we know it, will become the next San Fernando Valley.

I hope that during the EIR process, my concerns along with many others will be considered. If you have any questions, or comments I can be reached at my home, or by email georgethomas66@yahoo.com.

Sincerely,

A handwritten signature in black ink, appearing to read "George Thomas", with a long horizontal flourish extending to the right.

George Thomas
27101 Circle G Drive
Santa Clarita, CA 91387

Hai Nguyen

From: Dan Wild <zwildman1@gmail.com>
Sent: Monday, November 12, 2018 6:16 PM
To: Hai Nguyen
Subject: Sand Canyon Resort - Opposed to this Project

Good day,

I wanted to let you know that I am extremely opposed to any expansion in the Sand Canyon area to include the proposed expansion of the Sand Canyon Golf Course to include the building of a three story hotel and additional "resort" facilities. The reasons for my opposition of this expansion are as follows.

1) Public Safety - The Sand Canyon area is already a public safety concern as many non-residents are using the single lane roadway in an out of the canyon in an attempt to shorten their drive on the 14 Freeway. These non-residents are speeding and in many instances crossing over the double yellow line to pass other motorists that are trying to navigate safely among the many small streets and areas where horses and bicycles are ridden daily. Adding more reasons for others to enter the canyon will only make this safety problem that much worse. In July 2016 the Sand Canyon area was evacuated for four days due to a 44 thousand acre brush fire that wiped out much of the Angeles National Forest. It took many residents several hours to evacuate as ordered by the LA county fire department since there is only one way in and out of the Canyon. Placerita Canyon road was closed due to the fire.. There were two deaths attributed to this fire due to the inability to get out fast enough. Adding a large hotel and convention center will surely make the risk of life and death that much greater. Look at the news today in Malibu and Thousand Oaks. Several dead. 29 people dead in Northern California as they died in their cars trying to evacuate. That would be the news in Sand Canyon if this expansion is authorized. There is no room to build any additional roads as the two lane road currently winds its way through and around several state protected Oak Trees. There are a few thousand horses and other livestock deep in Sand Canyon that had to be walked out during the evacuation. There has been a few recent fatalities of bike riders that frequent the canyon as part of their enjoyment of this rural area. The state law requires that automobiles provide a three foot clearance area when passing. The more cars in the canyon will clearly preclude the ability for bicyclists and horse back riders to safely enjoy the canyon.

2) Quality of Life - The residents of Sand Canyon have specifically chosen to live in a remote Canyon that backs up to the foothills of the Los Angeles National Forest for a variety of reasons. This is a quality of life decision to live quietly in this rural area. By design there are no street lights in Sand Canyon. All of the residents have chosen to live among the existing wildlife of Coyotes, Rabbits, Raccoons, Squirrels and a variety of owls and unique birds. Adding a large resort with the lights, traffic and noise of parties and events will disturb the natural setting of this rural area. The animals were here first and there has already been enough building and development in the area. My wife calls the bridge over the Santa Clara river the "bridge of tranquility" as the hustle and bustle of life immediately dissipates as we cross the bridge and enter the canyon. Today it is a tranquil environment in most instances. Adding a "resort" with signage, lights, traffic, noise and commotion will completely disrupt the quality of life and actually lower the property values. It will also drive out all of the wildlife into other areas as they become frightened by the encroachment.

3) Removal of Oak Trees and other Natural Habitats - Santa Clarita likes to pride itself on the miles and miles of trails and open space. Allowing the resort to be built will ruin Sand Canyon by allowing the developer to eliminate many Oak trees that are over 100 years old. They are protected by the state and we have to have a permit from the city to trim ours which is fine. I have seven oaks in my yard and believe it is a crime to remove any oak trees or any other trees in pursuit of this resort expansion.

In closing I would like to thank you for the opportunity for me to share my many concerns and my opposition to any form of expansion in the Sand Canyon area. The upcoming Vista Canyon development will clearly place additional stress on the Sand Canyon environment. I would like my property values to remain where they are or increase however the values will decrease with additional traffic, congestion and development. Please help us save Sand Canyon.

Thank you.

Dan Wild
15604 Saddleback Rd
Santa Clarita, CA 91387
661-816-0737

Hai Nguyen

From: Carey, Susan (NBCUniversal) <susan.carey@nbcuni.com>
Sent: Friday, November 16, 2018 1:20 PM
To: Hai Nguyen
Subject: Sand Canyon Resort Project - EIR Scoping Comments

To:
Mr. Hai Nguyen, Associate Planner
City of Santa Clarita Planning Dept.
23920 Valencia Blvd., Suite 302
Santa Clarita, CA 91355

Re: Sand Canyon Resort Project - EIR Scoping Comments

Dear Mr. Nguyen:

I am submitting the comments below regarding the scope of the EIR that will be prepared for the Sand Canyon Resort project. Please distribute to the consulting firm preparing the EIR, and as otherwise required. Thank you.

1. **Water:** What is the expected water usage for the project, and will the water be supplied by the local water agency, or from the well on the SCCC property? If the latter, how will usage be monitored, and will use be subject to restrictions in the event of another drought period when residential water customers are subject to water use restrictions, as was the case in Sand Canyon for several years during the recent drought? If SCCC would be subject to the same restrictions as nearby residents, how would that impact the resort functions, and economic viability of the resort?
2. **Traffic and Parking:** The traffic analysis needs to take into account the expected traffic increases in and around the Sand Canyon area (surface streets and freeways) generated by this project, added to: traffic generated by the Vista Canyon project (to full build out), the Sand Canyon Plaza project, and increased commute traffic through Sand Canyon due to daily traffic congestion on the 14 freeway. The analysis has to include the impact of all traffic generated by this project, and the air pollution resulting from adding that traffic to the current load on freeways and local streets, including:
 - (i) overnight guests driving to and from the resort, and making trips in and out during each stay;
 - (ii) guests driving to and from weddings and events in the wedding, meeting room and ball room facilities;
 - (iii) day users of spa, golf and other sports/entertainment facilities at SCCC;
 - (iv) employees of SCCC; and
 - (v) suppliers, service providers, and contractors delivering goods and services at the resort.

What is the real number of parking spaces, and land area, needed to park vehicles for all of the above, assuming many days when the hotel/villas, meeting rooms, wedding facilities, ballroom, and spa/sports/entertainment facilities are full to capacity with overnight guests and day users?

What will be the impact on nearby residents and wildlife on or near the SCCC site, if large trucks and tour busses are driving into and out of the resort at all hours?

3. Evacuation for Emergency: Could the resort be evacuated quickly and safely in case of emergency, such as brush fire, earthquake, storm, power outage, etc., taking into account the 600-1000+ people who would be there with 400-600 vehicles on a busy day? The developer is confident the resort will be full most of the time, plus he has added multiple day-use facilities to attract hundreds more day-users. What will be the impact on Sand Canyon Road traffic of all those cars, buses and trucks evacuating the resort in an emergency, when Sand Canyon residents will also be trying to evacuate and emergency services will need to use Sand Canyon Road and the SCCC exit routes to provide services? Does SCCC have generators and stored fuel sufficient to operate the resort if Southern California Edison preemptively shuts off electricity to the area in high fire risk weather, which SCE is now entitled to do at their discretion? What is the risk to persons at the resort of the resort storing enough fuel at all times to operate generators to keep the resort open in the event of a power shutdown or other power outage?
4. Noise and Lights: What will be the impact (day and night) on surrounding residential neighborhoods, and wildlife, of noise and lights from the resort's outdoor facilities (wedding venue, sports facilities, public address system), and traffic (including large trucks and tour busses, and resort service vehicles)?
5. Aesthetics: Analysis of the aesthetics of the architectural design of the hotel and villas has to include comparison with the designs used by other large successful resorts in Southern California, and with the architectural styles of houses in Sand Canyon. Also, this section of the EIR should analyze the visual appeal of the site being devoid of any trees and a flat, barren plateau due to the grading and removal of all native oak trees in the vicinity.
6. Oak Tree Removal: The EIR should address the impact of removing 21 oaks to accommodate this construction, and whether alternative designs could reduce the number of oak trees destroyed by the project.
7. Zoning and Special Standards District: The EIR needs to address the impact on residential property values and probability of other commercial development in Sand Canyon, of allowing the requested zoning change to allow this huge commercial development in the semi-rural Sand Canyon area which is supposed to be protected by its Special Standards District as a rural, equestrian, residential area. Sand Canyon is a unique area within the communities surrounding the Los Angeles basin, due in large part to the protection of its rural character by the Special Standards District, and by being within the 'green belt' surrounding Santa Clarita, which was deliberately planned by the City. The EIR should address the impact of the City allowing the proposed zoning change from Open Space to Community Commercial for this resort, on the future of the other Open Space areas within City limits, and on residents' expectations with respect to other Open Spaces established in the City. And specifically with respect to the original approval of the building of Robinson Ranch Golf Course and residential area: the approval of that development included the requirement that the golf courses would

be zoned as Open Space, in part to offset the lot sizes of the residential area which were much smaller than the 2-acre minimum lot size required by zoning in surrounding residential areas. Is approving use of the golf course Open Space area for this high density commercial development consistent with the City's General Plan that Sand Canyon, and the RR golf courses be part of the City's 'green belt'? If the resort is not successful, or the current developer sells the property with the entitlements (assuming the City grants the entitlements he is requesting), will the City allow the developer or subsequent owner to convert the hotel and villas (or entitlements therefor) to apartments/condos and houses to sell as residences, in order to prevent waste of the buildings/entitlements? If so, what would be the impact on the City's original plan for Sand Canyon development which was to maintain the current 2-acre per house zoning and Special Standards district to maintain the unique character and quality of life in Sand Canyon?

8. Air Quality: What will be the increase in vehicle emissions and smog in our area due to the amount of traffic generated by this project, considering, according to the developer, people will be driving for many miles from the Los Angeles basin and other areas to stay and use the resort every day and all year long. How will this in added traffic impact and add to smog creation due to traffic congestion on the 14 freeway, which is already stop and go every day at evening rush hour for miles approaching the Sand Canyon Road exit from the south, which is the direction most resort users would use to get to the resort? The resort traffic impact should include the impact of Vista Canyon traffic and Sand Canyon Plaza traffic in the presumptions of the existing traffic volumes to which the SCCC traffic will be added.

Sincerely,

Susan M. Carey
27143 Crystal Springs Road
Canyon Country, CA 91387

SCOPE

Santa Clarita Organization for Planning and the Environment

TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY

POST OFFICE BOX 1182, SANTA CLARITA, CA 91386

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11-15-18

Hai Nguyen, Project Planner
Community Development
City of Santa Clarita
23920 Valencia Blvd., Suite 302
Santa Clarita, CA 91355

Via email: hnguyen@santa-clarita.com.

Re: NOP Comment Letter on Sand Canyon Resort Project MC 18-021

Dear Mr. Nguyen:

In order to ensure that the decision makers are fully informed on potential problems with this development proposal, we believe that the following areas and questions must be addressed. Should the draft Environmental Impact Report fail to address these important issues, we would consider it inadequate.

Fire

This project is proposed for an extreme high fire hazard area. Severe Santa Ana winds often blow from the open space area to the proposed project site in fire season at velocities of 40 and up to 70 miles an hour. As we have seen in the recent fast moving and devastating Camp and Woolsey fires where over 66 people were burned to death because of their inability to escape on small two-lane roads, this project could become a death trap for hotel guests.

Please describe in the EIR

1. What fire measures will be used to avert such a disaster on the building and grounds of this project?
2. How would evacuations be conducted on the two lane Sand Canyon Rd. and your entrance road while not impeding the evacuation of current residents?
3. How much destruction of local flora (including number of oaks and any rare plant species) will occur for fire clearance?
4. What water supply will be used for fire suppression? Is water production from this source assured in all circumstances?

Water

1. What is the proposed source of water supply for this project?
2. Please indicate the location and production of all wells on this property.
3. Please indicate the source and production of the wells used to water the current golf course.
4. Please provide well water level graphs for all wells to be utilized on the project site or in current use to water the golf course.
5. If well water is the proposed supply for this project, please provide information as to how water will be supplied if the wells go dry or the water production is curtailed by the Sustainable Ground Water Management Plan (SGMA)

Page 2

Biology

The EIR should indicate all flora and fauna that will be affected by this project and any required fire clearance for the project with special emphasis on native oaks and rare species. It should also indicate any wild life corridors that would be interrupted or otherwise affected by the project.

1. Will the project affect migratory birds?
2. If the project is permitted, how will the developer ensure that grading and building do not occur during nesting season for rare birds?

Noise

This is a quiet, rural neighborhood. Please address how the community and the natural areas will be protected from excessive noise levels from any source during construction and occupancy, including noise from newly generated traffic, venue events, loud music, etc.

Lighting

Sand Canyon is a rural area with minimal lighting.

1. How will dark skies be protected from lights during construction and project operation.
2. How will light be reduced to ensure that nocturnal wildlife will not be adversely affected.

Traffic

1. How much additional traffic will be generated from this project on Sand Canyon Road and neighboring roads?
2. Will the hotel be required to pay into a B and T district to cover the additional wear and tear on these roads?
3. Will additional stoplights or stop signs be required that impede the current flow of traffic?

Parking

Adequate parking must be ensured so that parking does not overflow into other areas or on Sand Canyon Rd. How will this be guaranteed?

High Speed rail

Will the high speed rail route affect this project in any way? If the route will tunnel under this area, will this affect the capability for underground parking?

Zoning

The EIR should include a history this the previous project approvals (Robinson Ranch) for this project area as well as zoning and landuse maps for the previous project approval. The EIR appendices should include the findings from the previous project and all Council Resolutions pertaining to it.

Thank you for your time and attention to our concerns.

Sincerely,



Lynne Plambeck, President

SAND CANYON RESORT PROJECT

MASTER CASE NO. 18-021
27734 SAND CANYON ROAD



PROJECT DESCRIPTION

The applicant, Sand Canyon Country Club, is requesting entitlements for the construction of a resort to redevelop nine holes of the Mountain Course at Sand Canyon Country Club on an approximately 75.5-acre parcel. The project site is located on the northeast corner of Sand Canyon Road and Robinson Ranch Road. The project site has an Open Space (OS) zoning designation and General Plan designation and is located within the Planned Development (PD) overlay zone.

The Project includes the following: Main Hotel (three-story building with 250 rooms totaling 155,800 sf); Wedding Hotel (two three-story buildings with 72 rooms totaling 50,620 sf) with an outdoor wedding venue; View Villas (15 two-story villas with 60 rooms totaling 91,100 sf); Oak Villas (10 one-story villas with 10 rooms totaling 32,900 sf); Function Wing of the hotel including a grand ballroom (8,600 sf), junior ballroom (2,600 sf), meeting rooms (2,400 sf), three restaurants (total of 8,400 sf), and wedding garden; spa/gym/salon (31,380 sf); outdoor recreation including two pools, one tennis court, six pickle ball courts, a nine-hole miniature golf course, and three miles of trails; and 375 parking stalls.

The Project also includes: a Tentative Tract Map to subdivide the project site into four lots; a Zone Change and General Plan Amendment to change the zone from OS to Community Commercial (CC) for two of the proposed four lots; Conditional Use Permit for new development in a Planned Development overlay; 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.

COMMENTS

Name: RUSSELL MYERS Address: 27920 GRACOTON DR., CC. 91387
Email: ~~RUSSELL~~ Yes, I would like to be contacted about any upcoming meetings about the project
RA3JMYERS55@GMAIL.COM

SEE ATTACHED

PLEASE SEND YOUR COMMENTS IN WRITING BY NOVEMBER 16, 2018 TO:

Hai Nguyen, Associate Planner
City of Santa Clarita Community Development Department
23920 Valencia Boulevard, Suite 302, Santa Clarita, CA 91355

AR3J Ranch
Russell & Adella Myers
27920 Graceton Drive
Canyon Country, CA 91387

October 30, 2018

City of Santa Clarita
Subject: Sand Canyon Country Club Proposal

City Council & Planning Commission:

The following comments and concerns are in response to the proposed redevelopment of the Robinson Ranch Golf course recently renamed Sand Canyon Country Club.

Shortly after incorporation of the City of Santa Clarita in 1987, 17.39.030 SPECIAL STANDARD DISTRICTS established the Sand Canyon Special District. This very clearly outlines significant and fundamental standards for a very special community and more importantly the conditions for any current and future development. This is a "Quality of Life issue for me and many others. We are Sand Canyon Community, not Ojai or anywhere else.

Low density development is a significant land use condition in maintaining our "rural and equestrian character". The original approval for the Robinson Ranch Development, a contentious and compromising issue within the Community, established Conditions for its approval restricting further developments. By allowing the consolidation of the site's density to the Robinson Ranch Housing development basically restricted developing the remaining area. Hence the designation as "Open Space". Allowing a change in zoning and commercial Use other than Open space is an increase in density undermining the original conditions. It also sets an inappropriate precedence for the future. This commercial development is not consistent with our established Standards. It will immediately and forever alter its character, Open Space, be it under private ownership or otherwise. is not defined by buildings or structures especially to such scale as this proposed development.

Sand Canyon Road is the primary (only) access to our community. Increased traffic is already a major problem. Adding this commercial element, with over 500 vehicles for events, will surely add to the congestion and force consideration of elements not conducive to our Special Standards District. The Vista Canyon Development was sensitive to this in their circulation system which, though accessible to Sand Canyon, make it less so a desirable thoroughfare. A direct and secondary road east of Sand Canyon Road, crossing over the Santa Clara river and freeway may alleviate some of the impending congestion for it is only going to get worse.

I respect this property owners right to development, though see no significant effort, consideration or design elements that maintain, preserve and support the rural and equestrian character of Sand Canyon.

The intent of our Special Standards District and fundamental character of our special community needs to be protected and safeguarded. The City Council and Planning Commission needs to safeguard and protect our rights and the Sand Canyon Special Standards conditions.

Respectfully submitted,

Russell & Adella Myers
AR3J Ranch

SAND CANYON RESORT PROJECT

MASTER CASE NO. 18-021
27734 SAND CANYON ROAD



PROJECT DESCRIPTION

The applicant, Sand Canyon Country Club, is requesting entitlements for the construction of a resort to redevelop nine holes of the Mountain Course at Sand Canyon Country Club on an approximately 75.5-acre parcel. The project site is located on the northeast corner of Sand Canyon Road and Robinson Ranch Road. The project site has an Open Space (OS) zoning designation and General Plan designation and is located within the Planned Development (PD) overlay zone.

The Project includes the following: Main Hotel (three-story building with 250 rooms totaling 155,800 sf); Wedding Hotel (two three-story buildings with 72 rooms totaling 50,620 sf) with an outdoor wedding venue; View Villas (15 two-story villas with 60 rooms totaling 91,100 sf); Oak Villas (10 one-story villas with 10 rooms totaling 32,900 sf); Function Wing of the hotel including a grand ballroom (8,600 sf), junior ballroom (2,600 sf), meeting rooms (2,400 sf), three restaurants (total of 8,400 sf), and wedding garden; spa/gym/salon (31,380 sf); outdoor recreation including two pools, one tennis court, six pickle ball courts, a nine-hole miniature golf course, and three miles of trails; and 375 parking stalls.

The Project also includes: a Tentative Tract Map to subdivide the project site into four lots; a Zone Change and General Plan Amendment to change the zone from OS to Community Commercial (CC) for two of the proposed four lots; Conditional Use Permit for new development in a Planned Development overlay; 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.

COMMENTS

Name: David Hauser Address: 15555 Bronco Dr Canyon Country CA 91387
Email: dhauser@socal.rr.com Yes, I would like to be contacted about any upcoming meetings about the project

This project does not reflect the terms of the Sand Canyon Special Study District. The change of zoning will have a very negative impact on the canyon.
There is nothing in the planned project that meets the crucial charm required in the canyon.

PLEASE SEND YOUR COMMENTS IN WRITING BY NOVEMBER 16, 2018 TO:

Hai Nguyen, Associate Planner
City of Santa Clarita Community Development Department
23920 Valencia Boulevard, Suite 302, Santa Clarita, CA 91355

SAND CANYON RESORT PROJECT

MASTER CASE NO. 18-021
27734 SAND CANYON ROAD



PROJECT DESCRIPTION

The applicant, Sand Canyon Country Club, is requesting entitlements for the construction of a resort to redevelop nine holes of the Mountain Course at Sand Canyon Country Club on an approximately 75.5-acre parcel. The project site is located on the northeast corner of Sand Canyon Road and Robinson Ranch Road. The project site has an Open Space (OS) zoning designation and General Plan designation and is located within the Planned Development (PD) overlay zone.

The Project includes the following: Main Hotel (three-story building with 250 rooms totaling 155,800 sf); Wedding Hotel (two three-story buildings with 72 rooms totaling 50,620 sf) with an outdoor wedding venue; View Villas (15 two-story villas with 60 rooms totaling 91,100 sf); Oak Villas (10 one-story villas with 10 rooms totaling 32,900 sf); Function Wing of the hotel including a grand ballroom (8,600 sf), junior ballroom (2,600 sf), meeting rooms (2,400 sf), three restaurants (total of 8,400 sf), and wedding garden; spa/gym/salon (31,380 sf); outdoor recreation including two pools, one tennis court, six pickle ball courts, a nine-hole miniature golf course, and three miles of trails; and 375 parking stalls.

The Project also includes: a Tentative Tract Map to subdivide the project site into four lots; a Zone Change and General Plan Amendment to change the zone from OS to Community Commercial (CC) for two of the proposed four lots; Conditional Use Permit for new development in a Planned Development overlay; 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.

COMMENTS

Name: Cam Noltmeyer Address: 25936 Sardona Ct, Valencia, CA 91355
Email: camandjerry@netzero.net Yes, I would like to be contacted about any upcoming meetings about the project

Please provide history of how and why open space was used for a golf course. Who approved this and under what conditions were placed on the open space in our community.

Please call if you have any questions regarding the request.

661 259-7112

PLEASE SEND YOUR COMMENTS IN WRITING BY NOVEMBER 16, 2018 TO:

Hai Nguyen, Associate Planner
City of Santa Clarita Community Development Department
23920 Valencia Boulevard, Suite 302, Santa Clarita, CA 91355

SAND CANYON RESORT PROJECT

MASTER CASE NO. 18-021
27734 SAND CANYON ROAD



PROJECT DESCRIPTION

The applicant, Sand Canyon Country Club, is requesting entitlements for the construction of a resort to redevelop nine holes of the Mountain Course at Sand Canyon Country Club on an approximately 75.5-acre parcel. The project site is located on the northeast corner of Sand Canyon Road and Robinson Ranch Road. The project site has an Open Space (OS) zoning designation and General Plan designation and is located within the Planned Development (PD) overlay zone.

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COMMENTS

Name: Wendy Schaal Address: 14605 Wild Oak Dr
Email: wensch9@msn.com Yes, I would like to be contacted about any upcoming meetings about the project

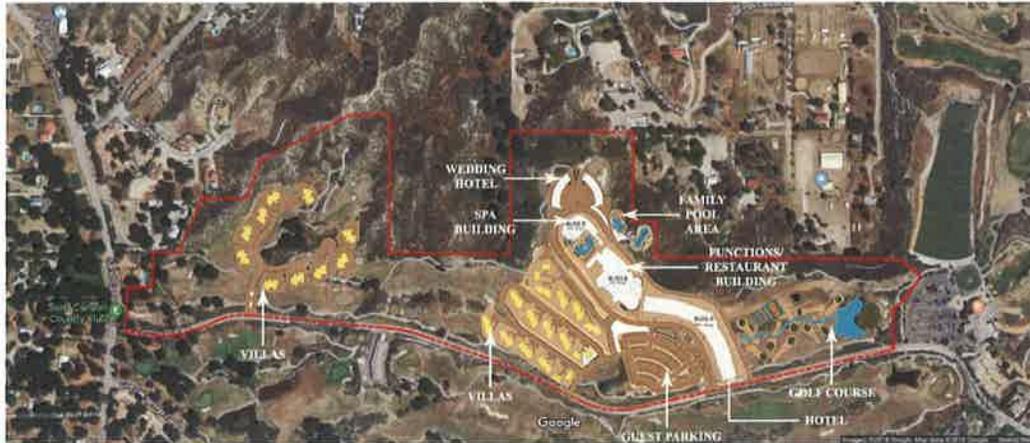
I live off of Oak Springs Cng Rd, the dirt road bordering "the back" of the golf course. Are there going to be any access/entrances from this road? Will there be any alterations to this road, i.e., paving? Will this road be used by construction vehicles during construction

PLEASE SEND YOUR COMMENTS IN WRITING BY NOVEMBER 16, 2018 TO:

Hai Nguyen, Associate Planner
City of Santa Clarita Community Development Department
23920 Valencia Boulevard, Suite 302, Santa Clarita, CA 91355

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MASTER CASE NO. 18-021
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COMMENTS

Name: Moore Address: 27829 Sand Canyon Rd
Email: smoore8@socal.rr.com Yes, I would like to be contacted about any upcoming meetings about the project

- 1 How will soil react with regard to compaction and earthquake faults?
- 2 How will the health of nearby home owners be impacted during and after construction? Valley Fever virus is in the soil here.
- 3 Will air quality be taken into consideration?
- 4 Is the permitting process under Community Commercial zoning appropriate?
- 5 Due to the amount of rooms and people and restaurants, concerned about alcohol and driving.
- 6 Will homes be purchased that are impacted?
- 7 Concerned about devaluation of property.
- 8 Community Commercial zoning is supposed to benefit people living nearby. How do we benefit?

PLEASE SEND YOUR COMMENTS IN WRITING BY NOVEMBER 16, 2018 TO:

Hai Nguyen, Associate Planner

City of Santa Clarita Community Development Department
23920 Valencia Boulevard, Suite 302, Santa Clarita, CA 91355

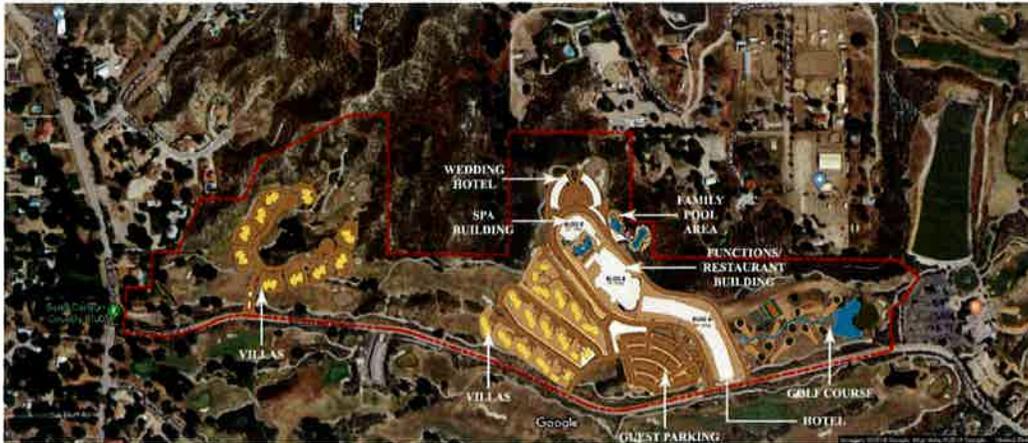
Nov. 16th
deadline for comments



9. Will water runoff ^{increased} during high-rainfall events be addressed?
10. Will consideration be given to the cumulative effect of nearby projects and water, traffic, etc...
11. Traffic, traffic, traffic ...
12. As avid cyclists, we have grave concerns with regard to traffic at all times of day.
13. Stop signs and ^{or} signals should be considered at Live Oak Springs Canyon Road.
14. We have the right to quiet enjoyment of our property. How can this continue with a large venue such as this?

SAND CANYON RESORT PROJECT

MASTER CASE NO. 18-021
27734 SAND CANYON ROAD



PROJECT DESCRIPTION

The applicant, Sand Canyon Country Club, is requesting entitlements for the construction of a resort to redevelop nine holes of the Mountain Course at Sand Canyon Country Club on an approximately 75.5-acre parcel. The project site is located on the northeast corner of Sand Canyon Road and Robinson Ranch Road. The project site has an Open Space (OS) zoning designation and General Plan designation and is located within the Planned Development (PD) overlay zone.

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COMMENTS

Name: Debra Shaver Address: 27441 Sand Canyon Rd
Email: rioguy5@yahoo Yes, I would like to be contacted about any upcoming meetings about the project

- ① Water adequate public water ② Sewer/water ③ Traffic - ④ access for emergency situations plus additional traffic on our 2 lane rd.
- ⑤ special standards District: we are a rural equestrian-oriented community ⑥ economic analysis ⑦ zoning original approval of Robinson Ranch Golf course as open space eliminated further residential development for this site - established density limits
- ⑧ will this resort maintain the rural-equestrian flavor of our community ⑩ - noise - lights - noise mitigation for surrounding homes who are use to a quiet country neighborhood.
- ⑩ construction: moving dirt strips valley floor which is in the canyon. ⑪ - wild life which lives in that area
- I am against this project it is too large for this area.

PLEASE SEND YOUR COMMENTS IN WRITING BY NOVEMBER 16, 2018 TO:
Hai Nguyen, Associate Planner
City of Santa Clarita Community Development Department
23920 Valencia Boulevard, Suite 302, Santa Clarita, CA 91355



REVISED NOTICE OF PREPARATION

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

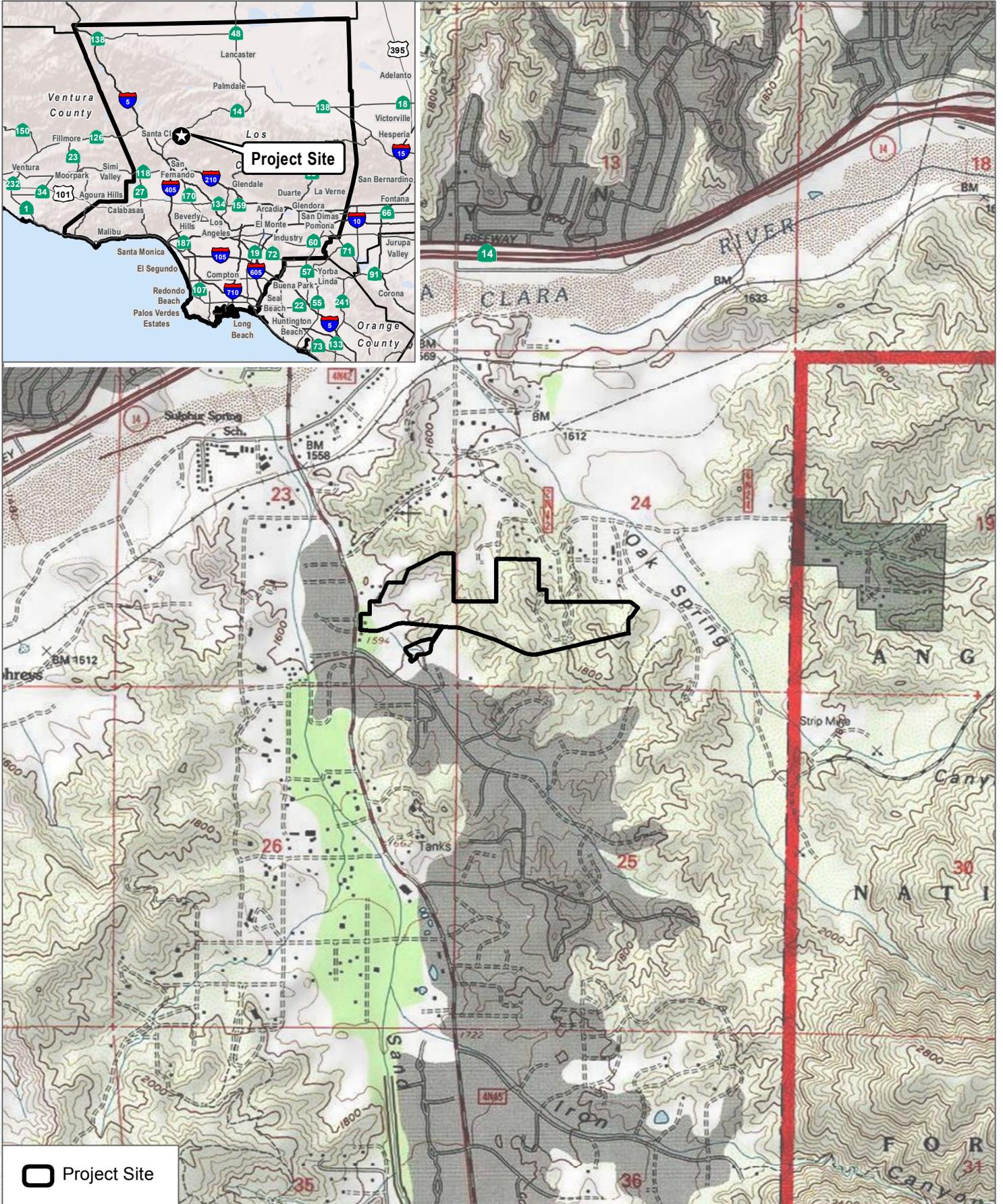
Additionally, as part of the project, the existing approximately one-acre water quality detention basin located south of the project site and south of Robinson Ranch Road would be enlarged to a total of 1.9 acres and connected to the new resort project via a new storm drain pipe.

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

FIGURE 1
Project Location
Sand Canyon Resort Project

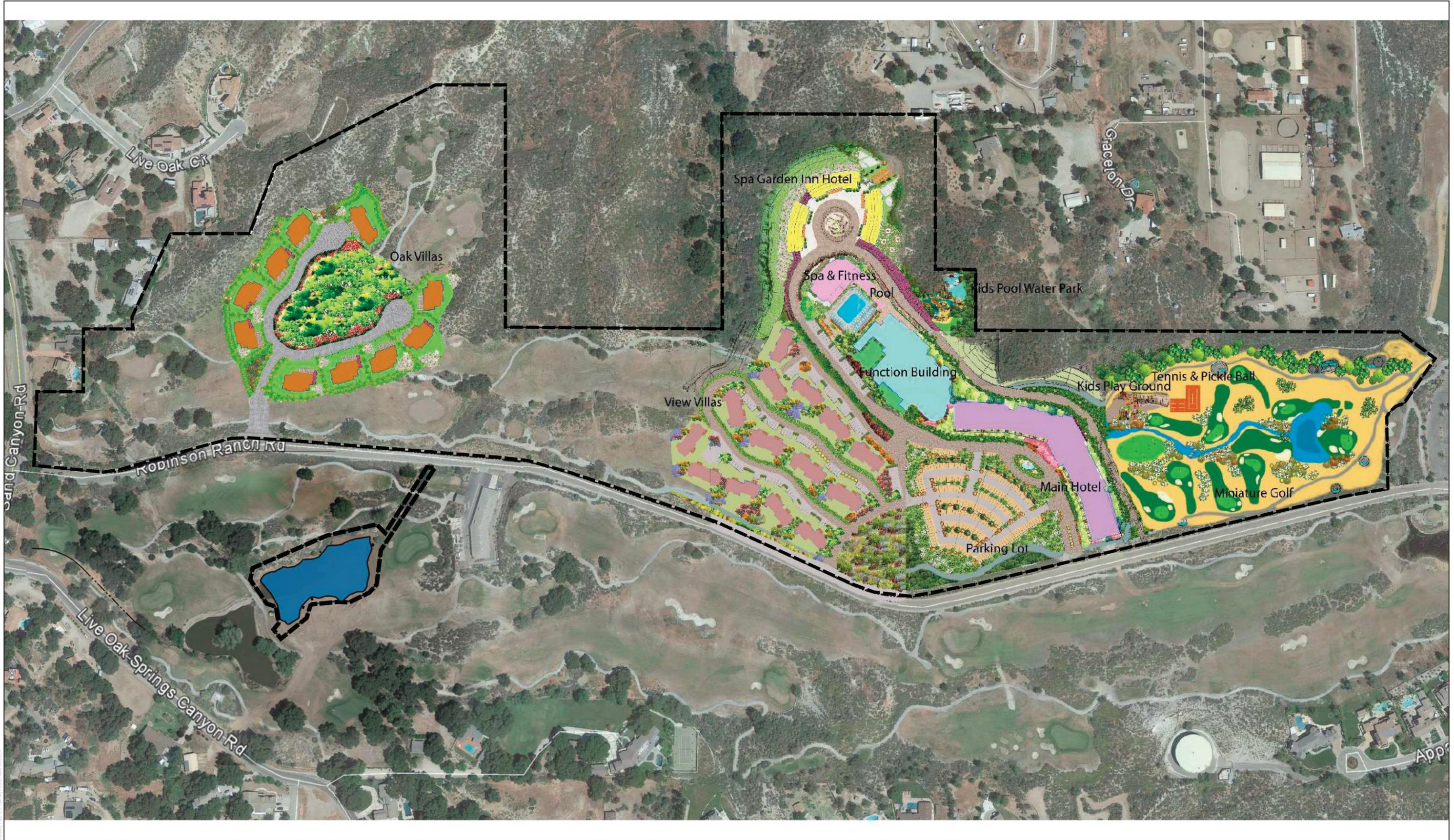


FIGURE 2 SOURCE: Tucker Sadler 2019

FIGURE 2
Site Plan
Sand Canyon Resort Project



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Notice of Preparation

April 2, 2019

To: Reviewing Agencies
Re: Sand Canyon Resort Project
SCH# 2018101039

Attached for your review and comment is the Notice of Preparation (NOP) for the Sand Canyon Resort Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

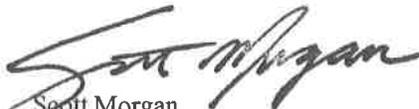
Please direct your comments to:

Hai Nguyen
Santa Clarita, City of
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91387

with a copy to the State Clearinghouse in the Office of Planning and Research at state.clearinghouse@opr.ca.gov. Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2018101039/2>.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,


Scott Morgan
Director, State Clearinghouse

cc: Lead Agency

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2018101039

Project Title: Sand Canyon Resort Project

Lead Agency: City of Santa Clarita Contact Person: Hai Nguyen
Mailing Address: 23920 Valencia Boulevard, Suite 302 Phone: 661-255-4365
City: Santa Clarita Zip: CA County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Sand Canyon
Cross Streets: Sand Canyon Road/Robinson Ranch Road Zip Code: 91387
Longitude/Latitude (degrees, minutes and seconds): 34 ° 41' 32" N / -118 ° 42' 02" W Total Acres: 75
Assessor's Parcel No.: 2840-022-025, 2840-022-026 Section: 23,24 Twp.: 4N Range: 15W Base: Mint Cyn
Within 2 Miles: State Hwy #: 14 Waterways: Santa Clara River
Airports: N/A Railways: Union Pacific Schools: Sulphur Springs, Pinecrest

Document Type:

CEQA: [X] NOP [] Draft EIR NEPA: [] NOI [] Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] EA Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other: APR 02 2019

Local Action Type:

[] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[X] Commercial: Sq.ft. 350,900 Acres _____ Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational: _____
[X] Recreational: Hotel amenities
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[X] Other: Open space

Project Issues Discussed in Document:

[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Zoning: OS; General Plan: Open Space (OS)

Project Description: (please use a separate page if necessary)

The proposed project would result in the replacement of existing open space that was formerly the Robinson Ranch Golf Course with a new resort and spa consisting of a Main Hotel; Wedding Hotel; View Villas; Oak Villas; Function Wing with with a grand ballroom, junior ballroom, meeting rooms, and restaurants; Spa/gym/salon; Outdoor Recreation including two pools, one tennis court, two pickle ball courts, a nine-hole miniature golf course, and three miles of trails; and 375 parking stalls. Additionally, a water quality detention basin would be constructed south of the project site and Robinson Ranch Road to capture stormwater flows from the project site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in. Revised 2010

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
Denise Peterson

California Coastal Commission
Allyson Hitt

Colorado River Board
Elsa Contreras

Dept. of Conservation
Crina Chan

Cal Fire
Dan Foster

Central Valley Flood Protection Board
James Herota

Office of Historic Preservation
Ron Parsons

Dept of Parks & Recreation Environmental Stewardship Section

S.F. Bay Conservation & Dev't. Comm.
Steve Goldbeck

Dept. of Water Resources
Nadell Gayou

Fish and Game

Department of Fish & Wildlife Environmental Services Division
Scott Flint

Fish & Wildlife Region 1
Curt Babcock

Fish & Wildlife Region 1E
Laurie Harnsberger

Fish & Wildlife Region 2
Jeff Drongenes

Fish & Wildlife Region 3
Craig Weightman

Fish & Wildlife Region 4
Julie Vance

Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program

Fish & Wildlife Region 6
Tiffany Ellis
Habitat Conservation Program

Fish & Wildlife region 6 IM
Heidi Calvert
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Wildlife M
William Paznokas
Marine Region

Other Departments

California Department of Education
Lesley Taylor

OES (Office of Emergency Services)
Monique Wilber

Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture

Dept. of General Services
Cathy Buck
Environmental Services Section

Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

Independent

Commissions, Boards

Delta Protection Commission
Erik Vink

Delta Stewardship Council
Anthony Navasero

California Energy Commission
Eric Knight

Native American Heritage Comm.
Debbie Treadway

Public Utilities Commission
Supervisor

Santa Monica Bay Restoration
Guangyu Wang

State Lands Commission
Jennifer Deleong

Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

Caltrans - Division of Aeronautics
Philip Crimmins

Caltrans - Planning HQ LD-IGR
Christian Bushong

California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

Caltrans, District 1
Rex Jackman

Caltrans, District 2
Marcelino Gonzalez

Caltrans, District 3
Susan Zanchi

Caltrans, District 4
Patricia Maurice

Caltrans, District 5
Larry Newland

Caltrans, District 6
Michael Navarro

Caltrans, District 7
Dianna Watson

Caltrans, District 8
Mark Roberts

Caltrans, District 9
Gayle Rosander

Caltrans, District 10
Tom Dumas

Caltrans, District 11
Jacob Armstrong

Caltrans, District 12
Maureen El Harake

Cal EPA

Air Resources Board

Airport & Freight
Jack Wursten

Transportation Projects
Nesamani Kalandiyur

Industrial/Energy Projects
Mike Tollstrup

California Department of Resources, Recycling & Recovery
Kevin Taylor/Jeff Esquivel

State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

State Water Resources Control Board
Cindy Forbes - Asst Deputy
Division of Drinking Water

State Water Resources Control Board
Div. Drinking Water # _____

State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

State Water Resources Control Board
Phil Crader
Division of Water Rights

Dept. of Toxic Substances Control Reg. # _____
CEQA Tracking Center

Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

RWQCB 1
Cathleen Hudson
North Coast Region (1)

RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

RWQCB 3
Central Coast Region (3)

RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

RWQCB 5S
Central Valley Region (5)

RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

RWQCB 5R
Central Valley Region (5)
Redding Branch Office

RWQCB 6
Lahontan Region (6)

RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

RWQCB 7
Colorado River Basin Region (7)

RWQCB 8
Santa Ana Region (8)

RWQCB 9
San Diego Region (9)

Other _____

San Gabriel & Lower LA Conservancy



April 11, 2019

Hai Nguyen
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

State Clearinghouse Number: 2018101039
Project Title: Sand Canyon Resort Project – Revised Notice of Preparation

Dear Mr. Nguyen:

The Division of Oil, Gas, and Geothermal Resources (Division) authority is set forth in Division 3 of the Public Resources Code (PRC), and Title 14 of the California Code of Regulations (CCR). PRC § 3208.1 establishes well reabandonment responsibility when a previously plugged and abandoned well may be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, or geothermal wells.

The Division has received and reviewed the Revised Notice of Preparation of Draft EIR for the Sand Canyon Resort Project dated March 28, 2019. This office commented on the initial Draft EIR Notice of Preparation for the same project on November 9, 2018, which noted that no plugged and abandoned oil or gas wells are within the project area. A review of the updated project area reaffirms that no plugged and abandoned oil or gas wells are within the project area.

Should you have any questions, please contact Justin LaForge at (805)465-9626 or via email at justin.laforge@conservation.ca.gov.

Sincerely,

DocuSigned by:

3E8E253D5042491...

Patricia A. Abel
Coastal District Deputy

cc:Well Files



April 15, 2019

City of Santa Clarita
Planning Department
Attn: Hai Nguyen, Associate Planner
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Re: Revised Notice of Preparation for the Draft Environmental Impact Report for Sand Canyon Resort dated 3/28/19 (Master Case No. 18-021)

Dear Mr. Nguyen:

The project applicant is proposing to develop a 77-acre resort project into the Santa Clarita Valley Water Agency (SCVWA) service area. SCVWA would be the water wholesaler and retailer for the project. SCVWA has reviewed the Revised Notice of Preparation (NOP) for the Sand Canyon Resort, Draft Environmental Impact Report (DEIR) and notice no significant changes that effect our original NOP response. The following are the original comments regarding the NOP:

On June 8, 2016, the former CLWA Board of Directors and the former Board of Directors of Newhall County Water District (the forerunners of the SCVWA) adopted the 2015 Urban Water Management Plan (UWMP). This document serves as the basis for the evaluation of water supply impacts in the DEIR and in any Water Supply Assessment (WSA) for the project (if required).

The NOP notes that the project may potentially have a significant environmental impact to Public Services. The DEIR should evaluate the following potential impacts to water utilities:

1. Prior to evaluating whether the new water supply required for the project is potentially significant, an estimation of the anticipated demand from the project should be determined with assistance from the SCVWA. Per California Water Code Section 10912, if the project has a demand equal to, or greater than, a 500-unit residential project, the preparation of Water Supply Assessment (WSA) must be requested by the City of Santa Clarita. SCVWA will prepare a WSA within 90 days of receipt of request, though it may extend the time if needed. If the demand is less than that of a 500-unit residential project, no WSA is required, though an evaluation of the project's water demand is still required to determine the proposed project's impact to water supply.
2. The projected increase in water demand should be compared to the water demand for the existing use on site, in addition to the expected demand from the build out of the undeveloped portion of the site that would have been permitted by the land use designation in General Plan and current zoning. The projected

water demand in the UWMP was based on this methodology and any proposed project that would significantly exceed the demand forecast in the UWMP for the project site at buildout may result in a potentially significant environmental impact.

3. The proposed project site is within the SCVWA's Santa Clarita Water Division (SCWD) service area and the evaluation of impacts should address any needed new facilities either onsite or offsite to serve the proposed project. The needed facilities should be included in the DEIR project description and included in the evaluation of the proposed project's impacts in the DEIR.
4. To avoid any potentially significant environmental impacts, mitigation measures should be required in the DEIR and Mitigation and Monitoring Program (MMRP) for the payment of all water supply related fees prior to the issuance of building permits. The project's conditions of approval should also reflect these requirements.

The UWMP states that potable water demand be reduced from both existing and future users by no less than 20 percent in response to the State of California Urban Water Use Targets for SBX7-7. Therefore, it is critical, if the project is to avoid significant cumulative impacts to water supply, that it incorporates water conservation measures into the project design. To ensure this occurs, the entitlements should include water conservation measures in the MMRP and as conditions of project approval.

In particular, all manufactured slopes and newly landscaped areas should incorporate appropriate Irrigation Best Management Practices as recommended by the Irrigation Association Water Management Committee in the revised 2014 Landscape Irrigation Best Management Practices document. These measures can include, but are not limited to:

- Design the irrigation system to efficiently use water resources.
- Install the irrigation system to meet the design criteria.
- Manage landscape water resources to maintain a healthy and functional landscape.

SCVWA appreciates your consideration of these comments and requests that we be provided a copy of all notices related to the project and the DEIR.

If you have any questions or comments, please contact Rick Vasilopoulos, Associate Water Resources Planner, or myself at (661) 297-1600.

Sincerely,

Dirk Marks
Director of Water Resources



NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691 Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



April 16, 2019

Hai Nguyen
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91387

RE: SCH# 2018101039 Sand Canyon Resort Project, Los Angeles County

Dear Ms. Nguyen:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Steven.Quinn@nahc.ca.gov.

Sincerely,



for

Steven Quinn
Associate Governmental Program Analyst

cc: State Clearinghouse

3250 Wilshire Boulevard
Suite 1106
Los Angeles, CA 90010-1904



(213) 387-4287 phone
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April 19, 2019

Hai Nguyen
Associate Planner
City of Santa Clarita
23920 Valencia Blvd, Suite 302
Santa Clarita, CA 91355

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

Dear Mr. Hguyen:

In response to the Revised Notice of Preparation of the Draft Environmental Impact Report for the Sand Canyon Resort Project, we submit the following comments and requests.

We have many concerns about the proposed project and expect a thorough evaluation of its effects with regard to all of the factors listed in the attachment that accompanied the NOP announcement letter. Based on the Summarized Project Description, we are extremely concerned about water supply, traffic and air quality impacts, wildfire threats, the loss of open space, interruption of wildlife corridors, and the loss of 21 oak trees which are protected under the City's Oak Tree Preservation Ordinance (17.51.040) and the provisions contained in Municipal Code Chapter 17.39, Special Standards Districts.

Our overriding concern is the scale and scope of this project and the multiple impacts it will have, not only on the environment and surrounding communities, but also to life and property for the Sand Canyon community. Consistent with our objections over the City's proposed Dockweiler Drive/Lyons Avenue Extension project, we stand in opposition to projects that violate the neighborhood protections that were promised in the City's General Plan and Municipal Code for Special Standards Districts, including Sand Canyon (17.39.030).

Years ago, when the Robinson Ranch Golf Club was initially proposed, residents living within the Sand Canyon area and the wider community expressed alarm over the size and scope of that project. The principle objection then, as now, was the placement of a commercial operation within an area designated as rural and equestrian, with limited road access, located immediately adjacent to the Angeles National Forest. For years, members of the community have fought to protect that Special District from alterations and encroachment.

As Robinson Ranch went through the planning process, the project was reduced in size and a portion of the property was set aside and zoned as Open Space. It was because of those changes that the project was ultimately approved. That open space received the additional enhancement with native plant landscaping.

Years later, several of our members would work to promote and help win passage of the Open Space Preservation District, the purpose of which was to add to the inventory of preserved natural areas through purchase using designated taxpayer funds. That mechanism provides additional means by which the City can acquire and preserve open space. However, it does not— and should not—relieve the City of the obligation to protect areas currently zoned as Open Space, nor prevent the future acquisition of additional dedicated open space through the planning process. To do otherwise would be a betrayal of the taxpayers who are contributing to the Preservation District.

In addition to the site specific studies your agency has identified and we have highlight, we expect that the DEIR will thoroughly address the cumulative impacts on surrounding areas.

Thank you for the opportunity to submit our initial input. We look forward to participating in the review process.

Sincerely,



Katherine Solomon
Conservation Co-Chair, Santa Clarita Sierra Club
kpsquires@gmail.com
27742 Carnegie Ave.
Saugus, CA 91350

Klarissa Arias
Conservation Co-Chair, Santa Clarita Sierra Club
klarissaarias@gmail.com

Sandra Cattell
Chair, Santa Clarita Sierra Club
sumcatt@yahoo.com

DEPARTMENT OF WATER RESOURCES

1416 NINTH STREET, P.O. BOX 942836
SACRAMENTO, CA 94236-0001
(916) 653-5791



APR 24 2019

Mr. Hai Nguyen
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, California 91355

Notice of Completion and Environmental Document Transmittal for the
Sand Canyon Resort Project and Detention Basin SCH2018101039
Los Angeles County

Dear Mr. Nguyen:

We have reviewed the Notice of Completion and Environmental Document Transmittal for the Sand Canyon Resort Project and Detention Basin (Project) which describes a proposed construction of a 1.9-acre reservoir with an unspecified storage capacity, to be used to capture storm water flows from the project site.

Insufficient information is provided regarding the detention basin in the Project description to make an accurate jurisdictional determination with regards to the described work, and it is unclear whether part or all the work will be subject to State jurisdiction for dam safety. Therefore, the City of Santa Clarita needs to submit preliminary plans so that we can make a jurisdictional determination.

As defined in Sections 6002 and 6003, Division 3, of the California Water Code, dams 25 feet or higher with a storage capacity of more than 15 acre-feet, and dams higher than 6 feet with a storage capacity of greater than 50 acre-feet or more are subject to State jurisdiction. The dam height is the vertical distance measured from the maximum possible water storage level to the downstream toe of the barrier.

If the dam is subject to State jurisdiction, a construction application, together with plans, specifications, and the appropriate filing fee must be filed with the Division of Safety of Dams for this project. All dam safety related issues must be resolved prior to approval of the application, and the work must be performed under the direction of a Civil Engineer registered in California. Erik Malvick, our Design Engineering Branch Chief, is responsible for the application process and can be reached at (916) 227-4660.

If you have any questions or need additional information, you may contact, Area Engineer Richard Draeger at (916) 227-4755 or me at (916) 227-4600.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ernie M. Tapia".

Ernie M. Tapia, Acting Regional Engineer
Southern Region
Field Engineering Branch
Division of Safety of Dams

cc: Governor's Office of Planning and Research
State Clearinghouse
state.clearinghouse@opr.ca.gov



COUNTY OF LOS ANGELES FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

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FIRE CHIEF
FORESTER & FIRE WARDEN

April 24, 2019

Hai Nguyen, Associate Planner
City of Santa Clarita
Community Development Department
23920 Valencia Boulevard
Santa Clarita, CA 91355

Dear Mr. Nguyen:

REVISED NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT, "SAND CANYON RESORT," 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 NEW RESORT AND SPA, 27734 SAND CANYON ROAD, SANTA CLARITA, FFER 201900033

The Revised Notice of Preparation of a Draft Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We will reserve our comments for the revised Draft EIR.

LAND DEVELOPMENT UNIT:

The Land Development Unit reviewed City of Santa Clarita Master Case #18-021, Tentative Tract Map #78248 on August 31, 2018. The following conditions of approval are required for the development of this tentative tract map.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	EL MONTE	INDUSTRY	LAWNDALE	PARAMOUNT	SIGNAL HILL
ARTESIA	CARSON	GARDENA	INGLEWOOD	LOMITA	PICO RIVERA	SOUTH EL MONTE
AZUSA	CERRITOS	GLENDORA	IRWINDALE	LYNWOOD	POMONA	SOUTH GATE
BALDWIN PARK	CLAREMONT	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	MALIBU	RANCHO PALOS VERDES	TEMPLE CITY
BELL	COMMERCE	HAWTHORNE	LA HABRA	MAYWOOD	ROLLING HILLS	WALNUT
BELL GARDENS	COVINA	HERMOSA BEACH	LA MIRADA	NORWALK	ROLLING HILLS ESTATES	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HIDDEN HILLS	LA PUENTE	PALMDALE	ROSEMEAD	WESTLAKE VILLAGE
BRADBURY	DIAMOND BAR	HUNTINGTON PARK	LAKEWOOD	PALOS VERDES ESTATES	SAN DIMAS	WHITTIER
	DUARTE		LANCASTER		SANTA CLARITA	

Access Requirements:

1. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
2. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4.
3. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
5. Single-Family Detached Homes (Lot 2): Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 and 503.2.1.
 - a. The required 20-foot wide driving surface shall be increased to 26 feet when fire hydrants are required. The 26-foot width shall be maintained for a minimum of 25 feet on each side of the hydrant location. Fire Code Appendix D103.3.
6. Two-story Buildings (Villas): Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 and 503.2.2.
7. Hotel and Wedding Hotel: Provide a minimum unobstructed width of 28 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Apparatus Access Road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the Aerial Fire Apparatus Access Road is positioned shall be approved by the fire code official. Fire Code 503.1.1; 503.2.2; Appendix D104.1, D104.2 and D104.3.

8. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1.
9. Dead-end Fire Apparatus Access Roads in excess of 150 feet in-length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5; Appendix D103.6, D103.6 (1) and D103.6 (2).
10. Fire Apparatus Access Roads shall be provided with a 32-foot centerline turning radius. Fire Code 503.2.4 and Appendix D103.5.
11. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds and shall be surfaced so as to provide all-weather driving capabilities. Fire Apparatus access Roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3; Appendix D102.1.
12. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 and Section 503.2.2 shall be maintained at all times. Fire Code 503.4.
13. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1.
14. A minimum 5-foot wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1.
15. Security barriers, visual screen barriers, or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5.
16. Approved building address numbers, building numbers, or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1.
17. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.

18. Gate Requirements: The method of gate control shall be subject to review by the Fire Department prior to clearance to proceed to public hearing. All gates to control vehicular access shall be in compliance with the following:
 - a. The keypad location shall be located a minimum of 50 feet from the public right-of-way. This is required for Lots 2 and 3.
 - b. Provide a minimum 32-foot turning radius beyond the keypad prior to the gate entrance at a minimum width of 20 feet for turnaround purposes. This applies to Lot 2 only.
 - c. The gated entrance design with a single access point (ingress and egress) shall provide for a minimum width of 28 feet, clear-to-sky, with all gate hardware is clear of the access way. This applies to Lot 3 only.
 - d. Where the Fire Apparatus Access Road consists of a divided roadway the gate width shall be not less 20 feet. Each side of the roadway shall be clear-to-sky. This applies to Lot 2 only.
 - e. Construction of gates shall be materials that allow manual operations by one person. This is required for Lots 2 and 3.
 - f. Gates shall be of the swinging or sliding type. This is required for Lots 2 and 3.
 - g. The security gate shall be provided with an approved means of emergency operation and shall be maintained operational at all times and replaced or repaired when defective. This is required for Lots 2 and 3.
 - h. Electric gate operators where provided shall be listed in accordance with UL 325. This is required for Lots 2 and 3.
 - i. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200. This is required for Lots 2 and 3.
 - j. All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices. This is required for Lots 2 and 3. Fire Code Sections 503.5; 503.5.1; 503.2; 503.6; Appendix D103.7
 - k. An approved key box listed in accordance with UL 1037 shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector.

Water System Requirements:

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze conforming to current AWWA standard C503 or approved equal and shall be installed in accordance with the County of Los Angeles Fire Code.
2. All required public fire hydrants shall be installed, tested, and accepted prior to beginning construction. Fire Code 501.4.
3. The required fire flow for the public fire hydrants for this project is 8,000 gpm at 20 pounds psi residual pressure for four hours. Three public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 and Appendix B105.1.
 - a. The fire flow for the public fire hydrants is subject to reduction.
4. Install a total of 21 public fire hydrants. Additional public fire hydrants may be required with further review of plans.
 - a. Two (2) public fire hydrants are required for Lot 2.
 - b. Nineteen (19) public fire hydrants are for Lot 3.
5. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

Fuel Modification Requirement:

This property is located within the area described by the Fire Department as a Fire Hazard Severity Zone. A "Fuel Modification Plan" shall be submitted to the Fuel Modification for review by the Fuel Modification Unit prior to public hearing. Please contact the Department's Fuel Modification Unit for details. The Fuel Modification Plan Review Unit is located at 605 North Angeleno Avenue, Azusa CA 91702-2904. They may be reached at (626) 969-5205 or visit <https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/>

For any questions regarding the Land Development Unit response to this report, please contact FPEA II Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and

Hai Nguyen, Associate Planner
April 24, 2019
Page 6

cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Joseph Brunet at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department advises that the Cal/EPA Los Angeles Regional Water Quality Control Board (LARWQCB) has an open project site cleanup case that has been inactive since October 2001. The LARWQCB should be contacted regarding the status of their open case for the project site.

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or Perla.garcia@fire.lacounty.gov if you have any questions.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ALEX VILLANUEVA, SHERIFF



April 25, 2019

Hai Nguyen, Associate Planner
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, California 91355

Dear Mr. Nguyen:

**REVISED NOTICE OF PREPARATION
DRAFT ENVIRONMENTAL IMPACT REPORT
SAND CANYON RESORT PROJECT**

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to review and comment on the revised Notice of Preparation (revised NOP), dated March 3, 2019, for a Draft Environmental Impact Report, for the Sand Canyon Resort Project (Project). The proposed Project, located at 27734 Sand Canyon Road in the City of Santa Clarita, would replace an existing open space that was formerly the Robinson Ranch Golf Course with a new resort and spa.

Per revised NOP, the new area is approximately 77-acre site with the following expanded scope:

Main Hotel (three-story building); Wedding Hotel (3 three-story); View Villas (14 two-story); Oak Villas (9 one-story); Function Wing; Dining (three restaurants); Children's Center; Outdoor recreation; Parking (375 parking stalls plus 18 spaces in Oak Villa garages). In addition to the expanded scope, the existing one-acre water quality detention basin (located south of Robinson Ranch Road) would be enlarged to a total of 1.9 acres and will be connected to the new resort project.

The proposed Project is located within the service area of the Santa Clarita Valley Sheriff's Station (Station). Accordingly, the Station reviewed the revised NOP and authored the attached comments (see correspondence dated April 19, 2019, from Captain Robert J. Lewis).

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

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— Since 1850 —

Mr. Nguyen

- 2 -

April 25, 2019

Should you have any questions regarding this matter, please contact me, at (323) 526-5657, or your staff may contact Ms. Maynora Castro, at (323) 526-5578.

Sincerely,

ALEX VILLANUEVA, SHERIFF



Tracey Jue, Director
Facilities Planning Bureau

COUNTY OF LOS ANGELES
SHERIFF'S DEPARTMENT
"A Tradition of Service Since 1850"

DATE: April 19, 2019

FILE NO:

OFFICE CORRESPONDENCE

FROM:  ROBERT J. LEWIS, CAPTAIN
SANTA CLARITA VALLEY
STATION

TO: TRACEY JUE, DIRECTOR
FACILITIES PLANNING
BUREAU

**SUBJECT: REVIEW COMMENTS ON THE REVISED NOTICE OF PREPARATION
OF AN ENVIRONMENTAL IMPACT REPORT FOR THE SAND CANYON
RESORT PROJECT**

The Santa Clarita Valley Station (Station) reviewed the revised Notice of Preparation (revised NOP) of Draft Environmental Impact Report (DEIR), dated March 28, 2019, for the Proposed Sand Canyon Resort Project (Project). The revised NOP include the DEIR's expanded scope with an updated project description and new project area. The new Project area is approximately 77-acre (formerly 75-acre) and is located at 27734 Sand Canyon Road at the northeast corner of Sand Canyon Road and Robinson Ranch Road. The Project site is located south of State Route 14 in the Sand Canyon area of the City of Santa Clarita. The Project is within the Station's patrol area.

The proposed Project would result in the replacement of an existing open space, formerly the Mountain Course of the Robinson Ranch Golf Course, with a new resort and spa. Per revised NOP, the expanded scope consists of the following:

- a. Main Hotel - three-story building, 241 rooms.
- b. Wedding Hotel - three three-story building, 81 rooms.
- c. View Villas - 14 two-story villas with 56 rooms.
- d. Oak Villas - 9 one-story villas with 9 rooms.
- e. Function Wing - meeting center and celebration open air atrium, a grand ballroom, junior ballroom, meeting rooms, and pre-function space.
- f. Dining - three restaurants approximately 25,000 SF.
- g. Children's Center - approximately 7,000 SF with nursery, kids' program space, cooking classrooms, and a teen arcade.
- h. Spa/Gym/Salon - 33,000 SF.



- i. Outdoor recreation with two pools, one tennis court, six pickle ball courts, a nine-hole miniature golf course, and three miles of trails.
- j. Parking - 375 parking stalls and 18 car parking spaces in Oak Villa garages.

In addition to expanded scope, the existing one-acre water quality detention basin (located south of Robinson Ranch Road) would be enlarged to a total of 1.9 acres and will be connected to the new resort project.

The Station has no comment regarding the revised NOP but generally defers to our previously submitted Review Comments and Sheriff's Information, for previously received October 2018 NOP and the March 2019 Request for Information, subsequently. See attached LASD correspondences: the November 26, 2018 with the Station's review comments memo dated November 15, 2018; and the March 14, 2019 with the Station's service information memo dated March 1, 2019.

Thank you for including the Station in the review process for the proposed Project. Should you have any question regarding this matter, please contact Operations Lieutenant Justin Diez at (661) 799-5102

RJL:JRD



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

JIM McDONNELL, SHERIFF



November 26, 2018

Hai Nguyen, Associate Planner
City of Santa Clarita
Community Development Department
23920 Valencia Boulevard, Suite 302
Santa Clarita, California 91355

Dear Mr. Nguyen:

**NOTICE OF PREPARATION
FOR AN ENVIRONMENTAL IMPACT REPORT
SAND CANYON RESORT PROJECT**

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to review and comment on the Notice of Preparation (NOP) of Draft Environmental Impact Report, dated October 2018, for the Sand Canyon Resort Project (Project). The proposed Project, located at 27734 Sand Canyon Road in the City of Santa Clarita, would replace an existing open space that was formerly the Robinson Ranch Golf Course with a new resort and spa on an approximately 75-acre site. The proposed Project includes, but not limited to, construction of a three-story main hotel building, two-story wedding hotel, 15 two-story view villas, 10 one-story oak villas, miscellaneous amenities, outdoor recreation areas, golf courses, trails, and parking with 375 stalls.

The proposed Project is located within the service area of the Santa Clarita Valley Sheriff's Station (Station). Accordingly, the Station reviewed the NOP and authored the attached comments (see correspondence dated November 15, 2018, from Captain Robert J. Lewis).

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

Mr. Nguyen

- 2 -

November 26, 2018

Should you have any questions regarding this matter, please contact me, at (323) 526-5657, or your staff may contact Ms. Maynora Castro, at (323) 526-5578.

Sincerely,

JIM McDONNELL, SHERIFF

A handwritten signature in black ink, appearing to read "Tracey Jue". The signature is fluid and cursive, with a large initial "T" and "J".

Tracey Jue, Director
Facilities Planning Bureau

COUNTY OF LOS ANGELES
SHERIFF'S DEPARTMENT
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DATE: November 15, 2018

FILE NO:

OFFICE CORRESPONDENCE

FROM:


ROBERT J. LEWIS, CAPTAIN
SANTA CLARITA VALLEY
STATION

TO: TRACEY JUE, DIRECTOR
FACILITIES PLANNING
BUREAU

**SUBJECT: REVIEW COMMENTS ON THE NOTICE OF PREPARATION OF DRAFT
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE
SAND CANYON RESORT PROJECT**

The Santa Clarita Valley Station (Station) reviewed the Notice of Preparation (NOP) of Draft Environmental Impact Report (DEIR), dated October 4, 2018, for the Proposed Sand Canyon Resort Project (Project). The approximately 75-acre Project site is located at 27734 Sand Canyon Road at the northeast corner of Sand Canyon Road and Robinson Ranch Road in the Sand Canyon area of the City of Santa Clarita, within the Station's patrol area.

According to the NOP's Summarized Project Description, the proposed Project would result in the replacement of an existing open space, formerly the Mountain Course of the Robinson Ranch Golf Course, with a new resort and spa consisting of the following development:

- a. Main Hotel, three-story building, 250 rooms, approximately 155,800 square feet.
- b. Wedding Hotel, two three-story building, 72 rooms, approximately 50,620 square feet with an outdoor wedding venue.
- c. View Villas, 15 two-story villas with 60 rooms, approximately 91,100 square feet.
- d. Oak Villas, 10 one-story villas with 10 rooms, approximately 32,900 square feet.
- e. Function Wing of the hotel including a grand ballroom (8,600 square feet), junior ballroom (2,600 square feet), meeting rooms (2,400 square feet), three restaurants (totaling 8,400 square feet), and a wedding garden.
- f. Spa/gym/salon, approximately 31,380 square feet.
- g. Outdoor recreation with two pools, one tennis court, six pickle ball courts, a nine-hole miniature golf course, and three miles of trails.
- h. Parking for 375 stalls.



The NOP also indicated that three of the environmental factors that would impact on law enforcement services include Population and Housing, Public Services, and Transportation/Traffic. The Station concurs with this initial assessment, because the proposed Project will increase employees and daytime population of the Station's service area, which, in turn, will generate an increased demand for law enforcement services we provide. The Station expects the DEIR to quantify the population increases, describe potential impacts to our resources and operations, and identify measures that will mitigate these impacts to a level of insignificance.

The Station further recommends that an analysis and impacts of the proposed Project to the local transportation and circulation system also be included in the DEIR. Traffic levels at intersections must be identified, studied and analyzed. Preparation of a Construction Mitigation Plan would also help in reducing impacts to traffic levels. A Construction Traffic Management Plan should also be implemented as part of the proposed Project to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access should be maintained at all times. Flag persons and/or detours should also be provided as needed to ensure safe traffic operations, and construction signs should be posted to advice of reduced construction zone speed limits.

Lastly, the Department generally prescribes to the principles of Crime Prevention Through Environmental Design (CPTED). The goal of CPTED is to reduce opportunities for criminal activities by employing physical design features that discourage anti-social behavior, while encouraging the legitimate use of the site. The overall tenets of CPTED include defensible space, territoriality, surveillance, lighting, landscaping, and physical security. With advanced notice, Department personnel can be made available to discuss CPTED with the developer during the design development phase of the proposed Project.

The Station has no further comment at this time, but we reserve the right to amend and supplement our assessment, if necessary, upon subsequent reviews of the proposed Project.

Thank you for including the Station in the review process for the proposed Project. Should you have any question regarding this matter, please contact Operations Lieutenant Justin Diez at (661) 799-5102.

RJL:JD



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ALEX VILLANUEVA, SHERIFF



March 14, 2019

Audrey Nickerson, CEQA/NEPA Planner
DUDEK
38 North Marengo Avenue
Pasadena, California 91101

Dear Ms. Nickerson:

**REQUEST FOR SHERIFF'S DEPARTMENT SERVICE INFORMATION
SAND CANYON RESORT PROJECT**

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to provide information and responses to specific questions to be addressed under California Environmental Quality Act (CEQA) in preparing an Environmental Impact Report, for the Sand Canyon Resort Project (Project). The proposed Project, located at 27734 Sand Canyon Road in the City of Santa Clarita, would replace an existing open space that was formerly the Robinson Ranch Golf Course with a new resort and spa on approximately 75-acre site. The proposed Project includes, but not limited to, construction of a three-story main hotel building, 2 three-story wedding hotel 25 View and Oak villas, miscellaneous amenities, outdoor recreation areas, golf courses, trails, and parking with 375 stalls.

The proposed Project is located within the service area of the Santa Clarita Valley Sheriff's Station (Station). Accordingly, the Station reviewed the Request and authored the attached responses (see correspondence dated March 1, 2019, from Captain Robert J. Lewis).

Should you have any questions regarding this matter, please contact me, at (323) 526-5657, or your staff may contact Ms. Maynora Castro, at (323) 526-5578.

Sincerely,

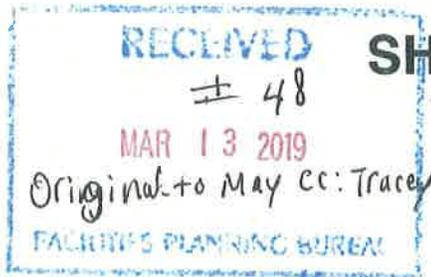
ALEX VILLANUEVA, SHERIFF

Tracey Jue, Director
Facilities Planning Bureau

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

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COUNTY OF LOS ANGELES

SHERIFF'S DEPARTMENT*"A Tradition of Service Since 1850"*

DATE: March 1, 2019

FILE NO:

OFFICE CORRESPONDENCE

FROM:  ROBERT J. LEWIS, CAPTAIN
SANTA CLARITA VALLEY
STATION

TO: TRACEY JUE, DIRECTOR
FACILITIES PLANNING
BUREAU

SUBJECT: RESPONSE TO REQUEST FOR SHERIFF'S DEPARTMENT SERVICE INFORMATION FOR THE PROPOSED SAND CANYON RESORT PROJECT

The Santa Clarita Valley Sheriff's Station (Station) is providing the following information as a response to a Request received from Dudek, a company who is currently preparing an Environmental Impact Report (EIR) for the Sand Canyon Resort Project (Project). The approximately 75-acre Project site is located at 27734 Sand Canyon Road at the northeast corner of Sand Canyon Road and Robinson Ranch Road in the Sand Canyon area of the City of Santa Clarita. The Project site is within the Station's patrol area.

The proposed Project is currently an abandoned site and would result in the replacement of an existing open space that was formerly the Mountain Course of the Robinson Ranch Golf Course with a new resort and spa consisting of the following proposed Project facilities:

- a. Main Hotel, three-story building, 250 rooms, 155,800 square feet.
- b. Wedding Hotel, two three-story building, 72 rooms, 50,620 square feet.
- c. View and Oak Villas associated with the hotel, 25 buildings, 124,000 square feet.
- d. Restaurants (three), 8,400 square feet.
- e. Spa/gym/salon, 31,380 square feet.
- f. Grand ballroom, junior ballroom, and meeting rooms, 13,600 square feet.
- g. Outdoor recreation with two pools, one tennis court, six pickle ball courts, on-site trails, and nine-hole miniature golf course.
- h. Parking for 375 stalls.



The questionnaire below is formatted to correspond with the format of the Request:

1. Evaluate the following statement and indicate any changes or updates that should be made:

Primary law enforcement service for the City is provided by the County of Los Angeles Sheriff's Department (LASD), Santa Clarita Valley Station (Station). The Station's service area covers 656 square miles, including both the City and County areas and portions of the Angeles National Forest. The project site is serviced by the Station, located approximately 10 miles west of the project site, at 23740 Magic Mountain Parkway, Santa Clarita, CA. The approximately 25,000-square foot existing sheriff's station was constructed in 1971. Since the time the Station was built, the population of the Santa Clarita Valley (SCV) has increased approximately six fold, from approximately 49,084 to 293,000. Given the age of the current Station and the population growth of the SCV, the Station is undersized and obsolete. In addition, given the growth in the eastern and northern areas of the SCV, the Station is not ideally located to effectively serve the entire City (Santa Clarita, 2016). On May 31, 2016, the Santa Clarita City Council approved a Memorandum of Understanding between the County of Los Angeles and the City of Santa Clarita for the New Santa Clarita Valley Sheriff's Station. Currently, a new one story Sheriff's Station building with an actual floor area of 46,552 SF, a Maintenance building with an actual floor area of 4,245 SF, and a helipad, is being constructed at 26201 Golden Valley Road, Santa Clarita, CA, approximately 4.8 miles west of the project site. The new station is anticipated to be completed by end of 2020 and will replace the existing Sheriff's Station.

The Station is not aware of any adopted or published law enforcement standard regarding the number of deputies deployed per resident population. However, LASD strives to maintain an officer-to-population ratio of 1 deputy per 1,000 residents. The Station serves an approximately 656 square mile area and a population of 293,000 residents. With 208 sworn officers, the Station currently provides an officer-to-population ratio of approximately 0.70 officers per 1,000 residents, which represents a deficiency of 85 deputies. Thus, the existing service level ratios are not at a desired level. Equipment and services provided to the City include 24-hour designated County cars, helicopters, search and rescue, mounted posse, and emergency operation centers.

2. Please describe current staffing levels and staffing goals at the Santa Clarita Valley Sheriff's Station.

The Station itself, including our secured parking area, has operated above-capacity for several years. The addition of sworn personnel to improve our service ratio to industry standards will exacerbate the Station's existing space deficiencies.

The Station is currently understaffed and operates above capacity. Assigning additional personnel to the Station to meet an acceptable service ratio will exacerbate the current shortage of space and attendant assets. Any expansion of the Station, or construction of new facilities, should not only account for the current shortage, but should also accommodate additional personnel and assets that will become necessary as our service area continues to experience growth and intensification of land uses.

3. What is the average or anticipated response time to the project site for emergency calls? Are response time goals currently being met by the department?

The Department generally adheres to the following, widely-accepted industry standard among law enforcement agencies for responding to emergent, priority, and routine calls for service: 10 minutes, 20 minutes, and 60 minutes, respectively.

The proposed Project is approximately 10 miles from the Station. The Station's average or anticipated response times for emergent, priority, and routine calls for service received from the proposed Project are 8 minutes, 18 minutes, and 71 minutes, respectively. (Please note these are approximate time ranges only and could be affected by traffic conditions and the deployment of radio cars when the call for service is received.)

4. Are there any current plans to expand facilities, staff, or equipment at the Santa Clarita Valley Sheriff's Station, beyond those described above?

A proposed new facility to replace the Station is currently in the Construction stage.

5. Are existing facilities, equipment, and personnel sufficient to accommodate the proposed Sand Canyon Project? Or, would development of the proposed project result in the need for new facilities, equipment, or personnel in order to maintain acceptable service ratios, response times, or other performance standards of the LASD?

No. The Station is currently understaffed and operates above capacity. Assigning additional personnel to the Station to meet an acceptable service ratio will exacerbate the current shortage of space and attendant assets. Any expansion of the Station, or construction of new facilities, should not only account for the current shortage, but should also accommodate additional personnel and assets that will become necessary as our service area continues to experience growth and intensification of land uses. See response to item 4.

6. Do you foresee any problems/impacts from the implementation of the Sand Canyon Resort Project?

The proposed Project will increase employees and daytime population of the Station's service area, which, in turn, will generate an increased demand for law enforcement services we provide. The Station expects the EIR to quantify the population increases, describe potential impacts to our resources and operations, and identify measures that will mitigate these impacts to a level of insignificance.

The Station further recommends that an analysis and impacts of the proposed Project to the local transportation and circulation system also be included in the EIR. Traffic levels at intersections must be identified, studied and analyzed. Preparation of a Construction Mitigation Plan would also help in reducing impacts to traffic levels. A Construction Traffic Management Plan should also be implemented as part of the proposed Project to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access should be maintained at all times. Flag persons and/or detours should also be provided as needed to ensure safe traffic operations, and construction signs should be posted to advice of reduced construction zone speed limits.

In addition, the Department generally prescribes to the principles of Crime Prevention Thru Environmental Design (CPTED). The goal of CPTED is to reduce opportunities for criminal activities by employing physical design features that discourage anti-social behavior, while encouraging the

legitimate use of the site. The overall tenets of CPTED include defensible space, territoriality, surveillance, lighting, landscaping, and physical security. With advanced notice, Station personnel can be available to discuss CPTED with the Project developer.

Thank you for including the Station in the environmental review process for the proposed Project. Should you have any questions of the Station regarding this matter, please feel free to contact Operations Lieutenant Justin Diez at 661-799-5102.

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

100 S. MAIN STREET, MS 16

LOS ANGELES, CA 90012

PHONE (213) 897-8391

FAX (213) 897-1337

TTY 711

www.dot.ca.gov



*Serious Drought.
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a California Way of Life.*

May 2, 2019

Mr. Hai Nguyen
City of Santa Clarita
23920 Valencia Boulevard
Santa Clarita, CA 91355

RE: Sand Canyon Resort Project
Vic. LA-14/ PM 33.431
SCH # 2018101039
GTS # LA-2018-02407AL-NOP

Dear Mr. Nguyen:

We are providing Caltrans comment after we received and reviewed the revised Notice of Preparation of Draft Environmental Impact for the San Canyon Resort Project. 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.

Please see Caltrans comment letter dated November 16, 2018, see attached.

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 897-8391 and refer to GTS # LA-2016-02033-AL-NOP.

Sincerely,

A handwritten signature in blue ink, appearing to read "Miya Edmonson".

MIYA EDMONSON
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

DEPARTMENT OF TRANSPORTATION

DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-8391
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Attachment.



*Serious Drought.
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a California Way of Life.*

November 16, 2018

Mr. Hai Nguyen
City of Santa Clarita
23920 Valencia Boulevard
Santa Clarita, CA 91355

RE: Sand Canyon Resort Project
Vic. LA-14/ PM 33.431
SCH # 2018101039
GTS # LA-2018-02033AL-NOP

Dear Mr. Nguyen:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project would result in the replacement of existing open space that was formerly the Robinson Ranch Golf Course with a new resort and spa consisting of a Main Hotel (255 rooms with 155,800 sf); Wedding Hotel (72 rooms with 50,620 sf) with an outdoor wedding venue; View Villas (60 rooms with 91,100 sf); Oak Villas (10 rooms with 32,900 sf); Function Wing of the hotel with a grand ballroom (8,600 sf), junior ballroom (2,600 sf), meeting room (2,400 sf), three restaurants (8,400 sf); spa (31,380 sf); outdoor recreation including two pools, one tennis court, six pickle ball courts, a nine-hole miniature golf course, and three miles of trails; and 375 parking stalls.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Senate Bill 743 (2013) 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. You may reference to The Governor's Office of Planning and Research (OPR) for more information.

<http://opr.ca.gov/ceqa/updates/guidelines/>

Caltrans is aware of challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, this development should incorporate multi-modal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of travel such as bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

Caltrans supports the implementation of complete streets and pedestrian safety measures such as road diets and other traffic calming measures. Please note the Federal Highway Administration (FHWA) recognizes the road diet treatment as a proven safety countermeasure, and the cost of a road diet can be significantly reduced if implemented in tandem with routine street resurfacing.

We encourage the Lead Agency to integrate transportation and land use in a way that reduces Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions by facilitating the provision of more proximate goods and services to shorten trip lengths, and achieve a high level of non-motorized travel and transit use. We also encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements.

The Department also seeks to provide equitable mobility options for people who are economically, socially, or physically disadvantaged. Therefore, we ask the Lead Agency to evaluate the project site for access problem, VMT and service needs that may need to be addressed.

This project is about 5,200 feet away from SR-14. SR-14 is the only freeway for project travelers. Please provide trip generation, trip distribution, and trip assignment estimates to the State facilities for this project with regards to the local and regional road system. To ensure that queue formation does not create traffic conflicts, project-generated trips should be added to the existing and future scenario traffic volumes for the EB SR-14 on/off-ramps from/to Sand Canyon Rd. and WB SR-14 on/off ramps from Soledad Canyon Rd. To avoid traffic conflicts such as inadequate weaving distances, queue spilling back onto the freeway, and uneven lane utilization, please analyze the adequacy of the operations of freeway segments in the vicinity of the project.

Analysis should include existing traffic, traffic generated by the project assigning to the State facilities, cumulative traffic generated from all specific planning developments in the area, and traffic growth other than from the project and developments.

A discussion of mitigation measures appropriate to alleviate anticipated traffic impacts. Any mitigation involving transit or Transportation Demand Management (TDM) is encouraged and should be justified to reduce VMT and greenhouse gas emissions. Such measures are critical to facilitating efficient site access.

For additional TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8). The reference is available online at:

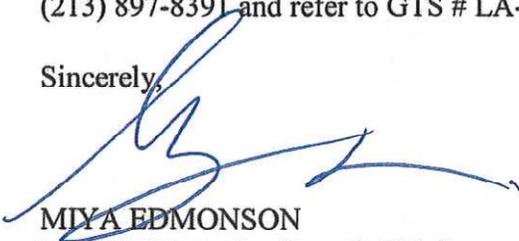
<http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>.

Mr. Hai Nguyen
November 16, 2018
Page 3 of 3

In the absence of an adopted precise plan, the Lead Agency should identify project-generated travel demand and estimate the costs of transit and active transportation improvements necessitated by the proposed project; viable funding sources such as development and/or transportation impact fees should also be identified. We encourage a sufficient allocation of fair share contributions toward multimodal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We also strongly support measures to increase sustainable modes shares, thereby reducing VMT. The Lead Agency should also consider fair share fees for shuttles that use the public curb space.

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 897-8391 and refer to GTS # LA-2018-02033AL-NOP.

Sincerely,



MIYA EDMONSON
IGR/CEQA Acting Branch Chief

cc: Scott Morgan, State Clearinghouse



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

May 2, 2019

Ref. DOC: 4999798

Mr. Hai Nguyen
City of Santa Clarita
23920 Valencia Boulevard
Suite 302
Santa Clarita, CA 91355

Dear Mr. Nguyen:

Response to Revised NOP for the Sand Canyon Resort Project

The Santa Clarita Valley Sanitation District (District) received a Revised Notice of Preparation of a Draft Environmental Impact Report (NOP) for the subject project on April 4, 2019. The proposed project is located within the jurisdictional boundaries of the District. Previous comments submitted by the District in correspondence dated November 15, 2018 (copy enclosed) still apply the subject project with the following updated information:

1. The Districts' 15-inch diameter Soledad Canyon Section 4 Trunk Sewer, located in a private right of way in the Santa Clara River southeast of the south terminus of Hidaway Avenue, is at capacity. Please submit a copy of the project's build-out schedule to the undersigned to ensure the project is considered when planning future sewerage system relief and replacement projects.
2. The expected increase in average wastewater flow from the revised project scope, described in the notice as a total of 392 hotel rooms, including the view villas, 25,000 square feet of Dining area, and a 33,000 square-foot Spa/Gym/Salon, is 95,970 gallons per day.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

Enclosure

cc: A. Schmidt
A. Howard



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

November 15, 2018

Ref. Doc. No.: 4817284

Mr. Hai Nguyen
City of Santa Clarita
23920 Valencia Boulevard
Suite 302
Santa Clarita, CA 91355

Dear Mr. Nguyen:

NOP Response for the Sand Canyon Resort Project

The Santa Clarita Valley Sanitation District (District) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on October 18, 2018. The proposed project is located within the jurisdictional boundaries of the District. We offer the following comments regarding sewerage service:

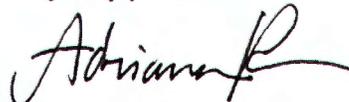
1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the District, for conveyance to the District's Soledad Canyon Trunk Sewer Section 4, located in a private right of way in the Santa Clara River southeast of the terminus of Hidaway Avenue. The District's 15-inch diameter trunk sewer has a capacity of 2.7 million gallons per day (mgd) and conveyed a peak flow of 1.5 mgd when last measured in 2012.
2. Availability of sewer capacity depends upon project size and timing of connection to the sewerage system. Because there are other proposed developments in the area, the availability of trunk sewer capacity should be verified as the project advances. Please submit a copy of the project's build-out schedule to the undersigned to ensure the project is considered when planning future sewerage system relief and replacement projects.
3. The District operates two water reclamation plants (WRPs), the Saugus WRP and the Valencia WRP, which provide wastewater treatment in the Santa Clarita Valley. These facilities are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a capacity of 28.1 mgd and currently produces an average recycled water flow of 18.4 mgd.
4. The expected average wastewater flow from the project, described in the notice as a total of 322 hotel rooms and 25 villas, is 44,150 gallons per day. For a copy of the District's average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.

5. The District is empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the District's Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer and General Manager will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

6. In order for the District to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of District wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of District facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of District treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the District intends to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of District facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

cc: A. Schmidt
A. Howard

May 2, 2019

VIA EMAIL

Hai Nguyen, Associate Planner
City of Santa Clarita
23920 Valencia Boulevard, Ste. 302
Santa Clarita, CA 91355
hnguyen@santa-clarita.com

Re: Revised Notice of Preparation of Draft Environmental Impact Report and Public Scoping Meeting for the Sand Canyon Resort Project (Master Case No. 18-021)

Dear Mr. Nguyen:

This law firm represents the Southwest Regional Council of Carpenters (Southwest Carpenters) and submits this letter on the above-referenced project on its behalf. Southwest Carpenters represents 50,000 union carpenters in six states, including in Southern California, and has a strong interest in reducing the environmental impacts of development projects, such as the Sand Canyon Resort Project (Project).

The City of Santa Clarita (City) has issued a Revised Notice of Preparation (NOP) for the Project after making certain changes to the scope of the Project and the Project description. In the revised Project description, the City notes changes to the size and massing of various Project structures, in addition to a proposed expansion of a pre-existing detention basin that was not mentioned in the initial NOP. All Project approvals appear to remain the same.

As mentioned in our prior comments, Southwest Carpenters agrees the Project will significantly affect every environmental factor the City is required to evaluate pursuant to the California Environmental Quality Act (CEQA). Our prior comments remain valid and are incorporated herein by reference. As details regarding the Project and the City's evaluation of its impacts remain scarce, these comments are not intended to be exhaustive, and Southwest Carpenters looks forward to commenting on the Draft Environmental Impact Report (DEIR) when this document is released to the public.

Upon initial review of the Revised NOP, of chief concern among the proposed revisions to the Project is the new amount of grading. As top-down images of the Project site appear to have changed very little between the first NOP issued in 2018 and the Revised NOP, it is unclear why, where, or how this additional grading is supposed to take place. In the 2018 NOP, Project

Hai Nguyen
Re: Sand Canyon Resort Project Revised NOP
May 2, 2019
Page 2

grading was disclosed to be a massive 228,000 cubic yards of cut and 215,000 cubic yards of fill. The amount of cut and fill in the Revised NOP more than doubles when compared to the proposed amounts in the 2018 NOP, as the Project now envisions 511,000 cubic yards of cut and 510,000 cubic yards of fill.

Additional grading will take longer to complete and cause the suspension of many more tons of particulate matter, including PM₁₀ and PM_{2.5}. As this grading will take longer to complete than the originally proposed amount of grading, this will likely also increase the duration of construction, and the number of hours diesel-powered construction vehicles will operate on-site. Please discuss these impacts in the DEIR.

Also, please explain why there has been such a large increase in the proposed amount of grading. Importantly, if essentially the exact same Project could be built with less than half the proposed cut and fill, as apparently is the case, the City should consider and adopt an alternative that would reduce the amount of cut and fill. Please explain what changes to the Project outlined in the Revised NOP are primarily responsible for this increased cut and fill, and please consider removing or altering these revisions in a manner that will reduce this cut and fill.

In addition, please discuss potential impacts to biological resources arising from the expansion of the detention basin. As the detention basin is likely either a permanent or ephemeral water source, construction around this basin could exclude wildlife that rely on this water source for survival, and, depending on its design, the Project could potentially result in the loss of this water source.

Southwest Carpenters thanks the City for providing an opportunity to comment on the Revised NOP. Pursuant to Section 21092.2 of the Public Resources Code and Section 65092 of the Government Code, Southwest Carpenters requests notification of all CEQA actions and notices of any public hearings concerning this Project, including any action taken pursuant to California Planning and Zoning Law. In addition, pursuant to Public Resources Code section 21167(f), please provide a copy of each Notice of Determination issued by the City in connection with this Project and please add Southwest Carpenters to the list of interested parties in connection with this Project and direct all notices to my attention. Please send all notices by email or, if email is unavailable, by U.S. Mail to the following two addressees:

(Continued on next page)

Hai Nguyen
Re: Sand Canyon Resort Project Revised NOP
May 2, 2019
Page 3

Nicholas Whipps
Ashley McCarroll
Wittwer Parkin LLP
335 Spreckels Dr., Ste. H
Aptos, CA 95003
nwhipps@wittwerparkin.com
amccarroll@wittwerparkin.com

Very truly yours,
WITTWER PARKIN LLP



Nicholas Whipps



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL:

May 8, 2019

HNguyen@santa-clarita.com

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

Revised Notice of Preparation of a Draft Environmental Impact Report for the Proposed Sand Canyon Resort Project

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. South Coast AQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send South Coast AQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to South Coast AQMD. Please forward a copy of the Draft EIR directly to South Coast AQMD at the address shown in the letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files¹. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, South Coast AQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

South Coast AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. South Coast AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from South Coast AQMD's Subscription Services Department by calling (909) 396-3720. More guidance developed since this Handbook is also available on South Coast AQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). South Coast AQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

South Coast AQMD has also developed both regional and localized significance thresholds. South Coast AQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results

¹ Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

to South Coast AQMD's CEQA regional pollutant emissions significance thresholds to determine air quality impacts. South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found here: http://www.aqmd.gov/docs/default-source/ceqa/handbook/South_Coast_AQMD-air-quality-significance-thresholds.pdf. In addition to analyzing regional air quality impacts, South Coast AQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by South Coast AQMD staff or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance² on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

Mitigation Measures

If the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any

² In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project, including:

- Chapter 11 “Mitigating the Impact of a Project” of South Coast AQMD’S *CEQA Air Quality Handbook*. South Coast AQMD’s CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- South Coast AQMD’s Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- South Coast AQMD’s Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf>
- California Association of Pollution Control Officers Association (CAPCOA)’s *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Alternatives

If the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a “no project” alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Draft EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits and South Coast AQMD Rules

If the Proposed Project requires a permit from South Coast AQMD, South Coast AQMD should be identified as a Responsible Agency for the Proposed Project in the Draft EIR. The assumptions in the air quality analysis in the EIR will be the basis for permit conditions and limits. For more information on permits, please visit South Coast AQMD’s webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to South Coast AQMD’s Engineering and Permitting staff at (909) 396-3385.

Data Sources

South Coast AQMD rules and relevant air quality reports and data are available by calling South Coast AQMD’s Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available at South Coast AQMD’s webpage at: <http://www.aqmd.gov>.

South Coast AQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

May 1, 2019

Hai Nguyen
Associate Planner
Planning Division
City of Santa Clarita

Re: Sand Canyon Country Club Master Case No. 18-021

Dear Mr. Nguyen:

I write to make certain the EIR will address the following with respect to the above referenced case.

- Public Safety
- Sand Canyon Special standards
- Open space
- Available Water. I don't believe there is an accurate supply.
- Traffic
- Preservation of our Oak Trees
- Aesthetics
- I believe this project will not succeed and will leave the canyon with yet another failed businesses in this location. There must be a Competition/Market analysis
- Horse and walking trails
- Noise
- Light emissions
- Infrastructure
- Air pollution
- Water run off
- Parking / Density
- Property Maintenance
- Fire safety
- Cumulative relationships of developments with Vista Canyon and Sand Canyon Plaza to negatively impact Sand Canyon and Eastern Valley as a whole.
- Hours of operation
- Wildfire interface area

Regards,



Alex Guerrero
15889 Beaver Run Road
Canyon Country, CA 91387

April 16, 2019

Dear Sir,

Re: Sand Canyon Resort Project
my background, experience

I grew up on the South side of Chicago
BIG CITY

I lived in a lovely suburb in northern

New Jersey outside of New York City BIG CITY

I've lived in Illinois, Iowa, Ohio,

Minnesota, Rhode Island, and now CA.
I've visited all 50 states.

When I moved to California I did
not want to be near Las Vegas,
Disneyland, Universal Studios, Malibu,
Magic Mountain, nor the houses
20 feet from their neighbors. I did
not want night time light pollution,
traffic lights, nor endless STOP signs.

Sand Canyon acreage is a special
spot. Don't permit this ethavaganza!
A quiet golf course is tolerable; a
hotel No! The traffic bad enough now.

Mrs. Ed Jones



Barbara A. Jones
26847 Chuckwagon Pl.
Canyon Country, CA 91387-4702

SANTA CLARITA CA 913

16 APR 2019 PM 11



Hai Nguyen, Associate Planner
City of Santa Clarita Community
Development Dept.
23920 Valencia Blvd. Suite 302
Santa Clarita, CA 91355

Hai Nguyen

From: Bill Schwartz <kathieschwartz7@gmail.com>
Sent: Wednesday, May 01, 2019 2:05 PM
To: Hai Nguyen
Cc: Ruthann Levison; alex Guerrero
Subject: Sand Canyon Country Club Master Case No. 18-021

May 1, 2019

Dear Mr. Nguyen,

We know from talking to others in our community that you have or will receive several letters outlining the writer's specific concerns regarding the EIR for and the possible ultimate construction of the Sand Canyon Country Club (SCCC) project. Many of the letters are quite detailed, which is very important. This one is more topic oriented and global in outlook.

First and foremost are the safety considerations for the Sand Canyon area. In the recent Sand Fire, we were all very fortunate to avoid an absolute catastrophe because of the terrific collaborative work of many fire departments and the community together. No matter what we could do however, we couldn't control the horrible congestion during the evacuation, even though many residents had evacuated early. Since Placerita Canyon Road and Sand Canyon going south at that intersection were closed, Sand Canyon Road going north to the 14 became the only route in and out. It took over 1 1/2 hours for cars to travel no more than 2 miles, and this was just the residents. Amplify that condition by hundreds more people staying and/or working at SCCC, with no additional escape routes, and who knows what the outcome could be in future emergencies!! Therefore, there MUST be additional roads in and out whether SCCC becomes a reality or not.

Second, is the rural and equestrian nature of our community. Our Special Standards District designation allows for a unique, low-keyed environment and lifestyle, and it is no place for any commercial endeavor—certainly not one of this magnitude. Allowing SCCC to be completed would be in violation of the Special Standards District, which the City granted us in 1992. Virtually everything about the SCCC Project goes against the idea and the safeguards embodied in that designation.

Third, should the SCCC project go forward, the quality of life in Sand Canyon will be forever changed—and not in a good way. The level of density will rise. The level of traffic and congestion will rise. The level of air pollution will rise. The level of noise and light pollution will rise. The level of danger on narrow, windy Sand Canyon Road will rise for cars, equestrians, bikers, and pedestrians, including the children who use this street during school hours. The level of crime will probably rise. The levels of peacefulness and serenity will fall. The level of wildlife will fall. The level of homeowner enjoyment will fall. And property values will probably fall too.

So far, Mr. Kim has failed to demonstrate that he either considers or cares about the impact of his facility on our community. He has not maintained his property even at the entrance, as weeds are

everywhere. He has altered the internal appearance of the Clubhouse from a western, rural feel to a hodge-podge of decor styles that is neither flattering or compatible with the outside appearance of the Clubhouse and neighborhood. He has removed huge oak trees without permits and has graded illegally. He has lowered the level and/or drained ponds thereby killing fish and driving away birds, turtles, and other wildlife that depended on that water source. He himself has stated that his resort and trails for horses and hikers are not compatible. This resort is NOT a good fit for our Special District community.

If this project is approved, there is no reason to believe Mr. Kim will act any differently. In fact, he will probably be emboldened to act even less neighborly, with further detriment to our community. If his project is approved and has a successful enough venture to remain in business, then our community will suffer great permanent environmental consequences that could have been avoided. If he is approved and his project fails, then he and we will have an albatross in Sand Canyon. Either way we lose. Therefore, it is imperative that the SCCC zoning change be denied, and the SCCC project not be approved.

Thank you for the opportunity to share our thoughts.

Respectfully,

Bill and Kathie Schwartz
15929 Mandalay Rd.
Santa Clarita, CA 91387

Sand Canyon was intended to be a rural, residential community. The thousands of residents here did not purchase their homes to live near a hotel.

The fact that our City would allow ONE person's project to alter the chosen lifestyle of THOUSANDS of people is surprising to me.

The business owner erected a sign over a year ago advertising a hotel, already assuming he will get what he wants. I was told that he began grading without City approval.

The portion of the golf course visible from Live Oak Springs Canyon Road is a mess with dead and fallen oak branches and a poorly repaired split rail fence. The existing golf course is not maintained well. How will multiple hotel buildings and additional grounds be maintained? How will he staff his hotel when the unemployment rate is so low? Who will want to work there? How much traffic will that generate?

Sand Canyon is a two lane road that is already under heavier use than it can safely accommodate. People currently use the shoulder to get around anyone waiting to make a left turn. Speed has always been a problem. More vehicles will compound already existing issues.

We have yet to realize the impact of both Sand Canyon Plaza and Vista Canyon Ranch.

For these and many other reasons that I'm hoping other residents bring forth:

Please do the right thing for the citizens of Sand Canyon and do not allow hotels, or any other commercial projects here.

Cathy Wild
15604 Saddleback Road

From the Nextdoor App:

[What can we do as a community to stop or minimize the traffic congestion in the morning and afternoons created by the Waze app diverting traffic from the 14 fwy to Placerita Canyon?? The traffic is not the only issue, overall driving safety has become a major issue in our neighborhoods. Does anyone have any information or suggestions?](#)

Two reviews from Yelp:

**** I know the course suffered from lack of water and the fires. However, I do question what is going on with the new ownership. Other than maybe the solar panels in the parking lot every other change I can see from the old Robinson Ranch has been done super cheap.*

How long has this course been reopened for? The new tee is signs are all ready half destroyed by the sun. The tee boxes are shaggy. There is grass growing out of the bunkers. The new landscaping on the course is haphazard.

For some reason all the paths to the tee boxes and from the cart path to the fairways have been replaced with artificial grass.

The only thing this course has going for it is the fact that it was a well designed course to begin with. The current custodians have turned it into a mid-level municipal course. But for 70 bucks why not play something like Angeles National?

**** Don't be fooled by all the 5 star ratings... they offer free food and beer for a 5 Star.*

As someone who can pay for they're own food, i could care less about the free offerings, so I'm going to be very honest here.

This course is a shadow of what it used to be. Although we are all very happy it survived the fires and floods of the last couple years, this course has no business charging \$70+ for a round. The driving range is a nothing but chunks and pieces of AstroTurf from an old football field. It looks ridiculous and CHEAP.

The tee boxes had just been mowed that morning and yet the grass was still so long your ball looked like it wasn't even on a tee?! Some of the tee boxes weren't even mowed or had no tee markers?!

The rest of the course was in average condition at best. Fairways were shaggy, tee boxes with no tee markers, the bunkers had what appeared to be dirt not sand, and several fairways with no definite fairway / rough.

The greens still were in good shape and remained the best part of the course.

I've played here probably 40+ times since its opening as Robinson Ranch and this round was a true disappointment.

They are "supposedly" opening a resort?! How about you make the course AT LEAST CLOSE to what it was before you embark on some resort nonsense.

I'll be back one day... hopefully it's a day when the course looks and plays like it's supposed to, the carts don't have rips in the seats, and the driving range isn't pieces from a local high school football field.

Pretty dissatisfied and disappointed overall....

Hai Nguyen

From: Cathy Wild <catleo66@hotmail.com>
Sent: Tuesday, April 23, 2019 10:16 AM
To: Hai Nguyen
Subject: Comments for the Revised NOP for Sand Canyon Resort Project
Attachments: Sand Canyon Resort Project.docx

Dear Mr. Nguyen.

I have attached my comments.
How are the comments presented?

Thank you.

Cathy Wild
15604 Saddleback Rd

From: Hai Nguyen <HNGUYEN@santa-clarita.com>
Sent: Tuesday, April 2, 2019 7:51 AM
Subject: Revised NOP for Sand Canyon Resort Project

Good morning:

You are receiving this email because you have indicated your preference in receiving notifications regarding the Sand Canyon Resort Project.

The original Notice of Preparation (NOP) for the Sand Canyon Resort EIR was circulated between October 17, 2018 and November 16, 2018. The revised NOP is being circulated to provide an 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. A copy of the NOP is attached to this email. The comment period for the revised Notice of Preparation begins on April 2, 2019 and ends on May 2, 2019.

Please contact me if you have any questions. Have a wonderful day!

Hai Nguyen

Hai Nguyen
Associate Planner
Planning Division
City of Santa Clarita

Phone: (661) 255-4365

Email: hnguyen@santa-clarita.com

Web: <http://www.santa-clarita.com>



City of
SANTA CLARITA

Hai Nguyen

From: Clarissa Michael <clarissa.michael97@gmail.com>
Sent: Thursday, May 02, 2019 2:57 PM
To: Hai Nguyen
Subject: Sand Canyon Country Club Rejection

Dear Mr. Nguyen,
I believe the EIR for Mr. Kim at Sand Canyon Country Club is far too different from what he proposed. Over and over he has claimed he would do something and doesn't follow through. This is another example of him changing the game.

It's too large and will cause way too many problems for our little canyon.

Thank you for your time.

Clarissa Michael

Hai Nguyen

From: Craig Risebury <craigrisebury@gmail.com>
Sent: Thursday, April 25, 2019 8:57 AM
To: Hai Nguyen
Subject: Sand Canyon Country Club Resort Project

Dear Sir

I'm a resident of Sand Canyon. I fully support the development of the Sand Canyon Country Club plus the continuing "planned" development along with the Vista Canyon, Sand Canyon Plaza these are needed in Canyon Country. I also don't believe Sand Canyon is any longer an equestrian community as it once was. But I do have concerns about traffic on Sand Canyon and continuing development of the trails along Sand Canyon Road.

Traffic

Traffic is terrible in the mornings and evenings due to congestion on the 14 Freeway and school traffic at the junction of Sand Canyon and Lost Canyon. Traffic is the biggest issue to be addressed especially in emergency situations.

Trails

The development of the trails needs to continue and they should incorporate the golf course itself. We often go walking through the golf course but walking on the road has its challenges due to traffic. If there was a way to incorporate trails into the plan that would be fantastic. Plus it would bring more people from the community in to the golf resort areas.

Golf Course Maintenance

Currently the maintenance of the golf course is lacking especially along Live Oak Springs area leading up to Sand Canyon Road. Maintenance needs to be improved and enforced to ensure the edges of the golf course along our community do not fall into disrepair.

Oak Trees

I'm sure part of the requirement for oak tree removal is to plant many more oak trees and not other non-native trees. The new owners have been planting non-native trees probably because they grown faster.

Community Integration with SCCC

As I mentioned if the new owners can find ways of integrating the development with the community I would be all for it. I'm one of the younger owners here in Sand Canyon, having more local close by venues is something I'm looking for. Maybe they can have a community membership offering discounts at the resort etc. Plus trails integration as I mentioned above.

Thank you.

Craig Risebury
27337 Eaglehelm Drive
661.645.0471

Hai Nguyen

From: David Hong <david_hong@sbcglobal.net>
Sent: Thursday, April 25, 2019 11:20 PM
To: Hai Nguyen
Subject: Re: Sand Canyon Resort Project - EIR

To: Mr. Hai Nguyen, Associate Planner
City of Santa Clarita – Planning Dept
23920 Valencia Blvd. Suite 302
Santa Clarita CA 91355

Telephone: 661) 255-4365
Email: hnguyen@santa-clarita.com

From: David Hong, 16818 Royal Pines Lane, Santa Clarita, CA 91387

(805) 807-0515; david_hong@sbcglobal.net

Re: Sand Canyon Resort Project - EIR

Dear Mr. Nguyen:

This regards the EIR that will be prepared for the Sand Canyon Resort project.

Water: What is the expected water usage for the project, and will the water be supplied by the local water agency, or from the well on the SCCC property?

Traffic and Parking: The traffic analysis needs to take into account the expected traffic increases in and around the Sand Canyon area (surface streets and freeways) generated by this project, added to: traffic generated by the Vista Canyon project (to full build out), the Sand Canyon Plaza project, and increased commute traffic through Sand Canyon due to daily traffic congestion on the 14 freeway. What about guests and overnight parking and employees?

What is the real number of parking spaces, and land area, needed to park vehicles for all of the above, assuming many days when the hotel/villas, meeting rooms, wedding facilities, ballroom, and spa/sports/entertainment facilities are full to capacity with overnight guests and day users?

What will be the impact on nearby residents, if many tour buses are driving into and out of the resort?

Evacuation for Emergency: Could the resort be evacuated quickly and safely in case of emergency, such as brush fire, earthquake, storm, power outage, etc., taking into account the 600-1000+ people who would be there with 400-600 vehicles on a busy day? The last Sand Fire showed the bottleneck formed from residents trying to leave and emergency vehicles trying to enter.

Noise and Lights: What will be the impact (day and night) on surrounding residential neighborhoods, and wildlife, of noise and lights from the resort's outdoor facilities?

Aesthetics: Analysis of the aesthetics of the architectural design of the hotel and villas has to include comparison with the designs used by other large successful resorts in Southern California, and with the architectural styles of houses in Sand Canyon. Also, this section of the EIR should analyze the visual appeal of the site being devoid of any trees and a flat, barren plateau due to the grading and removal of all native oak trees in the vicinity.

Oak Tree Removal: The EIR should address the impact of removing 21 oaks to accommodate this construction, and whether alternative designs could reduce the number of oak trees destroyed by the project.

Zoning and Special Standards District: The EIR needs to address the impact on residential property values and probability of other commercial development in Sand Canyon, of allowing the requested zoning change to allow this huge commercial development in the semi-rural Sand Canyon area which is supposed to be protected by its Special Standards District as a rural, equestrian, residential area. Sand Canyon is a unique area within the communities surrounding the Los Angeles basin, due in large part to the protection of its rural character by the Special Standards District, and by being within the 'green belt' surrounding Santa Clarita, which was deliberately planned by the City.

Air Quality: What will be the increase in vehicle emissions and smog in our area due to the amount of traffic generated by this project?

Very truly yours,

David Hong

David Hong, Esq.,
LAW OFFICE OF DAVID HONG
Patent, Trademark, and Intellectual Property

Mailing Address: P.O. Box 2111, Santa Clarita, CA 91386-2111
U.S. and Canada Tel & Fax: 866.824.8680 (toll-free)
Mobile & International Tel: 805.807.0515
E-Mail: david.hong@dhpattentlaw.com or david_hong@sbcglobal.net.
SKYPE: david.hong.esq

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Hai Nguyen

From: Deana <rioguy5@yahoo.com>
Sent: Thursday, April 25, 2019 1:11 PM
To: Hai Nguyen
Subject: Fwd: Deadline 5/2/19 is looming to send updated comments on increased SCCC Resort Project

Mr Nguyen

Below are my concerns against this project. I live across from the golf course. This would be a negative affect to my property. It would no longer be out in the country with open space but a busy resort which this area was not suppose to be.
Deana and Ed Shaver
Sent from my iPad

Begin forwarded message:

From: "SCHOA eAlerts" <schoa@schoa.ealert.com>
Date: April 24, 2019 at 7:52:16 PM PDT
To: "SCHOA eAlerts" <schoa@schoa.ealert.com>
Subject: **Deadline 5/2/19 is looming to send updated comments on increased SCCC Resort Project**

Dear Neighbors,

The Sand Canyon Country Club Resort project has increased dramatically from it's initial design.

Attached again, please find the "Revised Notice of Preparation" sent to Schoa from the City, which notes these changes.

At the City's Scoping meeting (10/30/2018) the SCHOA Board presented a list of concerns on the project.

These concerns are now magnified tenfold with the increased size and scope of the current "resort" plan.

The deadline May 2, 2019 for updating your concerns is fast approaching.

To refresh your memory below is an updated list to be considered for your updated comments to the City.

Please email or snail mail comments to:

**Mr. Hai Nguyen, Associate Planner
City of Santa Clarita – Planning Dept
23920 Valencia Blvd. Suite 302
Santa Clarita CA 91355**

Telephone: 661) 255-4365

Email: hnguyen@santa-clarita.com

Subject: Sand Canyon Country Club Resort Project

SAND CANYON COMMUNITY MAJOR CONCERNS TO BE CONSIDERED:

PUBLIC SAFETY: Sand Canyon is a “wild fire” zone area. With 2000 residents trying to evacuate with the addition of another 400-600 hotel residents & staff (wedding parties etc) will emergency vehicles be able to get into the area to do their firefighting? What about ambulance ingress and egress. This is a most serious issue to consider.

We are ripe to be the next “Paradise, California”.

ACCESS: Isn't it a necessity for a “secondary access” (a bridge across the Santa Clara River) to be required for this “high density” project to accommodate the additional traffic, especially during emergency situations? With additional resort personnel & guests, an additional evacuation route is without question a necessity.

TRAFFIC: Besides taking “emergency-events traffic” into account, will the required traffic analysis ,also include current studies on other nearby developments already in progress (Vista Canyon, Sand Canyon Plaza, Mancara, etc.) and will there be provisions for the continuing increase of traffic on Sand Canyon Rd. already impacted by navigation applications? Will such items as proper signalization at 14 Freeway off-ramps, stop signs on Placerita, round-a-bouts, speed humps, etc. be incorporated and addressed in the traffic study? What if an emergency event occurs when the 14 & 5 Freeways are impacted with commuter traffic.

SPECIAL STANDARDS DISTRICT: As a Special Standards District and a rural, equestrian-oriented community, we have definite “density” restrictions among others. This “commercial” project is extremely high density.

TRAILS:Our Special Standards District requires developers to provide multi-purpose/horse trails through and around their development so our Sand Canyon Trails System can connect to the US Forest Service (Wilderness), City Open Space, and to the Golden Valley City Open Space. These trails are the Sand Canyon community's “paseos.”

OPEN SPACE: Our community worked diligently to ensure that “open space” within our canyon would be protected. To disregard that by changing zoning is a “travesty”. So much for open space surrounding the city! Taking our internal “open space” away would be heart breaking after forty years of protecting it.

WILDLIFE INTERFACE AREA: this project shares the boundary of the US Angeles National Forest. All our wild life critters will be negatively impacted by this “commercial enterprise” in their midst.

WATER: Is there adequate public water for a project this significant?

ECONOMIC ANALYSIS: Will there be an Economic Analysis showing sustainability for this owner and potential ownership changes in the future?

ZONING: Will there be studies and recommendations regarding the significant impact of a zoning Change of Use? The original approval of the Robinson Ranch Golf Course as Open Space eliminated further residential development for this site, and recognized and established density limits. Will this be re-addressed?

STAFFING: What type of Executive Management Staff will be established to run a

resort of this magnitude? Will studies and analysis of the Project's significant scale, scope, and activities impacting' our community be conducted?

AESTHETICS-SC IDENTITY: Will this proposed resort maintain the rural and equestrian flavor of our community—the “who we are”? Thus far, our community has been ignored. In fact, we have been told that “golf” & horses” don't mix.

SEWAGE/WASTE: Is there adequate public sewage infrastructure for a resort of this size

LIGHTS/NOISE: What is planned for lights and noise mitigation for nearby homes who are used to a quiet, country neighborhood. In our canyons...noise and lighting issues are far reaching.

OAK TREES: Our residents can't trim oak trees without a permit, let alone remove any. It is my understanding that many oak trees are to be removed.

PROPERTY MAINTENANCEof the current facility has been sadly lacking.

ILLEGAL GRADING has been done, fines paid....and then “more illegal grading has been done. The city is well aware of this situation. Code Enforcement has been dealing with it.

Sincerely,
Ruthann (Levison) Communications Director
Sand Canyon Community Association

Hai Nguyen

From: Diane Wilson <windsunsky@socal.rr.com>
Sent: Friday, April 26, 2019 1:53 PM
To: Hai Nguyen
Subject: Sand Canyon Hotel

To: Hai Nguyen, Associate Planner
City of Santa Clarita

From: Diane Wilson
26826 Sand Canyon Road
Santa Clarita, CA 91387

Re: Sand Canyon Hotel

I have lived in Sand Canyon for over 32 years. I was part of the "One Valley, One Vision" project that was developed to make sure that the General Plan works for people and businesses and is designed to make this City a thriving, safe and happy place to live and work. I have strong objections to the Hotel Project.

I am vehemently opposed to the proposed Zoning Change that would change the land use from Open Space (OS) to Community Commercial (CC) on two of the proposed four lots.

Under the City's Unified Development Code,

Zoning Designation Purpose (Chapter 17.31) is:

A. *"To reserve appropriate areas for the continuation of existing farms and ranches,...and the protection of these areas from intrusion by dwellings and other inharmonious uses consistent with the Santa Clarita General Plan, and with sound standards to preserve public health, safety and welfare."*

B. *"To minimize traffic congestion ..."*

D. *"To Promote high standards for site planning, architecture and landscape design ...while preserving the City's historical and natural resources such as oak trees,..."*

F. *"to minimize the impact of commercialoperations on nearby residential zones"*

Zone Changes (Chapter 17.28.120)

A. *Purpose. This section provides procedures and criteria for zone changes and amendments of zoning maps, and this code, whenever the Council determines that public convenience, general welfare, and/or zoning practice justify a zone change or an amendment.*

H. *..."The City Council shall approve a zone change only after the applicant substantiates all of the following required findings:*

b. "That a need for the proposed zone classification exists within such area;

c. That the particular property ... is a proper location for said zone ..."

i. that placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice ...

The EIR must clearly address these zoning considerations and demonstrate that the Project meets the Unified Development Code requirements.

1. Is there a demonstrated need for this Resort Hotel?
2. Identify the justification for an extreme zone change from Open Space to Community Commercial.
3. Is this the proper location for this large commercial project?
4. Explain how this Project in this location promotes public health and safety and conforms to good zoning practices.
5. Hotels should be on arterial streets with easy access. How does the Hotel plan to overcome this challenge?

Under the City's Unified Development Code

The Purpose of the Special Standards of Sand Canyon (Chapter 17.39.030) is

A. "to maintain and enhance the rural and equestrian character of Sand Canyon."

Has the EIR identified how the Project will follow the requirements for property development cited in the Special Standards, most specifically with regard to equestrian trails, lighting, roads and bridges, lot size and animal-keeping?

Property values in Sand Canyon have benefited from this special rural and equestrian character. We expect that homeowners will have a "Decline in Value" due to this Hotel. Is the City prepared for lower residential property tax revenues?

The detrimental effect of this Hotel on the Sand Canyon community is unfair to those homeowners who have invested in their farms and ranches over decades. The proposed Zone Change must be denied.

I am concerned about the financial viability of a Resort Hotel at this site. We need to see evidence that there is a market demand. Nothing would be worse than to build a large project that fails and becomes a blight on our beautiful community. My reasons are:

1. Real estate success is based on "location, location, location". Who is the target market? What is going to attract visitors to the Hotel? Resorts generally have beautiful views of lakes or oceans, they have a special ambience, they have desirable weather and they have area attractions that hotel guests want to visit. The market study must have demonstrable facts that indicate why people would come here.
2. Business oriented guests would prefer a hotel on the 5 Freeway, near the Industrial Center and business along the State artery.
3. Visitors wanting a high-end destination resort have plenty of choices. Why will they select Sand Canyon instead of the Miramar in Santa Barbara, Terranea in Palos Verdes, Pebble Beach, Lake Tahoe, and Ojai. The "snowbirds" will go to La Quinta in the winter. They fly in to the Palm Springs Airport. What is the marketing strategy to create a successful project here in Sand Canyon?

4. Are hotel guests expected to be mostly those coming for the Weddings? Given that summertime heat would be unappealing for anything outdoors, what sort of vacancy rate is anticipated? Or will that be managed by pricing?
5. Has a leading Hotelier committed to this Project? Professional marketing and management is necessary for a viable Resort.
6. What are the rental rates used in the market analysis? What methodology was used to find real competitors for visitor dollars.
7. What vacancy rates are projected in each season? What about during Fire Season when winds and area fires affect air quality and ambience?

My market analysis fails to show a successful resort Hotel here. The City needs to be aware of the risks in this highly competitive business and deny the Project.

Additional Concerns:

1. Parking on the Project appears to be severely inadequate. I count 392 rooms in the hotels and villas and only 393 parking spaces. Basically one space per room. Where is the parking for the Hotel's Function Wing and Restaurants? If there are going to be events in the ballrooms and meeting rooms, there is parking needed. What about staff parking? Is parking going to be allowed on Robinson Ranch Road? On adjacent Sand Canyon Road?
2. The site seems to be lacking in trees and landscaping as compared to the surrounding community and popular resorts. Removing 21 oak trees will negatively impact the aesthetics and impact the biological resources currently on site. Originally the Golf Courses were touted as Audubon Certified. Is this designation still valid?
3. Traffic and Public Safety – The Project area has already felt the negative impact of the Fire conditions in our Very High Fire Hazard Severity Zone. Evacuation during the Sand Fire was slow and challenging. How will the people at the Hotel be evacuated during fire emergencies? Horse trailers need to come into the community to evacuate large animals. How will they be accommodated? Sand Canyon Road cannot handle additional vehicles in the long line to get out. This could be life or death.
4. Are the wells onsite enough to supply this project with adequate water? Are the ponds receiving adequate water to allow their use by water-dropping helicopters during fires. The water on this site has been used for fire-fighting throughout the area. Will it still be available?
5. The number of hotel rooms has increased from the original 227 rooms to 392 rooms. What is the justification for this change? The increased size decreases the appeal to visitors wanting a luxury experience. Has the visitor profile changed?

Hai Nguyen

From: Eric Parde <eparde@summersystems.net>
Sent: Friday, April 05, 2019 9:59 AM
To: Hai Nguyen
Cc: schoa@la.twcbc.com; pardeof3@gmail.com
Subject: Sand Canyon Hotel

Hello Hai,

The information you have provided indicates that the proposed "Spa" has now become 383 rental rooms, a meeting center, two ballrooms, a wedding center and related retail.....With only 393 parking spaces? Has County Fire seen this? There needs to be 1000 parking spaces to accommodate all the cars which will certainly plug the entry road and bleed onto Sand Canyon.

Remember that a good portion of that site burned in the fire two short years ago, and now they desire to make this site an event destination.

This project has become a bad idea. The net result is that it will bring in 2000 people every weekend with a percentage of them being drunken idiots!

No thanks and best regards,

Eric Parde
Project Manager
Summer Systems, Inc.
[28942 Hancock Parkway](#)
[Valencia, CA 91355](#)
Cell [\(661\) 510-8401](#)
Office [\(661\) 257-4419 x 120](#)
Fax [\(661\) 257-2640](#)
eparde@summersystems.net
www.summersystems.net

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Hai Nguyen

From: Fisher Family <alohafisher4@gmail.com>
Sent: Sunday, April 28, 2019 10:12 AM
To: Hai Nguyen
Subject: Sand Canyon Country Club Resort Project

Hello Mr. Nguyen,

I am writing this email in hopes my voice will be heard and help make a difference.

With the many changes in size and scope of this proposed project many concerns have become very apparent.

I am and have been a Sand Canyon resident for twenty four years. I happen to live on Sand Canyon under one mile from SCCCRP.

After reading the email blast sent by our town hall to the residents of Sand Canyon I couldn't agree more with the many concerns over this proposed project. Our area has been overrun and heavily impacted by an over abundance of transit commuters. And it's only getting worse. We have had many-many road rage incidents as well as several auto related deaths directly in front of our home. Not to mention the many same related incidents all along Sand Canyon.

As you very well know we are only a two lane rural road that's treated by commuters as if this road is a highway. Speed, high speed is an every day occurrence on this road. I would appreciate your understanding that every day we are leaving our home in our cars we are burdened with and dangerously challenged with trying to leave our driveway and merge into to high speed traffic coming from both directions. Speed in this Canyon is an on going issue and consequently very little has been done to remedy this. Support is what we need in this Canyon, not more growth that will surely make this Canyon a freeway. It is not a safe place to drive let alone walk with our children, grandchildren.

The noise level from semi-trucks jake braking, sand and gravel trucks, motorcycles and cars everyday seven days a week are adding to the chaos. With such a heavily used road as humans would have it, LITTER is a constant battle. There are people that are very inconsiderate and ignorant.

With the proposed increase in size of this project with out a doubt will bring even more traffic and only more of an impact to our already very impacted Canyon.

There are many reasons this project must not succeed.

I will include below the many other concerns.

I am vehemently opposed to this project.

Thank you,

Ken Fisher

PUBLIC SAFETY: Sand Canyon is a "wild fire" zone area. With 2000 residents trying to evacuate with the addition of another 400-600 hotel residents & staff (wedding parties etc) will emergency vehicles be able to get into the area to do their firefighting? What about ambulance ingress and egress. This is a most serious issue to consider.

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ZONING: Will there be studies and recommendations regarding the significant impact of a zoning Change of Use? The original approval of the Robinson Ranch Golf Course as Open Space eliminated further residential development for this site, and recognized and established density limits. Will this be re-addressed?

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PROPERTY MAINTENANCEof the current facility has been sadly lacking.

ILLEGAL GRADING has been done, fines paid....and then “more illegal grading has been done. The city is well aware of this situation. Code Enforcement has been dealing with it.

Hai Nguyen

From: Freda Falk-Santoro <fredfalksantoro@gmail.com>
Sent: Thursday, April 25, 2019 6:41 AM
To: Hai Nguyen
Cc: SCHOA
Subject: Sand Canyon Country Club Resort Project

Dear Mr. Nguyen,

As a resident of this community for 28 years, I am truly concerned about the impact this project will have on our Safety, Security, etc.,

1) **Specifically** with regard to Evacuation in the event of a Wild Fire. Right now, without the 'addition' of the SCCC Resort, when an evacuation occurs, it takes hours to get to safety with only one way out, Sand Canyon, a 1 lane highway. The residents here, myself included, have Horses to evacuate also and the additional amount of traffic which would be generate by the SCCC Resort would greatly impact the safety of the residents and Animals of our community in the event of an emergency and/or evacuation.

2) **Oak Trees** are supposed to be protected. We, the residents of this community pride ourselves on the protection of the numerous oak trees that make our community so special. We must pull a permit to just 'trim' our protected and precious oak trees. REMOVING Oak Trees to accomodate the SCCC Project is unacceptable.

Thank you.

Freda M Falk

Notary Public / Specialized Loan Signing-Agent

NNA Certified & Background-Screened

notaryrotary.com/pro/Notary-Expert

Cell: 818.388.8461

fredfalksantoro@gmail.com



Virus-free. www.avg.com

Hai Nguyen

From: George Thomas <georgethomas66@yahoo.com>
Sent: Thursday, April 25, 2019 4:51 PM
To: Hai Nguyen
Subject: Sand Canyon Resort Issues...

**Mr. Hai Nguyen, Associate Planner
City of Santa Clarita – Planning Dept**

Mr Nguyen:

After attending the Cities Scoping Meeting in October 2018, I sent you a letter with my list of issues that I felt should be considered regarding this proposed resort. None of my concerns have been mitigated and I would like to follow up with the below issues that the Sand Canyon Homeowners Association has brought to the Cities attention. I agree with the below concerns 100% and would like to go on the record supporting these issues, that I do not believe can, or will be mitigated by the applicant. This project will, if approved have a tremendous negative impact on our Sand Canyon community.

PUBLIC SAFETY: Sand Canyon is a “wild fire” zone area. With 2000 residents trying to evacuate with the addition of another 400-600 hotel residents & staff (wedding parties etc) will emergency vehicles be able to get into the area to do their firefighting? What about ambulance ingress and egress. This is a most serious issue to consider.

We are ripe to be the next “Paradise, California”.

ACCESS: Isn't it a necessity for a “secondary access” (a bridge across the Santa Clara River) to be required for this “high density” project to accommodate the additional traffic, especially during emergency situations? With additional resort personnel & guests, an additional evacuation route is without question a necessity.

TRAFFIC: Besides taking “emergency-events traffic” into account, will the required traffic analysis also include current studies on other nearby developments already in progress (Vista Canyon, Sand Canyon Plaza, Mancara, etc.) and will there be provisions for the continuing increase of traffic on Sand Canyon Rd. already impacted by navigation applications? Will such items as proper signalization at 14 Freeway off-ramps, stop signs on Placerita, round-a-bouts, speed humps, etc. be incorporated and addressed in the traffic study? What if an emergency event occurs when the 14 & 5 Freeways are impacted with commuter traffic.

SPECIAL STANDARDS DISTRICT: As a Special Standards District and a rural, equestrian-oriented community, we have definite “density” restrictions among others. This “commercial” project is extremely high density.

TRAILS:Our Special Standards District requires developers to provide multi-purpose/horse trails through and around their development so our Sand Canyon Trails System can connect to the US Forest Service (Wilderness), City Open Space, and to the Golden Valley City Open Space. These trails are the Sand Canyon community's “paseos.”

OPEN SPACE: Our community worked diligently to ensure that “open space” within our canyon would be protected. To disregard that by changing zoning is a “travesty”. So much for open space surrounding the city! Taking our internal “open space” away would be heart breaking after forty years of protecting it.

WILDLIFE INTERFACE AREA: this project shares the boundary of the US Angeles National Forest. All our wild life critters will be negatively impacted by this “commercial enterprise” in their midst.

WATER: Is there adequate public water for a project this significant?

ECONOMIC ANALYSIS: Will there be an Economic Analysis showing sustainability for this owner and potential

ownership changes in the future?

ZONING: Will there be studies and recommendations regarding the significant impact of a zoning Change of Use? The original approval of the Robinson Ranch Golf Course as Open Space eliminated further residential development for this site, and recognized and established density limits. Will this be re-addressed?

STAFFING: What type of Executive Management Staff will be established to run a resort of this magnitude? Will studies and analysis of the Project's significant scale, scope, and activities impacting our community be conducted?

AESTHETICS-SC IDENTITY: Will this proposed resort maintain the rural and equestrian flavor of our community—the “who we are”? Thus far, our community has been ignored. In fact, we have been told that “golf” & horses” don't mix.

SEWAGE/WASTE: Is there adequate public sewage infrastructure for a resort of this size

LIGHTS/NOISE: What is planned for lights and noise mitigation for nearby homes who are used to a quiet, country neighborhood. In our canyons...noise and lighting issues are far reaching.

OAK TREES: Our residents can't trim oak trees without a permit, let alone remove any. It is my understanding that many oak trees are to be removed.

PROPERTY MAINTENANCEof the current facility has been sadly lacking.

ILLEGAL GRADING has been done, fines paid....and then “more illegal grading has been done. The city is well aware of this situation. Code Enforcement has been dealing with it.

Sincerely,
George Thomas
27101 Circle G Drive
Santa Clarita, CA 91387

George Welch

818-590-9432

My Current EIR concerns and comments are as follows;

1. Will this project conform to all established criteria included in the Sand Canyon Special District Standards? If not, it is a negative impact upon our environment.
2. Can this project be modified and built within the current zoning in order to maintain the exclusive canyon atmosphere that exists. If not, it is a negative impact upon our environment.
3. The current zoning helps protect our property values by keeping incompatible or unsuitable uses away from our properties. Therefore this proposed change, flat out diminishes property value from the current residents of Sand Canyon. That is a negative impact upon our community.
4. When measuring and analyzing noise and light impacts, will the baseline be established from the existing impact. Please note, at present and for the past 20 years that I've lived here, noise and light is next to zero. I would welcome analytics on site at my home. Noise and light intrusion would **change and destroy the environment from its current peace and serenity.**
5. Another environmental impact issue is air quality. With its traffic, (guests, servicing vendors, employees), mechanical equipment? With restaurants smell, vehicle emissions, trash!?
6. How does the EIR address the energy and water consumption, waste issues, food scraps, oil and chemical disposal requirements?
7. Traffic study should note there is only one way in and out. One lane in each direction. During the Sand Fire, people trying to evacuate sat in gridlock in their cars. That impeded fire fighters access. As is, Sand Canyon cannot handle this type of proposed density!
8. Will there be an addition of access both for construction and commercial/business access? Perhaps through Mancara and with a new bridge over the wash to protect Sand Canyon traffic. Not only time, **Safety Will Be Jeopardized!!** Sand Canyon road requires traffic to stop for passage to our many bicyclists, pedestrians, critters and such! Years of Construction Traffic alone would devastate canyon traffic and should be considered as a negative impact upon our community.
9. What will be allowed in the way of hours of operation, this is a rural, equestrian residential, dark sky, extremely quiet neighborhood? The norm should not change to appease one individual!

10. The existing "Robinson Ranch" building fits nicely and discreetly into the landscape. The proposed is a number of Giant buildings three stories high and sitting on ridgeline at the highest point! This will visually affect most canyon residents. This is a horrible impact on environment.
11. What can the city promise regarding the future of this mass of condensed high density construction, given the probable failure of its current proposed use?
12. If the zoning change and the project are approved, precedent will have been set for future endeavors for business's and multifamily high density zoning in Sand Canyon. This results in an irresponsible and irreversible negative impact upon Sand Canyon and surrounding areas.
13. Will there be required full time police on site? Will there be armed security on site full time? Is the impact of Crime increase for this commercial venue considered and weighed in the EIR?
14. How many Bars will be open within the overall scope of SCCC Resort? Is there licensing available in such close proximity?
15. Will there be an analysis done to justify a market for such a venue and will it be managed and operated by a professional hotelier company approved by the city?
16. Will there be a city approved construction manager that answers to the city's requirements in a timely manner and with a project scope and schedule to be approved prior to any project start?
17. Will there be required fencing built to encompass/delineate the enterprise and to protect neighboring properties?
18. Will the existing natural vegetation surrounding the site remain unmolested and clean?
19. What steps will be taken to protect and support our wildlife? Birds, coyotes, bobcats, mountain lions, snakes, even squirrels, gophers, rabbits and rats? The presence of buildings and tourists may destroy the local environment and habitat of native animals.
20. Please note, since the past grading operations have been done by Mr. Kim, drainage onto my property is causing damage. Not to be overlooked this is another example of negative environmental impact.

Thanks again for reviewing some of my concerns regarding this obtrusive change to our canyon and my home. It's a very unrealistic reality that I've been living with for a couple years. Just in putting this together it seems and I hope that the city, acting as fiduciary, and in good faith, can no way authorize and force upon us this nonconforming project.

Hai Nguyen

From: jzink@jzink.com
Sent: Wednesday, April 24, 2019 11:03 AM
To: Hai Nguyen
Cc: SCHOA@socal.rr.com
Subject: Proposed Sand Canyon Country Club Resort

Dear Mr. Nguyen:

You may recall I have written to you before regarding Steven Kim's proposals to have the City of Santa Clarita change the zoning restrictions and build things not in keeping with the Special Standards in our community.

I have read, as no doubt you have, Attorney Susan Clary's excellent and comprehensive letter outlining the obvious and not so obvious relevant issues facing the City as you consider his applications. These certainly make the City Planners' task here daunting.

To these I would like to add that last year Mr. Kim graded his property (something I understand now was deemed by the City to be illegal and for which he was fined) and sent hundreds of very large trucks filled with rock and dirt down Oak Spring Canyon Road to dump this debris on the other side of our road onto what is called the Mancara Project.

When I complained to Mr. Kim, he said, "it's only thirty or so" loads. On one long day only, out of two weeks of dirt hauling, I took the time to count 308 massive dirt hauler trucks driving up and down our dirt road, filling the air with dirt and great volumes of dust, blocking the residents from getting to and from their homes. Ultimately, Mr. Kim sent several truck loads of water to dampen the dust. His trucks broke our drainage ditch piping in front of the house further slowing the traffic on our road.

As you know, we residents on this dirt road pay for and maintain our own road because it is private. In years past I have written letters soliciting funds from our homeowners to pay for the grading of our road which we do with our own tractors at our own expense.

Mr. Kim has yet to send us a dime. But he certainly felt our road was his to use and abuse. In psychotherapeutic medicine, we say that past behavior is an accurate way to predict future behavioral choices. Unless dire consequences or requested professional intervention occurs. Sadly, sometimes not even then. Please keep this maxim in mind as we go forward. For Mr. Kim has no experience running a large resort. He seems not to be able to run effectively the one he has now.

You see, no one told us his trucks were coming. No one explained the scope of the project. These stopped after two weeks just as mysteriously as they began. We were left to clean our homes and yards and driveways. And fix our road. Only after we continued to complain did the golf course send a grader to scrape the road. While doing so, they broke horse trail fencing and some of their own boundary fencing which to this day has not been repaired. Drive the road if you wish and see for yourself.

Mr. Kim has not been a good neighbor. He has shown us repeatedly that he lacks the empathy necessary to understand our own needs and dreams. When I told him this in person, he said: "It is progress. You can not stop progress."

I fear that these episodes are all precursors. Lighting pollution, noise from weddings, increased traffic, construction noise and waste, dreadful impact on wildlife, especially migratory birds, and the unseen environmental impacts that

large projects often have, discovered only later when the lawsuits start, are all very serious things the City Planners must consider before they come to the same conclusions humans often discover: it seemed like a good idea at the time.

In plain words: it isn't.

For if his resort fails to draw people the way his restaurant fails now, what then? What use permits will the City be likely to issue then for the developed but failed space?

One one night last year, our bedroom was suddenly awash in light, emanating from the golf course because some celebratory event was raging at SCCC. The event featured Hollywood spot lights and raucous rap music that filled our home with piercing light and dreadful noise until long after midnight. My wife was ill at the time with breast cancer and I remember thinking: did I not move here for the peace and quiet of the country life? What of these "special standards" that allow unpaved roads and no streets lights to block out the stars in the night sky?

Please consider these and other serious impacts on our community before you allow one man's grandiose dream to negatively impact the modest but just dreams of so many, many others.

Sincerely,

J. Zink, Ph.D.
Psychotherapist (retired)

The Circle Z Ranch
28024 Oak Spring Canyon Road
Canyon Country, CA 91387
310-714-1945

Sent from my iPad

Hai Nguyen

From: nassent <nassent@pacbell.net>
Sent: Thursday, April 04, 2019 4:05 PM
To: Hai Nguyen
Cc: schoa@socal.rr.com; jacob nasser; Office Manager; Laurene Weste
Subject: : Revised NOP for Sand Canyon Resort project

Dear Hai.

In light of the proposed major expansion by the developer of the Sand Canyon Resort I like to suggest a community meeting as soon as possible to avoid the destruction of our community.

I am also suggesting that Mayor Weste attend the meeting since this project will have a major negative impact on our community and since we are a big part of supporting her as our mayor she should be there to hear her community members herself.

Mayor Weste should be aware of our community demand that the city deny any and all permits for this development.

The Sand Canyon community is surrounded by what its referred to as the "Green Belt" which Mayor Weste is initiated and holds as one of her great accomplishments, so I would imagine she will want to hear how this project will effect the Green Belt and our community and neighbors property and happiness.

I also believe that representatives of both the Sheriff and Fire Department should also attend so we all can discuss the impact on crime and the fire hazard such as evacuation given Sand Canyon has only one road in and out.

And last may I ask how you had become the appointed to the project?

Sincerely and respectfully,
Jack Nasser

Resent-From: SCHOA <schoa@la.twcbc.com>
From: Hai Nguyen <HNGUYEN@santa-clarita.com>
Date: [April 2, 2019 at 7:51:38 AM](#) PDT
Resent-To: "~~MASTER (L-Z) a/o 6/1/18" <schoa@la.twcbc.com>, "~~Schoa (Associates)" <schoa@la.twcbc.com>
Subject: Revised NOP for Sand Canyon Resort Project

Good morning:

You are receiving this email because you have indicated your preference in receiving notifications regarding the Sand Canyon Resort Project.

The original Notice of Preparation (NOP) for the Sand Canyon Resort EIR was circulated between [October 17, 2018](#) and [November 16, 2018](#). The revised NOP is being circulated to provide an 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. A copy of the NOP is attached to this email. The comment period for the revised Notice of Preparation begins on [April 2, 2019](#) and ends on [May 2, 2019](#).

Please contact me if you have any questions. Have a wonderful day!

Hai Nguyen

Hai Nguyen
Associate Planner
Planning Division
City of Santa Clarita

Phone: [\(661\) 255-4365](tel:(661)255-4365)

Email: hnguyen@santa-clarita.com

Web: <http://www.santa-clarita.com>

Hai Nguyen

From: Nasser Group, Inc <nassent@pacbell.net>
Sent: Tuesday, April 30, 2019 2:18 PM
To: Hai Nguyen
Cc: schoa@socal.rr.com; Laurene Weste
Subject: Sand Canyon Country Club Resort Proposal

Dear Mr. Nguyen,

I like to submit this letter to you and the board and/or those concerned with the above titled development for consideration.

The below is the just a sample list of concerns;

Traffic:

Our residential neighborhood was never intend to have this type of commercial property in the heart of our community. The increase Traffic and stress alone from the propose development is unfair to the neighborhood and the community.

The development is not in the spirit of the community of ranch's, horse stables, estates, Family homes, churches and open space which we all have work hard to maintain.

The developer has use the words resort in his title, in my opinion this is false perception in every way. Sand Canyon is not a destination and the lost of the golf course's will only prove that true. I would like to also point out that Sand Canyon and Placarita Canyon Roads is major concern especially for our wild life and Green belt with Placarita Canyon running along our Green Belt not to mention the increase risk of fire.

Fire:

We all know from recent fires we have a major issue with fires and this should not to be taken lightly and this development will certainly put further stress and risk for fire.

Also Like to point out the water ponds in the Sand Canyon Country Club were vital is fighting our fire's as well being a source of water for wild life that count on the water ponds.

Schools:

There is a two elementary schools less than few hundred feet away, I do not think its wise to have a hotel within few minutes walk to these two schools with one of them being Sulphur Springs Public school.

Crime:

Sand Canyon already has had increase in crime and theft and having a hotel with rooms to fil off of the 14 freeway is invitation to all types of criminals and transits moving though our RESIDENTIAL NEIGHBORHOOD is simple unacceptable.

With increasing crime in our area and with four gas stations, fast food, liquor store's, Seven Eleven and tons of commuters exiting on to Sand Canyon has and is already a problem for both our community and law enforcement with the propose hotel to add to already hectic and alarming situation for Sand Canyon community you are destroying the foundation of our neighborhood.

My neighbors and I intend to hold our representatives accountable. Sand Canyon is one of oldest communities in Santa Clarita Valley and our voting power is second to none.

Sincerely and respectfully,
Jack Nasser
Nasser Group Inc

Hai Nguyen

From: nassent <nassent@pacbell.net>
Sent: Tuesday, April 09, 2019 5:35 PM
To: Patrick Leclair
Cc: Hai Nguyen; schoa@socal.rr.com; jacob@nasserentertainment.com; ngimanager@gmail.com; Laurene Weste
Subject: RE: Revised NOP for Sand Canyon Resort project

Hello Patrick.

I would first like to thank you for that detail explanation. It was very help and I will certainly attend the upcoming meetings once they are scheduled.

I like to piont out that this land was never intended for the type of development. The property sits in a residential neighborhood which is made up of ranchs, horse property, estates and large sections of open land especially in the Sand Canyon area were the entire community is intergrated into the Green Belt.

Thanks again,
Jack Nasser

----- Original message -----

From: Patrick Leclair <PLECLAIR@santa-clarita.com>
Date: 4/9/19 4:02 PM (GMT-08:00)
To: nassent@pacbell.net
Cc: Hai Nguyen <HNGUYEN@santa-clarita.com>, schoa@socal.rr.com, jacob@nasserentertainment.com, ngimanager@gmail.com, Laurene Weste <LWESTE@santa-clarita.com>
Subject: RE: Revised NOP for Sand Canyon Resort project

Good afternoon Mr. Nasser:

Thank you for your email regarding the Sand Canyon Resort (SCR) project. My name is Patrick Leclair and I work with Hai in the Planning Division.

I wanted to let you know that the project was submitted by a private party and is not something that the City is proposing. The City is required to review any project that has been submitted and allow them to be heard by the appropriate approval authority. This does not mean that any project submitted must be approved, but each project must be evaluated based on the City's codes and General Plan in place when they are submitted. Upon submittal to the Planning Division, Hai was given the project to shepherd through the various disciplines that will have a part in the development of the site (ie: grading, building and safety, sheriff and fire safety, transit, traffic, etc.). Hai is the best point of contact at the City for this project, however is out of the office at this time so I wanted to make sure to provide you a timely response.

As you are aware, the City has hired a consultant to assist in the preparation of the Environmental Impact Report (EIR) for the SCR. The revised Notice of Preparation (NOP) is a part of that process to inform the public

and potentially affected agencies of the proposed development. Proceeding with an EIR does not mean the project is approved by the local jurisdiction. The EIR is the next step and evaluates any potential impacts to the environment that the project may have in accordance with the California Environmental Quality Act (CEQA). It evaluates a series of subject matters including, but not limited to, soils and geology, land use, population and housing, fire hazards, traffic and transportation, water, and biology.

Following the close of the NOP period, work will be completed on the EIR and the project will be presented at fully noticed public hearings before the Planning Commission for consideration. The Planning Commission recommendation and/or modifications will then be presented to the City Council for consideration at additional public hearings. This is an extensive public hearing process that could include multiple meetings allowing the public the opportunity to provide input on the project, the findings of the EIR, and measures proposed to mitigate the impacts identified in the EIR. We anticipate that the Draft EIR will be completed, and the project scheduled for the first public hearing by the Planning Commission in Summer. These public hearings are the opportunity for the community to present their concerns either in writing, or by oral presentation at the hearings themselves to be considered during the decision making process.

As you noted, the City has purchased a significant amount of open space in and around the City to provide the green belt for residents to enjoy in perpetuity. It is a significant accomplishment and one that the City is always looking to add to if the opportunity presents itself. We welcome your comments on the project and are happy to include them in the EIR and public hearing process. If you would prefer, you may provide a letter to myself or Hai so we can incorporate your concerns into the EIR.

Please let Hai or myself know if you have any questions about the SCR project, or the development process itself.

Sincerely,

Patrick Leclair

Senior Planner

City of Santa Clarita

Phone: (661) 255-4349

Email: pleclair@santa-clarita.com



From: nassent [<mailto:nassent@pacbell.net>]
Sent: Thursday, April 04, 2019 4:05 PM
To: Hai Nguyen <HNGUYEN@santa-clarita.com>

Cc: schoa@socal.rr.com; jacob nasser <jacob@nasserentertainment.com>; Office Manager <ngimanager@gmail.com>; Laurene Weste <LWESTE@santa-clarita.com>
Subject: : Revised NOP for Sand Canyon Resort project

Dear Hai.

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Sincerely and respectfully,

Jack Nasser

Resent-From: SCHOA <schoa@la.twcbc.com>
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[<schoa@la.twcbc.com>](mailto:schoa@la.twcbc.com)

Subject: Revised NOP for Sand Canyon Resort Project

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Please contact me if you have any questions. Have a wonderful day!

Hai Nguyen

Hai Nguyen
Associate Planner
Planning Division
City of Santa Clarita

Phone: [\(661\) 255-4365](tel:(661)255-4365)
Email: hnguyen@santa-clarita.com
Web: <http://www.santa-clarita.com>

Hai Nguyen

From: JACK WEBB <jackwebb@socal.rr.com>
Sent: Tuesday, April 16, 2019 5:43 PM
To: Hai Nguyen
Cc: Sand HOA
Subject: Sand Canyon Resort

To: Mr. Hai Nguyen

Re: Sand Canyon Country Club - Master Case #18-021
Revised NOP

I have been a resident of Sand Canyon for over 3 decades. I am a horse owner and moved here because of the rural community atmosphere and welcome environment for animals. My biggest concern about the proposed project is fire and community safety. We have had numerous fires that threatened the residents of Sand Canyon, and most recently, the Sand Fire. We will continue to have fires in the future fueled by the vast brush in the canyons and mountains that surround us. Our community is so concerned about these threats that a Fire Safe Council goes into emergency mode as soon as any fire breaks out.

The biggest issue during a fire is evacuation of residents and animals. Our two lane Sand Canyon Road immediately becomes clogged with traffic increased by the large horse trailers that are brought in to evacuate animals. During the Sand Fire, the evacuation line out of the canyon was extremely slow. It took me 2 hours to go the two miles to get to safety. I have heard it got worse and if you had left anything behind, there was no possibility of retrieving it. People who were outside the community when the evacuation order was given could not get in to get medicine, family members or animals. Sand Canyon Road cannot be widened. There are only two lanes. If the proposed hotel is approved, it is rather certain that we would have significant fatalities. How could you evacuate guests and staff along with the residents and large animals of Sand Canyon? I am assuming guests would not have priority.

When the wind shifts during a fire, time is of the essence. Orderly evacuation of excessive numbers of people is a safety issue. For the next fire, would fire officials require the hotel to close down and evacuate guests before a danger occurs? At first sign of smoke? That would seem to be the only way to head off disaster. We live in a high-fire hazard severity zone. How has the developer addressed this issue? Most hotels are on major highways, not two lane roads. Ingress and egress is a problem when there is only one roadway in and out of Sand Canyon. Placerita Canyon Road is often blocked off with fire so it is not a reliable evacuation road. The same is true with Little Tujunga Canyon Road into the San Fernando Valley.

Our family has been able to exit slowly in past fires. It is very scary when the

wind driven flames move quickly and life and death decisions have to be made. How do I save my horses? If I am going to be trapped trying to escape, do I have the ability to 'shelter in place' and survive?

It would be unconscionable to approve this project without taking public safety during fire season into account. It does not appear to me that there is any way to add an additional 400 cars and 800 people to the evacuation lineup in a safe manner. I want to see a complete evaluation of this significant and very real problem. We have too many fires here to overlook the consequences of allowing this project.

Thank you,

James C. Webb
26826 Sand Canyon Road
Santa Clarita, CA 91387

P. S. While fire safety is my greatest concern, I am concerned about the Special Standards of Sand Canyon which seeks to maintain the rural and equestrian nature of the community. The Resort Project would bring excessive traffic, noise, lighting, commercial vehicles to supply the hotel, and a unwelcome use of scarce water supplies. I see no benefit to the Canyon. When the developer bought the Golf Course, he bought land currently zoned and used as Open Space. There was no promise it could be changed to a different, more intrusive use. The project should be denied.

Hai Nguyen

From: Jan & Skip Cunningham <janandskip@earthlink.net>
Sent: Thursday, April 25, 2019 9:28 AM
To: Hai Nguyen
Subject: Sand Canyon Country Club Resort project

Mr. Hai Nguyen
City of Santa Clarita - Planning Department
23920 Valencia Blvd. Suite 302
Santa Clarita, CA 915355

Dr. Mr. Nguyen

THIS PROPOSED PROJECT DOES NOT fit into the rural, rustic and equestrian atmosphere of Sand Canyon. Please consider this letter my STRONG OPPOSITION to this project, and I respectfully ask that this project be denied.

I have been a resident of Sand Canyon for over 31 years, and I very much appreciate the secluded, rural environment that it offers. This project threatens the very heart of our canyon. There is no commercial or business entities in our canyon, with the exception of Robinson Ranch golf course. There are no street lights and our road is a designated secondary highway bordered by heritage oaks.

Traffic on Sand Canyon is already at an unsafe level certain times of the day, particularly when there is an accident on the 14, and drivers use Sand Canyon to by-pass the freeway. Adding this project to our Canyon will only serve to increase this condition. Furthermore, automobiles share the road with bicyclists, particularly on weekends, and horseback riders. This is presently not a safe situation at times. This road truly cannot handle A larger volume of traffic. Consequences will prove to be dire.

Despite the heavy rainfall totals we were lucky enough to experience this winter, water is always a concern in southern California. We have spent many years on rationing, and I believe that water for residential use should be Considered much more important - for sanitary reasons, if nothing else. Furthermore, what about the sewage from this proposed project.

I am also concerned about noise and lights. As mentioned before - this is an area without street lights. We can see the stars at night in a quiet atmosphere. It is definitely dark at night -- also making it unsafe for additional traffic - Particularly with people unfamiliar with the area. And we share the area with wildlife, such as deer and various 'cats' that drivers must be on the look-out for - again - particularly at night.

I don't know what would be required as far as oak tree removal, but the oak trees are a special part of our canyon. We have to get permission just to trim our trees. The thought of trees being removed for this project is unthinkable.

I'm sure there are other concerns in addition, that just are not occurring to me at the moment. I just don't know how else to state it - but this project truly threatens everything that makes Sand Canyon such a special area. It belongs somewhere else --- in a more commercial area --- but definitely not here.

I don't mean to sound dramatic, but I beg you not to approve this project.

Thank you for considering my concerns.

Sincerely

Jan Cunningham
26681 MacMillan Ranch Road
Canyon Country

Hai Nguyen

From: Jan & Skip Cunningham <janandskip@earthlink.net>
Sent: Friday, April 26, 2019 5:10 PM
To: Hai Nguyen
Subject: FW: Sand Canyon Country Club Resort project

Mr. Hai Nguyen
City of Santa Clarita - Planning Department
23920 Valencia Blvd. Suite 302
Santa Clarita, CA 915355

Dr. Mr. Nguyen

This letter represents my strong opposition to the Sand Canyon Country Club Resort project and my request that this project be denied.

THIS PROPOSED PROJECT DOES NOT fit into the rural, rustic and equestrian atmosphere of Sand Canyon.

I have been a resident of Sand Canyon for over 31 years, and moved to this area in large part because of the rural, equestrian atmosphere. This project would destroy that way of life that is so important to the residents. There is no commercial or business entities in our canyon, with the exception of Robinson Ranch golf course. There are no street lights and our road is a designated secondary highway bordered by heritage oaks. We enjoy country surroundings that are not often available.

Furthermore, additional traffic that this project would bring is a major concern. Traffic on Sand Canyon is already at an unsafe level certain times of the day, particularly when there is an accident on the 14, and drivers use Sand Canyon to by-pass the freeway. Adding this project to our Canyon will only serve to worsen this condition. Automobiles share the road with bicyclists, particularly on weekends, and horseback riders. This is presently not a safe situation at times. Sand Canyon cannot safely handle a larger volume of traffic.

Despite the heavy rainfall totals we were lucky enough to experience this winter, water is always a concern in southern California. We have spent many years on rationing, and I believe that having an adequate water supply for residential use should be considered more important - for sanitary reasons, if nothing else. In addition, what about the sewage from this proposed project. How is that to be handled?

I am also concerned about noise and lights. As mentioned before - this is an area without street lights. We can see the stars at night in a quiet atmosphere. It is definitely dark at night -- also making it unsafe for additional traffic - Particularly with people unfamiliar with the area. And we share the area with wildlife, such as deer and various 'cats' that drivers must be on the look-out for - again - particularly at night.

I don't know what would be required as far as oak tree removal, but the oak trees are a special part of our canyon. We have to get permission just to trim our trees. The thought of trees being removed for this project is unthinkable.

I believe a zoning change would be required for this project. Low density is another quality that makes this canyon so special. Changing zoning for this development could just set a precedent for other developers to try the same thing.

The residents of Sand Canyon are lucky to enjoy this quiet, peaceful rural atmosphere.

Please don't threaten the beauty of our canyon by approving this project.

Thank you for considering my concerns.

Yours truly,

Francis J. Cunningham
26681 MacMillan Ranch Road
Canyon Country

16654 Soledad Canyon Road #382
Santa Clarita, CA 91387

April 28, 2019

Mr. Hai Nguyen, Associate Planner
City of Santa Clarita, Planning Department
23920 Valencia Blvd. Suite 302
Santa Clarita, CA 91355

Re: Sand Canyon Country Club Resort Project -- EIR Scoping Comments

Dear Mr. Nguyen:

The above resort project has the potential to significantly change the Sand Canyon community's rural feel. There are a number of issues that any development on that property needs to address:

1- The EIR must address the loss of open space in the canyon created by replacing the open space of one golf course with a dense resort development. This open space was originally mandated by the dense nature of the housing development for Robinson Ranch. That open space was also set aside even earlier by agreements relating to the Crystal Springs developments approved by Los Angeles County long ago. I find it disturbing that open space requirements are being nibbled away at over time allowing more development density in each subsequent project.

2- Fire danger in the Sand Canyon area is profound. When mandatory evacuation was declared during the "Sand Fire" our Canyon roads were quickly gridlocked. Adding the evacuation of hundreds of hotel guests and employees to an already inadequate fire evacuation route is not just questionable - it is a disaster waiting to happen. No dense development which does not provide a separate evacuation route aside from Sand Canyon Road should be allowed.

3- Well water was not allowed as a condition of the original Robinson Ranch development. When the developer got approval for the golf course they circumvented the intent of that ruling in the original approval by purchasing an adjacent parcel and using well water from that parcel to irrigate the course. No records of how much water the course pumps from that well is readily available. No indication that the course reports usage and planned usage of well water is available -- this usage should be public information and should also be reported to the State Water resources Control Board, as a condition of any further development.

4- Aesthetics and wildlife habitat removal need to be addressed in the EIR. Removing twenty-odd oak trees and flattening hillsides to increase density of development is at odds with the character of Sand Canyon and the surrounding green space area. Mitigating these impacts will be difficult if not impossible.

Sand Canyon Resort
EIR Scoping Comments
page 2

Having lived in Sand Canyon for over 25 years, I have seen developers come in with big plans, get those plans approved and then after the development is completed, there are significant challenges with making their project succeed.

When Ted Robinson came in proposing a Masters-level two-course resort with a housing development that was relatively dense, mitigated by the open space of two golf courses.

But the heat of our summers and the "wild" and un-irrigated nature of the course meant that many players willing to play on an lush green course in other parts of Los Angeles county were not willing to brave the heat to play at Robinson Ranch.

So now it is being proposed to downsize the property to one course, level the other and build an extremely dense resort to cater to a lot of people. For me, the question remains - what if this new development is also not successful?

Instead of housing and open space consistent with the Sand Canyon community, there will be extremely dense development which may not be easily re-purposed to a use consistent with the Special Standards District.

Any EIR must address possible future use of the structures if the first intended development does not succeed. What will happen to a resort filled with tiny rooms if demand for hotel/resort space does not meet expectations?

With grave concern, I remain,



Jane Fleck

Hai Nguyen

From: Foster, Jasmine <Jasmine.Foster@canyons.edu>
Sent: Thursday, April 25, 2019 11:12 AM
To: Hai Nguyen
Subject: Sand Canyon Country Club

Dear Mr. Nguyen,

I'm writing regarding this letter from my HOA about the Sand Canyon Club plans on record. I am a local resident in favor of this project and wanted to share my thoughts: Please see my comments below in red. Thank You...

SAND CANYON COMMUNITY MAJOR CONCERNS TO BE CONSIDERED:

PUBLIC SAFETY: Sand Canyon is a “wild fire” zone area. With 2000 residents trying to evacuate with the addition of another 400-600 hotel residents & staff (wedding parties etc) will emergency vehicles be able to get into the area to do their firefighting? What about ambulance ingress and egress. This is a most serious issue to consider. **During the Sand Fire a few years ago the canyon was in gridlock trying to evacuate. This is not a new issue and is not an issue being caused by the Sand Canyon Club, but rather a challenge that should have been addressed at the city long ago. Maybe it will take a project such as this one to open the discussion about safety that hasn't been addressed... I wonder why the Sand Canyon neighbors didn't complain about that issue years ago. Had the Sand Canyon Club not been where it is, the firefighters, and those who couldn't evacuate would have had no resources or a place to create a command post. We are ripe to be the next “Paradise, California”.**

ACCESS: Isn't it a necessity for a “secondary access” (a bridge across the Santa Clara River) to be required for this “high density” project to accommodate the additional traffic, especially during emergency situations? With additional resort personnel & guests, an additional evacuation route is without question a necessity. **Agree here but again, this is an ongoing issue with the canyon, not something the Sand Canyon Club project creates.**

TRAFFIC: Besides taking “emergency-events traffic” into account, will the required traffic analysis also include current studies on other nearby developments already in progress (Vista Canyon, Sand Canyon Plaza, Mancara, etc.) and will there be provisions for the continuing increase of traffic on Sand Canyon Rd. already impacted by navigation applications? Will such items as proper signalization at 14 Freeway off-ramps, stop signs on Placerita, round-a-bouts, speed humps, etc. be incorporated and addressed in the traffic study? What if an emergency event occurs when the 14 & 5 Freeways are impacted with commuter traffic. **I cannot understand why folks think the SCCC project is creating this challenge...this is something being addressed with the Vista Canyon project, which by the way is taking FOREVER...**

SPECIAL STANDARDS DISTRICT: As a Special Standards District and a rural, equestrian-oriented community, we have definite “density” restrictions among others. This “commercial” project is extremely high density. **I don't see how this effects the rural, equestrian community... the neighborhoods are modernizing and keeping the rural flavor... I don't see how the project would impact the local neighborhoods since the project is far removed from the homes and streets we live on.**

TRAILS: Our Special Standards District requires developers to provide multi-purpose/horse trails through and around their development so our Sand Canyon Trails System can connect to the US Forest Service (Wilderness), City Open Space, and to the Golden Valley City Open Space. These trails are the Sand Canyon community's “paseos.” **Are we going to argue about a trail that sees a horse once a year? The trails on Sand Canyon are dangerous for animals which is why so many are killed annually.... The trails in the hills will not be impacted and open spaces will remain intact.**

OPEN SPACE: Our community worked diligently to ensure that “open space” within our canyon would be protected. To disregard that by changing zoning is a “travesty”. So much for open space surrounding the city! Taking our internal “open

space” away would be heart breaking after forty years of protecting it.

WILDLIFE INTERFACE AREA: this project shares the boundary of the US Angeles National Forest. All our wild life critters will be negatively impacted by this “commercial enterprise” in their midst. **OR they would be staying in the hills surrounding us as they should do... the hills are their habitat and I don’t believe this project is trying to chase them away. In fact, it would be protecting them in their natural habitats, rather than being chased in the streets where they are in danger.**

WATER: Is there adequate public water for a project this significant?**Again, this is addressed by city standards, not determined by the project... who would build a hotel without water?**

ECONOMIC ANALYSIS: Will there be an Economic Analysis showing sustainability for this owner and potential ownership changes in the future?

ZONING: Will there be studies and recommendations regarding the significant impact of a zoning Change of Use? The original approval of the Robinson Ranch Golf Course as Open Space eliminated further residential development for this site, and recognized and established density limits. Will this be re-addressed? **I don’t know if there’s a change here, so have no comment on the standard.**

STAFFING: What type of Executive Management Staff will be established to run a resort of this magnitude? Will studies and analysis of the Project’s significant scale, scope, and activities impacting our community be conducted? **So, are the neighbors suggesting a project of this size would be built to fail? I have no comment here... it’s comical...**

AESTHETICS-SC IDENTITY: Will this proposed resort maintain the rural and equestrian flavor of our community—the “who we are”? Thus far, our community has been ignored. In fact, we have been told that “golf” & horses” don’t mix. **The aesthetics of the club have experience change, given a less “western” appeal without taking the country flavor of the club away. I believe Mr. Kim is interested in the neighbors needs and is open to committing himself to their interests.**

SEWAGE/WASTE: Is there adequate public sewage infrastructure for a resort of this size**this is a challenge for any new project, including Vista Canyon..I assume the city is taking care of this.**

LIGHTS/NOISE: What is planned for lights and noise mitigation for nearby homes who are used to a quiet, country neighborhood. In our canyons...noise and lighting issues are far reaching.**Earplugs!**

OAK TREES: Our residents can’t trim oak trees without a permit, let alone remove any. It is my understanding that many oak trees are to be removed.**While some oaks are nice to look at, many are scruffy... I believe the project will be held to the city standards but personally I wouldn’t be opposed to removing some. They are highly allergic trees...**

PROPERTY MAINTENANCEof the current facility has been sadly lacking.**I don’t agree... the community has not supported the efforts of the club to create a place where they could go to dinner and has tried many times to invite the community in and enjoy the facility. They had a marvelous Easter Brunch that was well attended but not as busy as it should have been. Do homeowners keep their AC and lights going on when no one is at home? Do they cook for people who aren’t there?**

ILLEGAL GRADING has been done, fines paid....and then “more illegal grading has been done. The city is well aware of this situation. Code Enforcement has been dealing with it. **Sometimes folks just don’t know or aren’t aware of the strict codes the city has.... I think that once the information is communicated, this is not a concern... it’s like raising children.....sometimes they do dumb things because they don’t know better...**

Sincerely,
Ruthann (Levison) Communications Director
Sand Canyon Community Association

Jasmine Foster

Director, Community Relations
College of the Canyons
Public Information Office
661 362-3101
Mobile 661 713-3243

Hai Nguyen

From: Jean Holliday <jeancsr@earthlink.net>
Sent: Tuesday, April 23, 2019 9:58 AM
To: Hai Nguyen
Cc: Sand Canyon HOA
Subject: Sand Canyon Resort Project

Dear Mr. Nguyen,

I am writing in strong opposition to the proposed Sand Canyon Resort Project, especially the enormity of it. This is just not the place for such a project!!! This is meant to be a rural area with open space, not a commercial district. We moved into Sand Canyon to get away from the hustle and bustle of a busy city and to be in the relative quiet and serenity of the country. We love it here and have lived here for over 30 years and have watched as the growth in our area has really started to ruin what we hold so dear to us. Our little two-lane Sand Canyon Road is so heavily traveled now that we have a hard time making a turn to get on it with all the people diverting from the freeway and speeding down. It is dangerous! I can't imagine how awful it will be if this "Disneyland" is put in our back yard, not to mention the years of construction traffic, noise, disruption to wildlife, etc., etc.

Also, unless there is a plan for another entrance/exit that does not involve Sand Canyon Road at all, this is a huge public safety issue from a fire and emergency perspective as well. We have had many, many fires in our canyon over the years, and they will continue to occur, and trying to evacuate thousands more people, not to mention all of our animals, than we already have on our two-lane road is just frightening and irresponsible and unsafe!

Please stop this madness before it gets any further!!

Thank you for your time,
Jean and Dean Holliday

Hai Nguyen

From: Jeanne Johnson <jeanne.johnson48@yahoo.com>
Sent: Friday, April 05, 2019 9:37 PM
To: Hai Nguyen
Subject: Re: Sand Canyon Resort Project

Dear Mr. Nguyen,

We are writing to you to object to the Sand Canyon Resort Project.

Sand Canyon is a quiet residential area. As we understand it the road would have to be widened to accommodate the huge increase in traffic.

Enough water is another huge issue. Open Space should stay Open Space. The quality of life here would deteriorate and taxes would increase.

Thank you for considering our opinion,

Wayne and Jeanne Johnson



City of
SANTA CLARITA

Hai Nguyen

From: Jessica Coleman <copperjp@me.com>
Sent: Wednesday, April 24, 2019 8:36 PM
To: Hai Nguyen
Subject: SCCC Resort Project

Hi Mr. Nguyen,

My family and I are new residents of the Sand Canyon area and members of both the Sand Canyon HOA and the Sand Canyon Oaks HOA. We've been asked to weigh in on the Sand Canyon Country Club Resort Project by sharing our thoughts with you.

I'm honestly not 100% familiar with the project, particularly the specifics of the details, but I would like to reiterate a few key points that are especially important to us:

- emergency evacuation routes, traffic

We basically have two ways out in an emergency, north to the 14 or south to Placerita (and then the 14). Maintaining safe and steady traffic flow, particularly during an evacuation/emergency, is imperative. A secondary access bridge across the Santa Clara River seems like a smart move.

- special standards district

We are moving here because of the rural feel. We wanted more space and fewer people. It is my hope that this project will consider the lifestyle the residents here have chosen and cultivated. The original approval of the Robinson Ranch Golf Course as Open Space apparently eliminated further residential development for this site and recognized and established density limits. This is really important to us.

I appreciate whatever you can do to ensure this project considers the needs of the entire community and not just an advantaged few.

Sincerely,
Jessica Coleman
Diver Street

Hai Nguyen, Associate Planner
City of Santa Clarita
Community Development Department
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

RE: Sand Canyon Country Club

Mr. Nguyen,

I am writing in opposition to the proposed project, Sand Canyon Country Club. I have been a resident of Sand Canyon for 43 years.

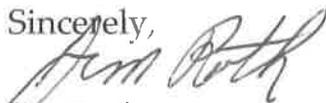
I attended the homeowners meeting where Mr. Kim presented his original plans for a hotel one year ago. The proposed plan that he presented was much smaller than the one that is now being considered. At that time I questioned how Sand Canyon will be able to handle the increase in traffic.

Why was Mr. Kim only fined a small amount for removing oaks in total disregard to the laws of oak tree removal. That for him was only a small fine, "chump change"? Why would the city even consider letting him take open space that was voted for by the taxpayers in this city? Why would the city believe anything he has to say when he feels he can do whatever he wishes no matter what is approved?

In my 43 years of living here I have seen traffic on Sand Canyon increase especially since many drivers use Waze to navigate around the freeway traffic. It is often almost impossible to enter Sand Canyon from the small feeder streets where residents live due to the high level of traffic flow. The reality is Disney will increase the traffic flow once their new facility is installed. This road cannot handle the increase in traffic, especially with a proposed project that is so much larger than the original proposal. Furthermore, the rural ambiance of Sand Canyon will be destroyed with the increased traffic and buildings. I totally disagree with the proposed plan of any additional buildings.

To reiterate I feel Mr. Kim will do whatever he wants to do and the city will not interfere. DO NOT APPROVE ANY PART OF THIS INCREASED PROPOSAL.

Sincerely,



Jim Roth

Hai Nguyen

From: Joann <jallebrand@aol.com>
Sent: Wednesday, May 01, 2019 6:46 PM
To: Hai Nguyen
Subject: Sand Canyon Country Club

Dear Mr. Nguyen,

I am writing you to please reconsider the enormous and complex plans for the Sand Canyon Country Club . As a resident of Sand Canyon for 25 years, I have seen the building of small communities, the Robinson Ranch Golf Club and the ridiculous traffic flow from commuters outside of our neighborhood. My current concern is the building of the Sand Canyon Country Club that has, with the latest plans grown immensely! I am not against having the club expand to include a small hotel-I agree we need something on this side of town. I would also like a restaurant that is available to the public every day. However, a main hotel, wedding hotel, view villas and oak villas! Ridiculous! This is a small little community out here-all of this is no unnecessary and redundant! Think about the next large fire--how are we all going to escape along one road with the addition of hotel residents and staff? who is going to maintain Sand Canyon road (it is already hurting with the abundance of WAZE drivers every morning and evening. Is there enough water? What about noise control? How many Oak trees will be removed? After receiving a hefty fine years ago for replacing my fence in my front yard, I was also schooled by the oak tree arborist on how valuable our oaks were, and if anyone needs to even TRIM their oaks a permit is needed. Will you actually be handing out permits willy nilly to remove them?

Like I said, I am not against some building, but the most current plans that you sent out to the community are crazy--we do not have enough space, resources, or need. Please reconsider and cut back--a lot.

Thank you for your time.

Joann Allebrand
Sand Canyon Homeowner

Hai Nguyen

From: Linda Maureen Lewis <storymaven522@yahoo.com>
Sent: Thursday, April 04, 2019 2:30 PM
To: Hai Nguyen
Subject: Re: Revised NOP for Sand Canyon Resort Project

HATE THIS!

We retired here six years ago from Sherman Oaks to this rural, quiet, easier-traffic oasis community. Now Mr Kim and politicians are turning it into a commercial enterprise. Sand Canyon will be forever completely congested with traffic from this resort. It won't be quiet in the evenings because noisy weddings and other celebrations will reverberate throughout the canyon. The ambiance of our community will be destroyed. Why can't this be stopped?
John and Maureen Lewis
15731 Condor Ridge Rd.

iMissive from Maureen's Magic iPad 🐱
Be Blissful and Kind 🌹

On Apr 2, 2019, at 7:51 AM, Hai Nguyen <HNGUYEN@santa-clarita.com> wrote:

Good morning:

You are receiving this email because you have indicated your preference in receiving notifications regarding the Sand Canyon Resort Project.

The original Notice of Preparation (NOP) for the Sand Canyon Resort EIR was circulated between October 17, 2018 and November 16, 2018. The revised NOP is being circulated to provide an 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. A copy of the NOP is attached to this email. The comment period for the revised Notice of Preparation begins on April 2, 2019 and ends on May 2, 2019.

Please contact me if you have any questions. Have a wonderful day!

Hai Nguyen

Hai Nguyen
Associate Planner
Planning Division
City of Santa Clarita

Phone: (661) 255-4365
Email: hnguyen@santa-clarita.com
Web: <http://www.santa-clarita.com>
<image001.jpg>

<Revised Sand Canyon NOP+Attachment 4-2-2019.pdf>

Hai Nguyen

From: John Olauson <firedog49@yahoo.com>
Sent: Saturday, April 27, 2019 11:50 AM
To: Hai Nguyen
Cc: WELCH George; ZINK J.; LEVISON Ruthann; Russell Myers; Alex Guerrero; Roger SAGER; Dave Hauser; Dana Martin; Bill/Kathie SCHWARTZ; Sand Canyon HOA
Subject: Fw: SCCC Master Case No. 18-021
Attachments: SCCC EIR-2-2019 response.docx

MR. Nguyen,

Here is a scoping letter for the subject project.

Thank you,

John Higby

George Welch 28090 Oak Spring Cyn Rd (contiguous to the proposed development)
818-590-943

John Higby 27900 Graceton (Contiguous to the proposed development)
661-212-3773

Our Current EIR concerns and comments are as follows;

1. Will this project conform to all established criteria included in the Sand Canyon Special District Standards? If not, it is a negative impact upon our environment.
2. Can this project be modified and built within the current zoning in order to maintain the exclusive canyon atmosphere that exists. If not, it is a negative impact upon our environment.
3. The current zoning helps protect our property values by keeping incompatible or unsuitable uses away from our properties. Therefore this proposed change, flat out diminishes property value from the current residents of Sand Canyon. That is a negative impact upon our community.
4. When measuring and analyzing noise and light impacts, will the baseline be established from the existing impact. Please note, at present and for the past 20 years that I've lived here, noise and light is next to zero. I would welcome analytics on site at my home. Noise and light intrusion would **change and destroy the environment from its current peace and serenity.**
5. Another environmental impact issue is air quality. With its traffic, (guests, servicing vendors, employees), mechanical equipment? With restaurants smell, vehicle emissions, trash!?
6. How does the EIR address the energy and water consumption, waste issues, food scraps, oil and chemical disposal requirements?
7. Traffic study should note there is only one way in and out. One lane in each direction. During the Sand Fire, people trying to evacuate sat in gridlock in their cars. That impeded fire fighters access. As is, Sand Canyon cannot handle this type of proposed density!
8. Will there be an addition of access both for construction and commercial/business access? Perhaps through Mancara and with a new bridge over the wash to protect Sand Canyon traffic. Not only time, **Safety Will Be Jeopardized!!** Sand Canyon road requires traffic to stop for passage to our many bicyclists, pedestrians, critters and such! Years of Construction Traffic alone would devastate canyon traffic and should be considered as a negative impact upon our community.

9. What will be allowed in the way of hours of operation, this is a rural, equestrian residential, dark sky, extremely quiet neighborhood? The norm should not change to appease one individual!
10. The existing "Robinson Ranch" building fits nicely and discreetly into the landscape. The proposed is a number of Giant buildings three stories high and sitting on ridgeline at the highest point! This will visually affect most canyon residents. This is a horrible impact on environment.
11. What can the city promise regarding the future of this mass of condensed high density construction, given the probable failure of its current proposed use?
12. If the zoning change and the project are approved, precedent will have been set for future endeavors for business's and multifamily high density zoning in Sand Canyon. This results in an irresponsible and irreversible negative impact upon Sand Canyon and surrounding areas.
13. Will there be required full time police on site? Will there be armed security on site full time? Is the impact of Crime increase for this commercial venue considered and weighed in the EIR?
14. How many Bars will be open within the overall scope of SCCC Resort? Is there licensing available in such close proximity?
15. Will there be an analysis done to justify a market for such a venue and will it be managed and operated by a professional hotelier company approved by the city?
16. Will there be a city approved construction manager that answers to the city's requirements in a timely manner and with a project scope and schedule to be approved prior to any project start?
17. Will there be required fencing built to encompass/delineate the enterprise and to protect neighboring properties?
18. Will the existing natural vegetation surrounding the site remain unmolested and clean?
19. What steps will be taken to protect and support our wildlife? Birds, coyotes, bobcats, mountain lions, snakes, even squirrels, gophers, rabbits and rats? The presence of buildings and tourists may destroy the local environment and habitat of native animals.
20. Please note, since the past grading operations have been done by Mr. Kim, drainage onto my property is causing damage. Not to be overlooked this is another example of negative environmental impact.

21. Our concerns regarding Mr. Kim's use of our private road for his heavy equipment and dirt haulers despite our frequent requests and personal meetings for him to stop due to the damage to our fragile private road and drainage pipes. Even though his property adjoins the area in which he was dumping dirt and could have made use of his own property from the SCCC to his Mancara project. Mr. Kim ignored our many requests to stop his dirt hauling construction trucks. The dust that was created from these vehicles was a definite health hazard to all Oak Spring Canyon neighbors. The City was unwilling to render us assistance as Oak Spring Cyn Rd is a private road and suggested that we stop the vehicles ourselves which, could have left us with a neighborhood vigilant type of action. **Not our way of living.** We felt the City government did not take our request seriously and left us to fend for ourselves. Mr. Kim was insensitive to the surrounding neighbors to his project which leaves us to believe Mr. Kim disregards the affect of his project on his surrounding neighbors and community. Further, the extremely heavy truck haulers has damaged the asphalt surface of our easement from Comet Way to Oak Spring Cyn dirt road.

Thanks again for reviewing some of our concerns regarding this obtrusive change to our canyon and our homes. It's a very unrealistic reality that we've been living with for a couple years. Just in putting this together it seems and we hope that the city, acting as fiduciary, and in good faith, can no way authorize and force upon us this nonconforming project.

Hai Nguyen

From: JS Brocato <jsbrocato@aol.com>
Sent: Tuesday, April 30, 2019 2:09 PM
To: Hai Nguyen
Cc: schoa@la.twcbc.com
Subject: Resident of Sand Canyon - Response to the Sand Canyon Resort Revised NOP

Dear Mr. Nguyen:

I'm a homeowner at 15702 Beaver Run Rd, Santa Clarita, CA 91387, and I'm writing to express my concern about the proposed Sand Canyon Resort. In the most recent Revised Notice of Preparation that is far more expansive than the NOP provided last October, I was unable to find any mention about the EIR evaluating the overall (e.g., economic and environmental analysis) impact from the proposed SCR development combined with the already-approved developments in the area: Vista Canyon and Sand Canyon Plaza. As a concerned resident, I sincerely hope that the cumulative impact from all of these developments will be evaluated when considering the viability of the proposed SCR development.

Additionally, I was surprised and sincerely discouraged to see that the latest NOP includes proposed zoning changes to existing open space. Based on this proposition, I will assume that the City of Santa Clarita holds the position that open space is vital to the community and its residents (i.e., humans and wildlife) until commercial interests, such as this developer's, trump the greater good and wellbeing of the community? As I am sure you are aware, the city's greenbelt in its entirety is at risk when a concession such as this is conceded to a developer armed with his personal for-profit interests. I pulled the following statement from <http://hikesantaclarita.com/faqs/what-is-open-space/>:

Open Space is the natural areas both in and around a community that provide important community space, recreational opportunities, places of natural beauty, habitat for threatened and endangered species, and a **buffer zone from growth and development**, thereby improving our quality of life and our community.

When I moved my family to our current home in 2017, after owning a home for 15 years in Glendale, CA, we did so with the belief that we were providing our children with an enriched environment where they would be surrounded by nature, much of which is 'protected' within SCV's open spaces. We did this with the belief that the City of Santa Clarita was invested in maintaining the integrity of its open space that was fought and paid for in part by residents of the community. While I don't fault commercial enterprises for attempting to further their business interests, I do believe that it is the duty of the citizens and leadership in our community to resist short-term thinking and compromises that adversely impact our community over the long term. If the SCR development is approved, it is my strong opinion that it should be approved without conceding zoning changes that turn open space into community commercial land.

Warmly,

Joseph Brocato
15702 Beaver Run Rd.
Santa Clarita, CA 91387

Hai Nguyen

From: Judi Michelle Clare <judimichelleclare@gmail.com>
Sent: Monday, April 29, 2019 8:21 PM
To: Hai Nguyen
Subject: Sand Canyon Country Club Resort Project - FIRE FIRE FIRE concerns!!!

The biggest risk we face is FIRE. We live on Live Oak Springs, a few blocks from the Country Club Project. The last big fire (aka Sand Fire), we were TRAPPED - only emergency vehicles could go in and out and houses only 2 blocks away were ON FIRE. Irrespective of the project, the City should WIDEN SAND CANYON and/or provide secondary/tertiary access in and out of this deathtrap. Ancillary to this project approval should be some type of fire escape planning for the residents here.

It took us many years to get the flooding situation in the Canyon under control - which finally happened. The FIRE danger is imminent - only a matter of time before this area is burned out completely, including loss of life. There is NO ESCAPE - one road is not enough and is used for emergency traffic. Please consider this. PLEASE act on behalf of all the families who live here.

Thank you,

Judi Michelle Clare
Cell: 661-510-0571
Land Line: 661-299-5723
E-mail: judimichelleclare@gmail.com

Hai Nguyen

From: Keith Michael <KMichael@mcstern.com>
Sent: Thursday, April 04, 2019 7:34 AM
To: Hai Nguyen
Subject: Sand Canyon Golf Course

Mr. Nguyen,

I am writing to express my concern over the proposal by the golf course to add multiple buildings to their site. As a home owner of over 20 years in Sand Canyon this is very disturbing. At a local meeting we were told the golf course was adding a small hotel with spa facilities. Now they want to add a complex. We live in this area for the country lifestyle not a corporate environment.

Please stop this madness and force the Sand Canyon Ownership to comply to their original plans.

Thank you,

Keith Michael
Mcmurray Stern
818.388.2406

Send from iPad

Hai Nguyen

From: Linda Harrel <jamnolives@gmail.com>
Sent: Monday, April 29, 2019 8:59 AM
To: Hai Nguyen
Subject: Re: Sand Canyon Country Club Proposed Commercial Development
Attachments: IMG_3985.jpg; IMG_3991.jpg; IMG_3990.jpg; IMG_3989.jpg; IMG_3988.jpg; IMG_3988.jpg; IMG_3986.jpg; IMG_3985.jpg; IMG_3983.jpg

>> John and Linda Harrel
>> 27512-1/2 Oak Springs Canyon Road
>> Canyon Country, California 91387
>> April 28, 2019

>>
>> Mr. Hai Nguyen,
>> Associate Planner
>> City of Santa Clarita- Planning Department
>> 23920 Valencia Blvd.
>> Suite 302
>> Santa Clarita, California 91355

>>
>> RE: Proposed Plan to Enlarge/Develop Sand Canyon Country Club
>>

>> Dear Mr. Nguyen, we are writing in reply to the City's request for input regarding the extensive commercial development proposed by the Sand Canyon Country Club on Sand Canyon. We have lived in Canyon Country for the last 40 years on a two- mile dirt road immediately adjacent to the Sand Canyon Country Club golf course. We have seen much development within the City of Santa Clarita as well as within the surrounding unincorporated area of Los Angeles County. Some of the development is well planned and enhances our neighborhood; but some is not.

>>
>> When the Country Club/golf course was first established there was much concern about its use of ground water. Many of us still obtain our drinking water from the aquifer. Our main concern then as now, is how the proposed project will impact our water rights. Will the project be entitled to draw water from the aquifer for commercial use? Will this use impact or reduce the water we use for drinking? We assume that the project will require a greater use of chemicals to maintain the increased developed area. Will their use of chemicals impact the quality of our drinking water? Has the City ever tested the aquifer to determine if current use of chemicals on the existing golf course has impacted the water quality? This needs to be studied in detail as our health depends upon the safety of our drinking water.

>>
>> The second issue we bring to your attention is the current state of maintenance. They say a picture is worth a thousand words; so we have enclosed photos of the Country Club's perimeter fence. We have also enclosed photos of the dirt road that is on the Country Club's property and over which Oak Springs Canyon Road homeowners all have access/egress easements. As you can see both the fence and the road are in dire need of repair and have been for years.

>>
>> Since the City was founded protecting the natural environment has been a stated goal. The stated purpose of the City's Oak Tree Ordinance and Oak Tree Preservation Act is to care for our mature oaks (which have become the City's symbol) ensuring these majestic trees are preserved and propagate. The tentative development plan indicates that many mature oak trees will be removed. When the golf course was first developed the City required it to re-plant/replace the number of mature oak trees displaced by the development. What is the plan regarding replacement of the mature oak trees in this new development?

>>

>> An increase in vehicle traffic is also a concern to our neighborhood. A review of accident data indicates a significant accident history on Sand and Placerita Canyons, especially in wet weather. The two schools on Lost Canyon contribute to this traffic which results in a significant back up of vehicles at that intersection. Additionally the GPS application 'WAZE' now advises southbound commuters to exit the 14 Freeway during the morning commute at Sand Canyon and re-enter at Placerita Canyon, (reversing the route during the evening commute). This has resulted in much more traffic throughout our neighborhood. The proposed commercial development will presumably result in even greater traffic volumes. Sand Canyon is a simple two-lane country road. It was not designed to service a commercial development. The expected character and volume of traffic clearly exceeds operational warrants and design expectations. How has the proposed development sought to mitigate this issue?

>>

>> Additionally we are concerned about the loss of water shed should this commercial development proceed. As you know Sand Canyon floods almost every winter during heavy rains. The open areas serve as valuable watershed. It soaks up and absorbs much water that would otherwise end up flowing down Sand Canyon. What flood mitigation measures has the project provided? How would this impact the survival of the natural fauna in the surrounding areas? The longer we can keep our surrounding hillsides green the shorter fire season we will have. Depriving the hillsides of water by diverting rainfall over cement parking lots and down drains is not helpful.

>>

>> As you know our neighborhood was established as a Special Standards District to preserve and enhance the rural nature of the surrounding National Forest lands. As the City and County approve more and more housing tracks in the surrounding area Sand Canyon and Placerita Canyon have become an oasis in the midst of urban development where many come to enjoy the sights, sounds, peace, quiet and serenity of being out in nature. Folks still own horses here; and many ride the trails throughout the canyon. We still see deer roaming free as well as bobcats and cougars. We have a healthy population of hawks, falcons and at least two different breeds of owls. This commercial project will obviously decrease our treasured open space and will undoubtedly increase traffic; noise; night sky pollution, and most likely impact our ground water upon which we rely. Together with our neighbors we urge the City to carefully review the plans for this proposed commercial development within our midst. Thank you for the opportunity to provide input.

>>

>> Respectfully submitted;

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>>

>>

>> John and Linda Harrel

>>

>>

>>> Photos of existing Sand Canyon Country Club golf course fencing along Oak Springs Canyon Road- taken April 28,2019

>>















Hai Nguyen

From: Linda Maureen Lewis <storymaven522@yahoo.com>
Sent: Wednesday, April 24, 2019 9:00 PM
To: Hai Nguyen
Subject: SCCC Resort Project

PLEASE NOTE OUR CONCERNS AND STOP THIS TRAVESTY!

**Mr. Hai Nguyen, Associate Planner
City of Santa Clarita – Planning Dept
23920 Valencia Blvd. Suite 302
Santa Clarita CA 91355**

**Telephone: 661) 255-4365
Email: hnguyen@santa-clarita.com
Subject: Sand Canyon Country Club Resort Project**

SAND CANYON COMMUNITY MAJOR CONCERNS TO BE CONSIDERED:

PUBLIC SAFETY: Sand Canyon is a “wild fire” zone area. With 2000 residents trying to evacuate with the addition of another 400-600 hotel residents & staff (wedding parties etc) will emergency vehicles be able to get into the area to do their firefighting? What about ambulance ingress and egress. This is a most serious issue to consider.
We are ripe to be the next “Paradise, California”.

ACCESS: Isn't it a necessity for a “secondary access” (a bridge across the Santa Clara River) to be required for this “high density” project to accommodate the additional traffic, especially during emergency situations? With additional resort personnel & guests, an additional evacuation route is without question a necessity.

TRAFFIC: Besides taking “emergency-events traffic” into account, will the required traffic analysis also include current studies on other nearby developments already in progress (Vista Canyon, Sand Canyon Plaza, Mancara, etc.) and will there be provisions for the continuing increase of traffic on Sand Canyon Rd. already impacted by navigation applications? Will such items as proper signalization at 14 Freeway off-ramps, stop signs on Placerita, round-a-bouts, speed humps, etc. be incorporated and addressed in the traffic study? What if an emergency event occurs when the 14 & 5 Freeways are impacted with commuter traffic.

SPECIAL STANDARDS DISTRICT: As a Special Standards District and a rural, equestrian-oriented community, we have definite “density” restrictions among others. This “commercial” project is extremely high density.

TRAILS: Our Special Standards District requires developers to provide multi-purpose/horse trails through and around their development so our Sand Canyon Trails System can connect to the US Forest Service (Wilderness), City Open Space, and to the Golden Valley City Open Space. These trails are the Sand Canyon community's “paseos.”

OPEN SPACE: Our community worked diligently to ensure that “open space” within our canyon would be protected. To disregard that by changing zoning is a “travesty”. So much for open space surrounding the city! Taking our internal “open space” away would be heart breaking after forty years of protecting it.

WILDLIFE INTERFACE AREA: this project shares the boundary of the US Angeles National Forest. All our wild life critters will be negatively impacted by this “commercial enterprise” in their midst.

WATER: Is there adequate public water for a project this significant?

ECONOMIC ANALYSIS: Will there be an Economic Analysis showing sustainability for this owner and potential ownership changes in the future?

ZONING: Will there be studies and recommendations regarding the significant impact of a zoning Change of Use? The original approval of the Robinson Ranch Golf Course as Open Space eliminated further residential development for this site, and recognized and established density limits. Will this be re-addressed?

STAFFING: What type of Executive Management Staff will be established to run a resort of this magnitude? Will studies and analysis of the Project’s significant scale, scope, and activities impacting our community be conducted?

AESTHETICS-SC IDENTITY: Will this proposed resort maintain the rural and equestrian flavor of our community—the “who we are”? Thus far, our community has been ignored. In fact, we have been told that “golf” & horses” don’t mix.

SEWAGE/WASTE: Is there adequate public sewage infrastructure for a resort of this size

LIGHTS/NOISE: What is planned for lights and noise mitigation for nearby homes who are used to a quiet, country neighborhood. In our canyons...noise and lighting issues are far reaching.

OAK TREES: Our residents can’t trim oak trees without a permit, let alone remove any. It is my understanding that many oak trees are to be removed.

PROPERTY MAINTENANCEof the current facility has been sadly lacking.

ILLEGAL GRADING has been done, fines paid....and then “more illegal grading has been done. The city is well aware of this situation. Code Enforcement has been dealing with it.

THANK YOU

John and Maureen Lewis
15731 Condor Ridge Rd

Hai Nguyen

From: Margie Rovarino <margiejorovarino@icloud.com>
Sent: Thursday, April 25, 2019 6:28 AM
To: Hai Nguyen
Cc: SCHOA eAlerts
Subject: Sand Canyon Project

My husband Gary and I strongly urge you to NOT APPROVE this ridiculous project for Sand Canyon. It will be an UNSAFE traffic nightmare and the project is ill suited for our rural community.

My husband is a former deputy and we were APPALLED at the lack of help in trying to evacuate for the Sand Fire and that was just with regular residents. I was stuck for two hours on our street, not moving at all, before I had to return home.

This project is insanely unsafe and so out of touch with the Canyon Country Community, not just Sand Canyon. How many homeless and trailer parks are the people going to have to step over to get to a luxury hotel? No one will want to stay in a lux hotel in this area. Where do they sight see? Von's Center>. It's an absurd idea.

The sign at the golf course now says it is a HOTEL....how are you letting them get away with that? It's not a hotel at all....and never will be. You will NEVER be able to justify the UNSAFW traffic nightmare that approval of this monstrosity will bring to the canyon.

Margie and Gary Rovarino

Hai Nguyen

From: marianhowie@aol.com
Sent: Wednesday, April 03, 2019 11:38 PM
To: Hai Nguyen
Subject: Sand Canyon Resort and Spa

I have some concerns about the above project.

- 1) At present I do not know of any buildings in Sand Canyon or Canyon Country that are more than 2 story's high, so question why this project has two 3 story buildings, especially when this is an area of single family homes.
- 2) Parking for the resort doesn't seem enough and parking on Robinson Ranch road is unacceptable. On the occasions filming has been at the resort with trucks and cars on Robinson road making dangerous blind spots on the corners and narrows the road too much. Not to mention how the extra traffic will affect Robinson Ranch Rd and Sand Canyon.
- 3) The current restaurant is now only open to the public Thursday's and Friday's. The food has been hit and miss for years but I have to acknowledge twice recently it was good. Having said that we dined there last Thursday and I know that there was a rehearsal dinner going on in the next room but the staff couldn't cope with that and the few people in the regular restaurant, so staffing is a major concern.
- 4) Maintenance of the existing landscaping is poor to say the least. I feel they just flit from one area to another therefore nothing ever gets completed.

I feel for the project to be a success there needs to be project managers to run the show to specific time lines so that the community is not dealing with the upheaval of the building of this project for numerous years to come.

Thank you for considering

Marian Howie

Hai Nguyen

From: michaelfam@aol.com
Sent: Thursday, April 25, 2019 8:33 AM
To: Hai Nguyen
Subject: the EIR for Sand Canyon Country Club

Hello Mr. Nguyen,
Thank you for informing us about the expanded plan for the Sand Canyon Country Club project.

I oppose the expansion, because Mr. Kim is moving the goalposts. Please take note of my rejection.

If you need reasons, there are many, including: traffic, changing the nature/style of Sand Canyon, other projects taking water and other resources (Vista Canyon and Sand Canyon Plaza and Disney possibly), it requires removal of trees and further changes to plant and animal life. We are an equestrian and wildlife zone.

Where I live I hear EVERYTHING that happens on the hill at Sand Canyon Country Club and it's going to be a noise problem. Please do not allow this to proceed.

Thank you,

Martha Michael
22-year Sand Canyon resident

Hai Nguyen

From: Marty Fox <marty.fox8@gmail.com>
Sent: Wednesday, May 01, 2019 6:43 AM
To: Hai Nguyen
Subject: Sand Canyon Country Club Resort Project

Mr. Hai Nguyen, Associate Planner
City of Santa Clarita – Planning Dept
23920 Valencia Blvd. Suite 302
Santa Clarita CA 91355

Dear Mr. Nguyen:

:

Our family are residents of Sand Canyon. We first moved here in 1997. We chose this community for several reasons to raise our (then) young boys. The items that drew us to this community were the rural nature, the spacing of the homes and the ranch-like and quiet community. We did not move here to be next to a hotel. Yes, I understand change happens however, the proposed development area is designated open space and we rely upon the City to enforce the standards that we relied upon when we moved here. There are plenty of places to build a hotel that do not impact families that have lived here for dozens of years. This is a Special Standards District and a rural, equestrian-oriented community. There are definite density restrictions and this high density commercial development violates same. What comes next if this is allowed to go forward - an industrial complex? The approval of the Robinson Ranch Golf Course as Open Space was supposed to eliminate further residential type development for the subject site and it recognized and established density limits. I do not understand how this can simply be ignored and thrown out?

Over the years we have seen many changes for the worse. Perhaps the most important change for the worse has been the traffic. We live directly on Sand Canyon and have a first hand view of the morning and evening traffic consisting of cars speeding through the canyon to shortcut the traffic jams on the 14. There is no policing of this traffic whatsoever. As the City well knows, this traffic has grown exponentially in the recent years due to Waze and Google Maps. Sand Canyon was never designed to handle this traffic volume and it cannot be denied that the number of ambulance sirens continue to grow in number with each passing month.

Perhaps the scariest thing is to watch the evacuation exodus during a wildfire. Since we live on the corner of Sand Canyon and Comet Way, again, virtually no one else in the Canyon has a better view of same. As you know, Sand Canyon is a “wild fire” zone area. One talk with a homeowner's insurance company will of course confirm this fact. Watching 2000 residents trying to evacuate with their children and their animals while emergency crews are trying to get in is like watching a circus that stands still. The line from the stop sign at Lost Canyon will stretch for 2 miles into the canyon - this is not an exaggeration. I cannot imagine anyone would consider adding another 400-600 hotel residents & staff (wedding parties etc) to the traffic jam and the danger. There is no way to mitigate this increased number of human life that would be put in danger if this project goes forward. Fire officials admit that this area is very similar to Paradise, California and we all know what just happened there. Allowing this project to go forward and allowing these lives to be put at risk is a public safety issue that cannot be mitigated.

Another concern is access: How can a project of this size be allowed without mandating secondary access in the form of a bridge across the Santa Clara River to service this high density project (in a rural area) to accommodate the additional traffic? As stated above, traffic is already at unmanageable levels and this would only exacerbate same. . With hundreds and hundreds of additional resort personnel & guests, an additional

evacuation route is without question a necessity. Given the past broken promises of the proposed developer to date, it would seem that the bridge would have to be built first and not after the development if allowed to go forward.

As a family that would be directly impacted by this development and the additional traffic it would create, we think it is mandatory that the required traffic analysis also include current and up-to-date studies on other nearby developments already in progress (Vista Canyon, Sand Canyon Plaza, Mancara, etc.) not to mention the increased traffic due to the private elementary school on Lost Canyon. We presume the City will protect us and require provisions for the continuing increase of traffic on Sand Canyon that is already impacted by Waze and Maps. What will the City be requiring with regard to such items as proper signalization at 14 Freeway off-ramps, stop signs on Placerita, round-a-bouts, speed humps, etc. Will these be incorporated and addressed in the traffic study?

What infrastructure improvements will the City be requiring to offset the enormous amount of adverse/negative impacts that this project will cause. How will water supply and waste be addressed and impacted? Please remember that we residents will have to live with these impacts as long as we are here. It is my understanding that the Special Standards District requires developers to provide multi-purpose/horse trails through and around their development to connect the Sand Canyon Trails System to the US Forest Service (Wilderness), City Open Space, and to the Golden Valley City Open Space. As you know, these trails are the Sand Canyon community's "paseos."

We moved our family here specifically for the open space nature of the area. This has become our home and our community. Our community works very hard to preserve that open space space within our canyon. To disregard that by changing zoning and going back on what each and every resident was promised through he zoning laws is not well taken and would destroy something beautiful and preservable. It was my impression that the City always wanted open space around the perimeters. What happened to that goal?

Part of the rural life is the wildlife that will continue to disappear among the bright wedding lights and music. Along those lines, if we are going to destroy the nature of the area, it would seem that an economic analyses would absolutely be required. The developer is obviously very successful in various business but successful hotelier is not among his credentials. I can easily see a situation where no one will come to Sand Canyon to spend a week-long vacation seeing the sights of the In N Out burger and a day trip to Placerita Canyon. It is not beyond the realm of belief that the developer knows same and this is a merely step to multi-family high density housing when/if the hotel fails. Turning a hotel into a condominium complex or apartments is not difficult to do. What is the City going to do to protect against which might be a very likely outcome? Obviously, "zoning" no longer carries such a guarantee. It would seem necessary that studies and recommendations regarding the significant impact of the zoning change will be done - I certainly hope so and to not require same would seem to be extremely negligent.

If golf and horses do not mix, how can a hotel/wedding venue (or a condominium or apartment complex) and horses mix? How is the City ensuring that this proposed resort will maintain the rural and equestrian nature of our community. It cannot be disputed that to date, our community has been ignored. Is this more of the same? What is planned for lights and noise mitigation/reduction for nearby homes who are used to a quiet, country neighborhood. As I am sure the City is aware, noise and lights travel far in a canyon.

Given that we have many oak trees on our property and we have to either pull a permit or hire an approved trimmer to do anything but look at our trees, how can the City allow a developer with vast amounts of money to remove dozens? Why is the developer getting preferential treatment?

Lastly, of course many promises will be made by the developer to get this project done. However, to date, their other promises have been made and then ignored and disregarded. As the City is well aware, a poor prior track

record and pattern of defiance already exists. If a golf course is too difficult to maintain, how can the current responsible parties maintain a hotel? What is the City going to do to ensure same? given that repeated illegal activities have now been going on for years (illegal grading which the City is well aware of), how can the City trust the hotel to comply with the upcoming promises?

The current golf course ownership knew what it was buying when it did so. It knew the zoning restrictions and it knew the nature of the community. To now change that because they can't make a golf course work should not be allowed - especially at the expense of us who moved here for the specific rural nature of the area that the development would change.

On behalf of my family, we thank you for your time and efforts and we trust that you will work to protect our interests as citizens of this community.

Very truly yours,
Martin Fox
16189 Comet Way
Canyon Country, CA 91387

Michael P. Hogan

April 28, 2019

Hai Nguen, Project Manager
Community Development
City of Santa Clarita
23920 Valencia Blvd., Ste 302
Santa Clarita, CA 91355

Via email: hnguyen@santa-clarita.com

RE: NOP Comment Letter on Sand Canyon Resort Project MC 18-021

Dear Mr. Nguyen:

I am submitting the comments below regarding the scope of the EIR that will be prepared for the Sand Canyon Resort Project. In order to ensure that the decision makers are fully informed on potential issues, I believe that the following areas and questions must be addressed.

ZONING

The EIR needs to address the impact on residential property values and the probability of other commercial development in Sand Canyon by allowing the requested zoning change to allow this commercial development. The Sand Canyon area is supposed to be protected by its Special Standards District as a rural, equestrian, residential area. The EIR should address the impact of the City allowing the proposed zoning change from Open Space to Community Commercial for this resort, on the future of the other Open Space areas within City limits, and on residents' expectations with respect to other Open Spaces established in the City. And specifically with respect to the original approval of the building of Robinson Ranch Golf Course and residential area: the approval of that development included the requirement that the golf courses would be zoned as Open Space, in part to offset the lot sizes of the residential area which were much smaller than the 2-acre minimum lot size required by zoning in surrounding residential areas.

Is approving the use of the golf course Open Space area, for this high density commercial development, consistent with the City's General Plan that Sand Canyon, and the Robinson Ranch golf courses be part of the City's 'green belt'?

If the resort is not successful, or the current developer sells the property with the entitlements (assuming the City grants the entitlements he is requesting), will the City allow the developer or subsequent owner to convert the hotel and villas (or entitlements therefore) to apartments/condos and houses to sell as residences, in order to prevent waste of the buildings/entitlements? If so, what would be the impact on the City's original plan for Sand Canyon development which was to maintain the current 2-acre per house zoning and Special Standards district to maintain the unique character and quality of life in Sand Canyon?

TRAFFIC

The traffic analysis needs to take into account the expected traffic increases in and around the Sand Canyon area (surface streets and freeways) generated by this project and include the traffic studies at full build out of the following projects in the Sand Canyon area:

Vista Canyon - (Traffic Study completed October 2010)

Mancara - (Traffic Study completed June 2011)

Sand Canyon Plaza - (Final EIR August 2017)

The study should also include the new private elementary school on Lost Canyon (Gorman Learning Center Santa Clarita). This school was not in operation when any of the above noted traffic studies were done. The school that was there at the time bussed most of their students to the site, this new school does not provide busses, so children are delivered and picked up by car. The study should include peak school traffic (beginning and end of school day as well as increased commute traffic through Sand Canyon due to daily traffic congestion on the 14 freeway. What will be the impact on nearby residents and wildlife on or near the Resort site, if large trucks and tour busses are driving into and out of the resort at all hours?

NOISE

Sand Canyon is a quiet, rural neighborhood. How will the community and the natural areas be affected by the excessive noise levels from any source during construction and operation, including noise from newly generated traffic, venue events, loud music, deliveries etc.

PARKING

This development has a potential of having up to 3000 people at the resort at one time, but the application only has 375 parking spots. Adequate parking must be ensured so that parking does not overflow into other areas or on Sand Canyon Road. How will this be guaranteed?

Where will the up to 50+ employees park? During a full field golf tournament, persons already park cars along Robinson Ranch Road due to the existing parking lot being full.

FIRE

This project is proposed in an extreme high fire hazard area. Severe Santa Ana winds often blow in this area at velocities of 40 to 80 miles an hour. As we have seen in the recent fast moving and devastating Camp and Woolsey fires where over 66 people were burned to death because of their inability to escape on small two-lane roads, this project could become a death trap for hotel guests.

Please address these questions.

1. What fire measures will be used to avert such a disaster on the building and grounds of this project?
2. What water supply will be used for fire suppression? Is water production from this source assured in all circumstances?

EMERGENCY EVACUATIONS

How would evacuations be conducted on the two lane Sand Canyon Rd. and the entrance road while not impeding the evacuation of current residents?

LIGHTS

Sand Canyon is within a Special Standards District that requires minimal lighting.

1. How will dark skies be protected from lights during construction and project operation?
2. How will light be reduced to ensure that nocturnal wildlife will not be adversely affected?

WATER

What is the expected water usage for the project, and will the water be supplied by the local water agency, or from the well on the Sand Canyon Resort property? If the latter, how will usage be monitored, and will use be subject to restrictions in the event of another drought period when residential water customers are subject to water use restrictions, as was the case in Sand Canyon for several years during the recent drought? If Sand Canyon Resort would be subject to the same restrictions as nearby residents, how would the resort functions, and economic viability of the resort be impacted?

AESTHETICS

Analysis of the aesthetics of the architectural design of the hotel and villas has to include comparison with the designs used by other large successful resorts in Southern California, and with the architectural styles of houses in Sand Canyon. Also, this section of the EIR should analyze the visual appeal of the site being devoid of any trees and a flat, barren plateau due to the grading and removal of all native oak trees in the vicinity.

MARKET DEMAND STUDY

Where is the demand for 3 more restaurants on the property, the current facility has one restaurant and is only open 2 days per week due to low patronage.

Where is the demand for 2 hotels, meeting rooms, ball rooms etc.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael P. Hogan". The signature is fluid and cursive, with a large initial "M" and "H".

Michael P. Hogan

Hai Nguyen

From: nking3@socal.rr.com
Sent: Thursday, April 25, 2019 11:24 AM
To: Hai Nguyen
Subject: Re: Revised NOP for Sand Canyon Resort Project

Hello As a sand canyon home owner, roads ? Roads? Where are all of the cars going to drive. At present time we have far to many vehicles using (ways app) and driving the canyons now at dangerous speeds. Morning traffic and afternoon to by pass 14 fwy. Fire route ? We are a fire trap up here we know it .again traffic?

We will be trapped and like the death on iron canyon last fire there will be many more . Roads? Hope you are looking out for people and not just counting the money this project might bring in. Very worried home owner. Thank you Nancy King

---- Hai Nguyen <HNGUYEN@santa-clarita.com> wrote:

> Good morning:

>

> You are receiving this email because you have indicated your preference in receiving notifications regarding the Sand Canyon Resort Project.

>

> The original Notice of Preparation (NOP) for the Sand Canyon Resort EIR was circulated between October 17, 2018 and November 16, 2018. The revised NOP is being circulated to provide an 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. A copy of the NOP is attached to this email. The comment period for the revised Notice of Preparation begins on April 2, 2019 and ends on May 2, 2019.

>

> Please contact me if you have any questions. Have a wonderful day!

>

> Hai Nguyen

> _____

>

> Hai Nguyen

> Associate Planner

> Planning Division

> City of Santa Clarita

>

> Phone: (661) 255-4365

> Email: hnguyen@santa-clarita.com<<mailto:hnguyen@santa-clarita.com>>

> Web: <http://www.santa-clarita.com><<http://www.santa-clarita.com/>>

> [http://filecenter.santa-clarita.com/images/email_sig2a.jpg]

>

Hai Nguyen

From: Paula Hoffman <phoffman1946@gmail.com>
Sent: Thursday, April 25, 2019 11:09 AM
To: Hai Nguyen
Subject: Sand Canyon Country Club Resort Project

We are residents of Robinson Ranch and believe the investment Mr. Kim is planning to make is very important to the ongoing success of the area. We also believe this type of facility will attract the right kind of business to compliment what is planned in Vista Canyon and Sand Canyon Plaza.

We lived in Rancho Palos Verdes in close proximity to Terranea. Many residents were against the resort being built. However, in the end, it has had an extremely positive impact on the area and residents.

Many events are currently held at the Clubhouse. Mr. Kim has been respectful of the neighborhood making sure bands/DJ's end at 10PM. He has done an outstanding job rehabilitating the golf course, albeit he made many mistakes during the process.

Our only concern with Sand Canyon Country Club is having a professional, experienced management team in place. Not only during the building, but also once the resort is open.

Thank you,
John and Paula Hoffman
14916 Live Oak Springs Canyon Road
Canyon Country, CA

Dear Hai Nguyen

The following are my most paramount concerns regarding the Sand Canyon Resort Project.

ROADS

The evacuation during the 2016 Sand Fire showed that previous building should not have been approved without additional roads to exit Sand Canyon residents in an emergency. During the Sand Fire it took residents ***an hour and a half to drive the length of Sand Canyon to safety***. This traffic clog also hampered emergency responders. If the firefighters had not successfully kept the fire from Sand Canyon Road it could have been a horrible tragedy. Before adding cars from guests at a resort and people attending [possibly] large weddings and resort employees the impact on the current residents must be not just “considered” but ***resolved*** to minimize the threat to lives - not increase the risk.

Although the expense to build a road sufficient for 300 plus additional cars to drive out of the canyon and reach a main road like Soledad Canyon would be great, it is not... as is shown in the Vista Canyon development requirements, unreasonable. I think building an additional road must be included in the requirements for approval.

WATER

Since the second golf course on this property was closed in 2014 ***due to lack of water*** then the recent “Extreme” drought needs to be the primary concern.

Unlike most projects in Santa Clarita that receive an automatic approval from the water company’s stating there is adequate supply for this development, this project needs to be downsized. Access to community water should not be lessened for residents homes in order to supply a ***resort***.

CHANGING FROM OPEN SPACE

Our City prides itself on preserving Open Space. If the General Plan is changed for the Sand Canyon Resort from Open Space zoning to Community Commercial Zone, then what prevents other developments from building in our Open Space in the future?

The residents of Sand Canyon know that property owners have the right to develop their property but not at the detriment of the community. The enormity of this project would forever change what residents hold dear to accommodate “visitors”.

Sincerely,

Penny Upton

42 year Sand Canyon Resident
28154 La Veda Ave.
91387

Hai Nguyen

From: quattle@socal.rr.com
Sent: Tuesday, April 09, 2019 8:12 AM
To: Patrick Leclair
Cc: Hai Nguyen
Subject: Re: Sand canyon resort project

Thank you so much for all of this info! You have been extremely informative.

> On Apr 9, 2019, at 7:48 AM, Patrick Leclair <PLECLAIR@santa-clarita.com> wrote:

>

> Not a problem, I am happy to help out. You are correct, this project has not been approved. The NOP marks the initiation of the preparation of the EIR for the project. In this case, the revised NOP notes the additional detention basin and minor revisions to the project so that everyone is aware of these changes. Work on the EIR will continue to proceed with the initial public hearings before the Planning Commission slated for Summer and early Fall. If approved, the applicant would then proceed with the documents for the construction of the project. Given the project has not received any approvals, it is difficult to predict the construction schedule, but I would guess that construction could begin in Spring 2020 if the project is approved by the Planning Commission and the City Council later this year.

>

> Patrick Leclair

> Senior Planner

> City of Santa Clarita

> Phone: (661) 255-4349

> Email: pleclair@santa-clarita.com

>

>

> -----Original Message-----

> From: quattle@socal.rr.com [mailto:quattle@socal.rr.com]

> Sent: Tuesday, April 9, 2019 5:28 AM

> To: Patrick Leclair

> Cc: Hai Nguyen

> Subject: Re: Sand canyon resort project

>

> Thank you so much, Patrick! This has not been approved yet, correct? What is the timeline for approval, breaking ground, and completion?

>

> Thanks!

>

>> On Apr 8, 2019, at 1:59 PM, Patrick Leclair <PLECLAIR@santa-clarita.com> wrote:

>>

>> No problem. Attached is the revised NOP. The area that has been added as a part of the NOP is a part of the existing golf course to the south where a water hazard was located. This hazard will be slightly deepened and enlarged to facilitate a detention basin. Please let me know if you have any questions.

>>

>> Patrick Leclair

>> Senior Planner

>> City of Santa Clarita

>> Phone: (661) 255-4349

>> Email: pleclair@santa-clarita.com

>>
>>
>> -----Original Message-----
>> From: quattle@socal.rr.com [mailto:quattle@socal.rr.com]
>> Sent: Monday, April 8, 2019 1:01 PM
>> To: Patrick Leclair
>> Subject: Re: Sand canyon resort project
>>
>> Yes, it's the revised NOP for sand canyon. Evidently Mr. Kim is planning a larger area so I would love to see what the plans are.
>>
>>> On Apr 8, 2019, at 11:10 AM, Patrick Leclair <PLECLAIR@santa-clarita.com> wrote:
>>>
>>> Good morning, I am happy to provide you the latest information on the Sand Canyon Resort project. Do you recall what attachment Hai was attempting to send you so that I can do my best to provide you with the information? Would he have been sending you a copy of the revised Notice of Preparation for the Environmental Impact Report?
>>>
>>> Patrick Leclair
>>> Senior Planner
>>> City of Santa Clarita
>>> Phone: (661) 255-4349
>>> Email: pleclair@santa-clarita.com
>>>
>>>
>>> -----Original Message-----
>>> From: quattle@socal.rr.com [mailto:quattle@socal.rr.com]
>>> Sent: Sunday, April 7, 2019 12:27 PM
>>> To: Patrick Leclair
>>> Subject: Sand canyon resort project
>>>
>>> Hi,
>>>
>>> I live in sand canyon and am requesting the latest info on the sand canyon resort project. I was unable to open the attachment for Hai.
>>>
>>> Thanks!
>>> Raashi
>>
>> <Revised Sand Canyon NOP+Attachment 4-2-2019.pdf>
>

Hai Nguyen

From: Robert Fleck <rfleck@socal.rr.com>
Sent: Tuesday, April 30, 2019 11:37 AM
To: Hai Nguyen
Subject: Master Case No. 18-021
Attachments: Exhibit A.png; Exhibit B.png; Exhibit C 1999 Daily News RR Well and Water Disputes[3].docx; Exhibit D cancelhearing2003july30.pdf; Exhibit E newhallcounty_withdrawal.pdf; Exhibit F 2017 SCV Water Use Table.png

RE: Sand Canyon Resort Project, Master Case No. 18-021 - EIR Scoping Comments

Dear Mr. Nguyen:

The following initial comments are in regard to the scope of the EIR being prepared for the Sand Canyon Resort project referenced above. I want to request that my remarks be sent to any agencies or firms that are preparing the EIR or any other appropriate parties.

Water: the existing property known as "Robinson Ranch" has had a complex, fraught history of water right disputes and usage, as outlined in an attached file from the original planning documents about the golf course.

Among the six attached documents, many references are made to a complicated series of events that involved claims, lawsuits, hearings, re-determination of water source geology, water source classifications and much more in regard to Robinson Ranch's water supply.

Exhibit A = Area map w/RR wells located
Exhibit B = SCV Water email notice of no state information
Exhibit C = 1999 Daily News article about RR Water Claim Dispute
Exhibit D = SWRCB Hearing Cancellation, RR Water Well Claim Hearing
Exhibit E = NCWD Lawyer notice of Water Right Application Withdrawal
Exhibit F = 2017 SCV Water Use Table

According to California State Water Resources Control Board staff, starting in 2002, reporting requirements for water classified as "percolating ground water" have been assigned to the agency now known as "SCV Water."

Per an attached email, Ass't General Manager Steve Cole notes that there are only "place holder" figures used to calculate the water that has been used by the existing Robinson Ranch Golf Course. Also, since 2014, the pending, statewide Sustainable Groundwater Management Act has required that all groundwater extraction reports have had to be filed annually. Again, only a general figure has been available since that 2014 state decree.

So, moving forward, how, exactly does the proposed, vastly larger resort destination project intend to be compliant with the soon to be implemented State Groundwater Management Act (SGMA) reporting requirements?

What accurate, verifiable baseline use figures will be the basis for citing water extraction or diversion (if surface waters are intended to be diverted)?

SGMA is planned for implementation in 2022, with a draft version available for public comment starting 01/2021. All development, statewide, will have to be compliant with the requirements of SGMA. In addition, according to State Water Resource Control Board staff, the draft of SGMA now being created has language that will require county general land use plans be consistent with SGMA mandates.

What calculation factors will be used to determine the water needs of the proposed development? How many gallons of water per day will each guest use? How about physical plant operation? What measures for wastewater treatment are being detailed? What kinds of drought tolerant landscaping elements are being stipulated? On what comparable basis are these calculations being made, in other words, what other similar resort operations are being cited for use calculations?

What sort of hard surface water runoff figures are available for review, in regard to the proposed development? How will the existing water hazard ponds be maintained and utilized as part of a unified, comprehensive water use and management plan? How will use be verified and reported?

Absent a reliable, verifiable, consistent, documented history of water use for the past 21 years, the proposed resort expansion of operations on the subject property will need to have a SGMA-compliant, detailed, data-driven plan that is consistent with the pre existing water needs of the area, both local and regional.

Fire Danger: As a 20 odd year veteran of large animal evacuation groups, both private local ones and county certified operations, my experiences during fire incidents leave me deeply troubled about the impact of a development of the proposed scope and magnitude in terms of traffic gridlock in the event of a wildland fire.

Sand Canyon has experienced an increasing number of wildland fire events over the last decade and if federal, state and county projections are to be trusted, then the frequency and intensity of fires is only going to increase.

The areas in and around Sand Canyon enjoy a designation of equestrian friendly zoning laws. In the unhappy event of a fire, evacuator's ability to reach horses and other large animals in mortal danger will be severely if not totally compromised if roads are not open for trailer transit. Since only one in ten horses in Los Angeles county has a trailer for it, this is a very serious consideration.

The existing community has just scraped by so far in managing evacuations during fire events. If a large, commercially viable resort also has to be evacuated and there have

been no high capacity, high volume routes purpose-built to serve them, a tragic catastrophe is virtually certain to be the outcome.

Open Space: When the existing golf course received approval, it was on the basis of the golfing areas being set aside as open space, in the same way that Crystal Springs' subdivision also cited the former Cox property (Robinson Ranch golf course) as a compensatory open area for their increased housing density. Are both layers of these warrants and assurances to be simply discarded because an applicant asks? The community members who took part in the golf course approval process have not forgotten the promises made by developers, planners and other civic officials.

Aesthetics and wildlife habitat: The Sand Canyon Special Standards district and historic character of the rural, or mainly residential community known as Sand Canyon combine to offer a setting that has never been conducive to siting large resort facilities like the subject property being proposed. The climate here is one of increasingly hot summers, cold winters and relative isolation. Removal of more than twenty heritage oak trees, flattening hillsides and installation of urban-themed recreation facilities are at odds with the preservation of existing wildlife species and their habitat requirements.

In terms of sound and light, what mitigation measures are planned to have the proposed development meet district standards?

Economic Outlook: What guarantees of financial viability can the applicant provide? Sand Canyon is not Ojai, or Santa Barbara or any other more temperate locale where an established resort presence has developed and matured over more than a century.

The proposed design is by any standards huge. Where, exactly, is demand for a resort like the subject project expected to originate? What factual, verifiable statistics can be parsed to arrive at an investment-grade analysis of submitted projections? In other words, how can the taxpayers of Santa Clarita and Los Angeles receive valid guarantees that they will not be stuck footing the bill for a failed "white elephant" of an unworkable resort complex built on inadequate market research feasibility findings?

The above remarks are preliminary only, awaiting review of more detailed information from the project developer and their suppliers.

Sincerely,

Robert Fleck



Steve Cole <scole@scvwa.org>

Robert Fleck

Tuesday, October 30, 2018 at 10:57 AM

[Show Details](#)

> You forwarded this message on 11/12/18, 3:46 PM.

Show Forw

That's what we are trying to track down. I will let you know if we find it. thx

Stephen L. Cole

Assistant General Manager

Santa Clarita Valley Water Agency

26501 Summit Circle

Santa Clarita, Ca 91350

Direct (661) 705-7915 ext. 115

Cell (661) 810-7089

E-Mail: scole@scvwa.org



SERVICE, COMMUNITY, VALUES

From: Robert Fleck <rfleck@socal.rr.com>

Sent: Tuesday, October 30, 2018 10:49 AM

To: Steve Cole <scole@scvwa.org>

Subject: Re: Golf Course Well(s)

Any idea what the SWRCB registration # might be?

From: Steve Cole <scole@scvwa.org>

Date: Tuesday, October 30, 2018 at 10:46 AM

To: Robert Fleck <rfleck@socal.rr.com>

Subject: RE: Golf Course Well(s)

Hi Bob, nice speaking with you today. In the SCV Water Report look at Table 2-2 the golf course pumping is in the Small Private Domestic, Irrigation Golf Course Use column. Historically, a place holder of 500 acre-feet has been put in, you can see the golf course pumping come on line in the year 2000. The amount of golf course pumping is the difference between subtracting 500 acre-feet from the total.

A review of the database of reporting that we are compiling does not identify the golf course well. We are continuing to research to see if the well id shows up in another database.

Thanks,

Stephen L. Cole

Assistant General Manager

Santa Clarita Valley Water Agency

26501 Summit Circle

Santa Clarita, Ca 91350

<https://www.thefreelibrary.com/PROJECT%27S+WATER+CLAIM+DENIED%3B+STATE+OFFICIALS+CITE+IMPACTS+ON+RIVER%2C+...-a083632450>

PROJECT'S WATER CLAIM DENIED; STATE OFFICIALS CITE IMPACTS ON RIVER, NEIGHBORS.

Byline: Jason Takenouchi Staff Writer

State regulators have rejected a prominent developer's water claim and say the company's massive Santa Clara River well may hurt other water users in the area.

In a letter mailed Monday, officials with the State Water Resources Control Board said Robinson Ranch, a 403-acre golf course and housing development by Robinson Development Services Inc., does not have the right to draw water from the Santa Clara River.

Laguna Niguel-based Robinson Development claimed it had that right - known as a riparian right - when it began using a controversial well to provide water for Robinson Ranch earlier this year.

The well, on a separate parcel just north of the project, has drawn the ire of environmentalists, Canyon Country residents and Santa Clarita City Council members.

Two area water providers have also discussed suing Robinson Development to close the well, which has already pumped millions of gallons of water to Robinson Ranch.

The letter from state regulators reflected those concerns.

"There is a significant potential for diversions from the Robinson Ranch's Santa Clara River well to adversely impact other well owners in the area," the letter said.

"There is justification to ask Robinson Ranch to forgo diversions from the Santa Clara River" until it receives a permit or proves its rights, the letter said.

The water resources board gave Robinson Development until Jan. 7 to either shut down the well or agree to implement a board-approved water monitoring program.

Ted Robinson Jr., the managing general partner for the project, said he was

disappointed in board's rejection of the project's riparian rights. But he called the board's monitoring request ``inherently fair" and said his company will submit to the program rather than close the well.

"Our intent is to not upset the apple cart," he said.

Oak Canyon resident Allen Penrose, who filed a complaint with the water resources board earlier this year, said he was pleased with the monitoring requirement.

"I think it's a good first step," he said. "But I think if there is significant impact on the groundwater that's discovered by monitoring, then action needs to be taken."

The state water board is only the latest entity to square off with Robinson Development.

When the developer began using the well, city planners said it violated the spirit of the Robinson Ranch development agreement. That agreement, approved by the City Council in 1996, stated that Robinson Development could not use an on-site well to serve the project.

The well does not violate the exact language of the agreement, however, because it is actually located on a separate parcel of land just north of the golf course project. A pipe connects the well to Robinson Ranch.

The well has also come under fire by valley water providers who say it may harm their existing Santa Clara River wells. The Castaic Lake Water Agency - which owns the Santa Clarita Water Co. - and another water provider, the Newhall County Water District, may sue to close the well, according to sources in each agency.

The CLWA also has a dispute with Robinson Ranch over the nonpayment of roughly \$6 million to \$9 million in connection fees, which pay for the cost of providing water to valley developments. The agency's board discussed its legal options in closed session last week.

Robinson Development's failure to pay those fees sets a bad precedent for the agency, said CLWA board President Bill Cooper.

"It's important that as a developer they pay the fees that are associated with the impact that they are placing on the community," Cooper said.

Robinson said the project does not have to pay the connection fees because the CLWA does not provide imported water to the surrounding area.

The controversy has not slowed the Robinson Ranch project.

According to city planner Jason Smisko, the company has applied for a temporary certificate of occupancy that would allow it to open one of its two public golf courses ahead of schedule.

The project does not have to complete all of its original conditions for approval to receive the temporary certificate. Smisko said. Planners usually decide whether to grant such requests, but because of the debate over the well, the City Council will review the request at its Jan. 11 meeting.

"At this point the well is not an issue for staff in terms of the conditions for approval," Smisko said. "But there's a council and a community to respond to that."

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Winston H. Hickox
Secretary for
Environmental
Protection

State Water Resources Control Board

Division of Water Rights

1001 I Street, 14th Floor • Sacramento, California 95814 • (916) 341-5435
Mailing Address: P.O. Box 2000 • Sacramento, California • 95812-2000
FAX (916) 341-5400 • Web Site Address: <http://www.waterrights.ca.gov>



Gray Davis
Governor

NOTICE OF CANCELLATION OF PUBLIC HEARING

The State Water Resources Control Board has canceled the Public Water Right Hearing on Applications 30942 and 31023 of Newhall County Water District and Robinson Ranch Golf, LLC, to appropriate water from wells in the Santa Clara River Valley East Subbasin in Los Angeles County

**The Hearing was scheduled to commence on Tuesday, July 29, 2003 at 9:00 a.m. and continue, if necessary, on Wednesday, July 30, 2003 at 9:00 a.m. both at
**Joe Serna Jr./Cal EPA Building
Sierra Room – Second Floor
1001 I Street, Sacramento****

SUBJECT OF THE CANCELED HEARING

Newhall County Water District and Robinson Ranch Golf, LLC, filed water right applications 30942 and 31023, respectively, to appropriate groundwater from wells in the Santa Clara River Valley East Subbasin in Los Angeles County. The purpose of this hearing was to receive evidence to be considered by the State Water Resources Control Board (SWRCB) in determining the legal classification of groundwater pumped by the applicants' wells. By letters dated June 3, 2003 and July 14, 2003 the applicants have informed the SWRCB that they have withdrawn their water right applications. Accordingly, the hearing is canceled.

Questions concerning this notice should be directed to Erin Mahaney, Staff Counsel, at (916) 341-5187 or Paul Murphey, Engineering Geologist, at (916) 341-5435.


Debbie Irvin
Clerk to the Board

July 30, 2003

Hai Nguyen

From: Bob Stevenson <stevenra1000@gmail.com>
Sent: Tuesday, April 30, 2019 10:49 AM
To: Hai Nguyen
Cc: 'Wendy Fike'; 'Bob Kellar'
Subject: RE: Revised NOP for Sand Canyon Resort Project

Re: Response to Mr. Hai Nguyen, Associate Planner, NOP Sand Canyon Resort

Dear Mr. Nguyen:

This is in response to your email re. the proposed Sand Canyon Country Club Resort project (NOP). First of all, a little background about me. I've lived in Sand Canyon (on Iron Canyon Road) since 1977. I formed the Iron Canyon Homeowners Association and currently am the President of the Oak Creek Ranch Homeowners Association located in Iron Canyon.

I have given the notice (NOP) you sent out and the proposed Country Club project a lot of thought. To this end, I have talked to neighbors all up and down Iron Canyon and its side streets, including Josel Drive. In total, I have interviewed about 20 people and I found that 16 of these heavily favor the project with only 2 really opposed (two undecided).

My wife Wendy and I heavily favor this project. A project like this is really necessary to revitalize what we view is a Sand Canyon community that has been slowly dying on the vine. Going back over 20 to 25 years ago, Sand Canyon was a heavily equestrian community. I would say now that the number of people owning and using horses is less than 10% of what it once was (particularly on the East side of Sand Canyon Rd.). Many of these remaining horses have become "yard ornaments" and are seldom ridden. This is not to say that I don't favor Sand Canyon remaining an equestrian community, just that, the bulk of the people who have been moving in and building homes in the last 20 years, seem to have a different interest (estate homes on large pieces of property). This new (non-equestrian) interest is complete harmony with the proposed Sand Canyon Country Club Resort.

Your email laid out a comprehensive list of items for the project developer, Mr. Kim to address. Some of these I consider to be unreasonable. When I did the Oak Creek Ranch subdivision in Sand Canyon, for example, I was not required to look at Indian artifacts, tribal culture, burial grounds or things like that. In the past, I have had the opportunity to talk to the pioneers of the Sand Canyon area (the Walkers, the Bellos, the Olsons, the Browns, and the Starbucks, etc.). None of these people ever mentioned Indian encampments or settlements in Sand Canyon. Does the City know of such Indian history in Sand Canyon or is this theoretical?

I am aware that in the later 1800s elements of the U.S. Army used to camp in here (I have done several parcel maps and a subdivision in Sand Canyon which all required substantial grading). All I have ever found are a few old bottles and army belt buckles. I'm also aware that in Sand Canyon around the turn of the century (around 1900), there were some hunting cabins here and grizzly bears were hunted. However, none of this involved tribal burial lands or such things that would be of concern to a development.

My wife and I would much rather see the Sand Canyon Country Club Resort, along with its golf courses and other expanded amenities (like a hotel, spa and good restaurants which Canyon Country sorely needs) as opposed to several hundred homes in the community. I would be glad to attend a meeting and/or address the City Council and speak in favor of this project. I think the changed and still changing nature of the Sand Canyon community, is in general, now very much in harmony with this proposed project. As to increased traffic on Sand Canyon Rd. the NOP makes it clear that Sand Canyon Country Club is proposed as a destination resort. People staying there will do exactly that - stay there. This will create minimal traffic impact.

My assistant, who is an avid equestrian (who moved along with her horses to Agua Dulce), also remarked on how the Sand Canyon area is no longer a safe environment for horses to be ridden out of one's personal property onto the roads or small stretches of trails in Sand Canyon. There are just way too many cars passing through the Sand Canyon vicinity in too close proximity to where a horse and rider might be for it to be considered safe for anyone. With the highway 14 freeway rush hour commuter congestion, many commuters are using Placerita Canyon Rd to Sand Canyon Rd as a bypass (the am and pm commute traffic on Sand Canyon Rd. is now extremely very heavy). In other words, for the few people that still do own horses, they must trailer these horses to areas well outside Sand Canyon to find significant trail riding opportunities. Also, the above described huge commuter bypass traffic is the real issue and any added traffic due to Sand Canyon Resort would pale in comparison to it.

In summary, the planned expansion of Sand Canyon Country Club as outlined in your email attachment into a destination resort has our full and enthusiastic support.

Very truly yours,

Robert A Stevenson and Wendy L Stevenson

From: Hai Nguyen <HNGUYEN@santa-clarita.com>
Sent: Tuesday, April 2, 2019 7:52 AM
Subject: Revised NOP for Sand Canyon Resort Project

Good morning:

You are receiving this email because you have indicated your preference in receiving notifications regarding the Sand Canyon Resort Project.

The original Notice of Preparation (NOP) for the Sand Canyon Resort EIR was circulated between October 17, 2018 and November 16, 2018. The revised NOP is being circulated to provide an 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. A copy of the NOP is attached to this email. The comment period for the revised Notice of Preparation begins on April 2, 2019 and ends on May 2, 2019.

Please contact me if you have any questions. Have a wonderful day!

Hai Nguyen

Hai Nguyen
Associate Planner
Planning Division
City of Santa Clarita

Phone: (661) 255-4365
Email: hnguyen@santa-clarita.com
Web: <http://www.santa-clarita.com>



Hai Nguyen

From: Rod Rosato <Rod@tcmbp.com>
Sent: Thursday, April 25, 2019 10:19 AM
To: Hai Nguyen
Subject: RE: Revised NOP for Sand Canyon Resort Project

Hello Hai,

Thank you for including me in these emails. As the project at Sand Canyon Resort progresses there is much concern over numerous issues a development of this size presents. I am sure you have seen the list of concerns the SCHOA has presented. I have embedded the list in this email because, as a resident and homeowner of Sand Canyon, I live on Live Oak Springs Cyn Rd, these are my exact concerns as well. The issues regarding emergency situations and public safety are at the top of my list. There is no way this project should move forward without plans to construct additional routes in and out of the canyon. As well, the other items listed are real and should not be ignored.

I understand the benefits of such a project and welcome it to a point, but I believe there are better options, downsizing the project for one. I expect, as our City, you will make decisions for the good of it's longtime residents and homeowners.

Thank you for your time and your thoughtful consideration of where this project is allowed to go.

Rod Rosato

SAND CANYON COMMUNITY MAJOR CONCERNS TO BE CONSIDERED:

PUBLIC SAFETY: Sand Canyon is a "wild fire" zone area. With 2000 residents trying to evacuate with the addition of another 400-600 hotel residents & staff (wedding parties etc) will emergency vehicles be able to get into the area to do their firefighting? What about ambulance ingress and egress. This is a most serious issue to consider.

We are ripe to be the next "Paradise, California".

ACCESS: Isn't it a necessity for a "secondary access" (a bridge across the Santa Clara River) to be required for this "high density" project to accommodate the additional traffic, especially during emergency situations? With additional resort personnel & guests, an additional evacuation route is without question a necessity.

TRAFFIC: Besides taking "emergency-events traffic" into account, will the required traffic analysis also include current studies on other nearby developments already in progress (Vista Canyon, Sand Canyon Plaza, Mancara, etc.) and will there be provisions for the continuing increase of traffic on Sand Canyon Rd. already impacted by navigation applications? Will such items as proper signalization at 14 Freeway off-ramps, stop signs on Placerita, round-a-bouts, speed humps, etc. be incorporated and addressed in the traffic study? What if an emergency event occurs when the 14 & 5 Freeways are impacted with commuter traffic.

SPECIAL STANDARDS DISTRICT: As a Special Standards District and a rural, equestrian-oriented community, we have definite "density" restrictions among others. This "commercial" project is extremely high density.

TRAILS: Our Special Standards District requires developers to provide multi-purpose/horse trails through and around their development so our Sand Canyon Trails System can connect to the US Forest Service (Wilderness), City Open Space, and to the Golden Valley City Open Space. These trails are the Sand Canyon community's "paseos."

OPEN SPACE: Our community worked diligently to ensure that "open space" within our canyon would be protected. To

disregard that by changing zoning is a “travesty”. So much for open space surrounding the city! Taking our internal “open space” away would be heart breaking after forty years of protecting it.

WILDLIFE INTERFACE AREA: this project shares the boundary of the US Angeles National Forest. All our wild life critters will be negatively impacted by this “commercial enterprise” in their midst.

WATER: Is there adequate public water for a project this significant?

ECONOMIC ANALYSIS: Will there be an Economic Analysis showing sustainability for this owner and potential ownership changes in the future?

ZONING: Will there be studies and recommendations regarding the significant impact of a zoning Change of Use? The original approval of the Robinson Ranch Golf Course as Open Space eliminated further residential development for this site, and recognized and established density limits. Will this be re-addressed?

STAFFING: What type of Executive Management Staff will be established to run a resort of this magnitude? Will studies and analysis of the Project’s significant scale, scope, and activities impacting our community be conducted?

AESTHETICS-SC IDENTITY: Will this proposed resort maintain the rural and equestrian flavor of our community—the “who we are”? Thus far, our community has been ignored. In fact, we have been told that “golf” & horses” don’t mix.

SEWAGE/WASTE: Is there adequate public sewage infrastructure for a resort of this size

LIGHTS/NOISE: What is planned for lights and noise mitigation for nearby homes who are used to a quiet, country neighborhood. In our canyons...noise and lighting issues are far reaching.

OAK TREES: Our residents can’t trim oak trees without a permit, let alone remove any. It is my understanding that many oak trees are to be removed.

PROPERTY MAINTENANCEof the current facility has been sadly lacking.

ILLEGAL GRADING has been done, fines paid....and then “more illegal grading has been done. The city is well aware of this situation. Code Enforcement has been dealing with it.

From: Hai Nguyen [mailto:HNGUYEN@santa-clarita.com]

Sent: Tuesday, April 02, 2019 7:52 AM

Subject: Revised NOP for Sand Canyon Resort Project

Good morning:

You are receiving this email because you have indicated your preference in receiving notifications regarding the Sand Canyon Resort Project.

The original Notice of Preparation (NOP) for the Sand Canyon Resort EIR was circulated between October 17, 2018 and November 16, 2018. The revised NOP is being circulated to provide an 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. A copy of the NOP is attached to this email. The comment period for the revised Notice of Preparation begins on April 2, 2019 and ends on May 2, 2019.

Please contact me if you have any questions. Have a wonderful day!

Hai Nguyen

Hai Nguyen
Associate Planner
Planning Division
City of Santa Clarita

Phone: (661) 255-4365

Email: hnguyen@santa-clarita.com

Web: <http://www.santa-clarita.com>



City of
SANTA CLARITA

Roger A. Sager
15703 Beaver Run Road
Canyon Country, CA 91387

1 May 2019

Hai Nguyen, Associate Planner
City of Santa Clarita
Community Development Department
23920 Valencia Blvd., Suite 302
Santa Clarita, CA 91355
Via email: hnguyen@santa-clarita.com.

Re: Revised Notice of Preparation (NOP) of Draft Environmental Impact for the Sand Canyon Resort Project (MC 18-021)

Dear Mr. Nguyen:

The purpose of this letter is to request your Department thoroughly address the following public safety issue in the subject Environmental Impact. This public safety issue reflects the Transportation and Traffic and Wildfire environmental factors listed in the Revised NOP.

The greatest potential impact on public safety of the proposed project is the need for timely evacuation of residents of Sand Canyon in the event of a rapidly moving fire that threatens the canyon. There are five potential evacuation routes from Sand Canyon, depending on residence location and the location and movement of a threatening fire:

1. Sand Canyon: The primary north – south evacuation route for most Sand Canyon residents, which has the greatest potential for traffic congestion that causes evacuation delays.
2. Placerita Canyon: Evacuation route to the west of Sand Canyon.
3. Little Tujunga: Evacuation route to the southeast of Sand Canyon.
4. Lost Canyon: Evacuation route east and west of Sand Canyon.
5. Oak Spring Canyon: Evacuation route north from Lost Canyon.

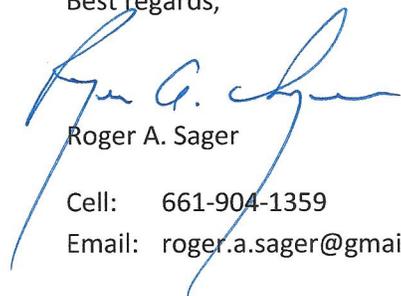
Depending on the location and movement of the threatening fire, one or more of these evacuation routes may not be available. All evacuation routes are 2 lane roads.

There are approximately 1000+ homes in Sand Canyon. Assuming that each home would be evacuating 2 vehicles, a worst-case scenario would be 2000 vehicles on various evacuation routes if all evacuations were simultaneous. A phased evacuation would reduce that number of vehicles. Emergency vehicles would have priority on all evacuation routes.

The Sand Canyon Resort Project adds 393 parking stalls/ garages identified in the Revised NOP. A worst-case scenario would be 393 vehicles evacuating simultaneously. The proposed project includes a Wedding Hotel; if additional persons are shuttled in to attend a wedding, those persons may not have transportation available to evacuate.

The 2016 Sand Fire provides a recent example of the resulting congestion when large numbers of residents evacuate at the same time. That fire tragically resulted on one death. More recently, the Camp Fire provides a more frightening example, with 86 fatalities. Those of us who reside in Sand Canyon and experienced the Sand Fire do not want a repeat of the Camp Fire tragedy here.

Best regards,



Roger A. Sager

Cell: 661-904-1359

Email: roger.a.sager@gmail.com

Russell & Adella Myers
AR3J Ranch
27920 Graceton Drive
Canyon Country, CA 91387

April 25, 2019

Mr. Hai Nguyen, Associate Planner
City of Santa Clarita – Planning Dept
23920 Valencia Blvd. Suite 302
Santa Clarita CA 91355 Via email: hnguyen@santa-clarita.com

Subject: NOP Comment Letter on Sand Canyon Resort: Project MC 18-021

Hai:

We do not consider this a viable or appropriate Project from any perspective by its scale, scope and Use. We are extremely concerned with a Zone change from Open Space to Commercial Center, as well as the impact to our Special Standards District. This will have immediate, profound and future consequences to our, predominantly, rural residential and equestrian Community. This project, at the heart of our Sand Canyon Community, is inconsistent with and undermines the Sand Canyons Special Standards Districts, specifically yet not limited to, the purpose: “MAINTAIN, PROMOTE AND ENHANCE OUR RURAL AND EQUESTRIAN COMMUNITY”. This establishes an alarming precedence and is problematic since it will probably lead to the ultimate/total elimination of our Special Standard District. The Special District Standard is an important principle and condition to our Sand Canyon Community, we do not expect it to be compromised or sacrificed. It is the City’s responsibility to be our advocates in its adherence and protection.

I would appreciate response to the following questions:

1. Will the EIR address issues of Public Safety, especially regarding Emergency and Contingency planning/preparedness? Can they be required to provide “on-site” for Staging, Shelter-In-Place and designation providing a Safe Haven for both non-event and Emergency Events (Fire, Floods, Earthquake, etc.) situations?
2. Can conditions regarding further/future Commercial Development and Use limits on adding Density and Use be imposed should the project be approved? How will that be facilitated, monitored and restrained from further additions or revisions to the C.U.P.?
3. Can there be Conditions to require Trails (Multi-Purpose/Equestrian) connecting through to the ANF? Crossing to the West side of Sand Canyon connecting to the existing Trail?
4. Where is the water currently coming from, wells (on-site, off-site, S.C River)? Can you and/or who and how can the identification & location of these sources be established? Are they required to monitor water usage and are constrained to specific limits/quantities, who reviews and analyzes? Will the EIR address these issues?
5. Can specific Conditions be placed on the project to coordinate, work with and obtain SCHOA’s (or just City’s) approval for providing Multi-Purpose Trails (Equestrian)?
6. What is the basis and criteria for the Traffic Study and analysis in the EIR? Is it predicated on Industry Standards or has City given specifics?
7. Can provisions/Conditions be made to upgrade/improve and/or provide needed services directly adjacent to the development (Oak Spring Rd), specifically N.G. water, waste/sewer?
8. Will the Economic Viability Study, requested at City council meeting, be reviewed by an independent, third party expert?
9. Will SCHOA have ability, working with City, on Design and Landscape (Aesthetic) Review?
10. Can Conditions be established, should project be approved, affording SCHOA/Community direct input and approval for any impact during Construction?

The following represents major and additional concerns to the proposed development. We request your ensuring their being addressed in the Environmental Impact Report, within the City of Santa Clarita's Planning Departments Reports and basis of any Recommendations to City Council.

1. Public Safety;
2. Special Standards District;
3. Quality of Life (existing & proposed) & Identity ("Brand");
4. Open Space;
5. Water, Waste, Drainage, Energy;
6. Pollution: Noise, Light, air and carbon emissions;
7. Trails (Equestrian);
8. Traffic: Congestion/volume, parking;
9. Infrastructure;
10. Economic viability;
11. Aesthetics;
12. Flora & Fauna;
13. Operations (hours and events);
14. Emergency Preparedness;
15. Accessibility;
16. Construction;
17. Contiguous and future developments (Vista Canyon, Sand Cyn. Plaza, Mancara, etc.);

Respectfully submitted,

Russell & Adella Myers
AR3J Ranch

Hai Nguyen

From: Ruthann Levison <raglev@socal.rr.com>
Sent: Wednesday, April 24, 2019 8:33 PM
To: Hai Nguyen
Subject: Schoa Board comments on revised NOP (Sand Canyon Country Club Resort Project)

Dear Hai,

The Sand Canyon Country Club Resort project has increased dramatically from it's initial design according to the "Revised NOP".

At the City's Scoping meeting (10/30/2018) I (representing our SCHOA Board) presented a list of concerns on the project.

These concerns are now magnified tenfold with the increased size and scope of the current "resort" plan.

Since the deadline May 2, 2019 is fast approaching to comment on the "NOP", I am resending our list to you which has been updated somewhat so that it is in the EIR Records. There are a few new issues listed and some of the descriptions have been clarified.

SAND CANYON COMMUNITY MAJOR CONCERNS TO BE CONSIDERED:

PUBLIC SAFETY: Sand Canyon is a "wild fire" zone area. With 2000 residents trying to evacuate with the addition of another 400-600 hotel residents & staff (wedding parties etc) will emergency vehicles be able to get into the area to do their firefighting? What about ambulance ingress and egress. This is a most serious issue to consider.

We are ripe to be the next "Paradise, California".

ACCESS: Isn't it a necessity for a "secondary access" (a bridge across the Santa Clara River) to be required for this "high density" project to accommodate the additional traffic, especially during emergency situations? With additional resort personnel & guests, an additional evacuation route is without question a necessity.

TRAFFIC: Besides taking "emergency-events traffic" into account, will the required traffic analysis also include current studies on other nearby developments already in progress (Vista Canyon, Sand Canyon Plaza, Mancara, etc.) and will there be provisions for the continuing increase of traffic on Sand Canyon Rd. already impacted by navigation applications? Will such items as proper signalization at 14 Freeway off-ramps, stop signs on Placerita, round-a-bouts, speed humps, etc. be incorporated and addressed in the traffic study? What if an emergency event occurs when the 14 & 5 Freeways are impacted with commuter traffic.

SPECIAL STANDARDS DISTRICT: As a Special Standards District and a rural, equestrian-oriented community, we have definite "density" restrictions among others. This "commercial" project is extremely high density.

TRAILS: Our Special Standards District requires developers to provide multi-purpose/horse trails through and around their development so our Sand Canyon Trails System can connect to the US Forest Service (Wilderness), City Open Space, and to the Golden Valley City Open Space. These trails are the Sand Canyon community's "paseos."

OPEN SPACE: Our community worked diligently to ensure that "open space" within our canyon would

be protected. To disregard that by changing zoning is a “travesty”. So much for open space surrounding the city! Taking our internal “open space” away would be heart breaking after forty years of protecting it.

WILDLIFE INTERFACE AREA: this project shares the boundary of the US Angeles National Forest. All our wild life critters will be negatively impacted by this “commercial enterprise” in their midst.

WATER: Is there adequate public water for a project this significant?

ECONOMIC ANALYSIS: Will there be an Economic Analysis showing sustainability for this owner and potential ownership changes in the future?

ZONING: Will there be studies and recommendations regarding the significant impact of a zoning Change of Use? The original approval of the Robinson Ranch Golf Course as Open Space eliminated further residential development for this site, and recognized and established density limits. Will this be re-addressed?

STAFFING: What type of Executive Management Staff will be established to run a resort of this magnitude? Will studies and analysis of the Project’s significant scale, scope, and activities impacting our community be conducted?

AESTHETICS-SC IDENTITY: Will this proposed resort maintain the rural and equestrian flavor of our community—the “who we are”? Thus far, our community has been ignored. In fact, we have been told that “golf” & horses” don’t mix.

SEWAGE/WASTE: Is there adequate public sewage infrastructure for a resort of this size

LIGHTS/NOISE: What is planned for lights and noise mitigation for nearby homes who are used to a quiet, country neighborhood. In our canyons...noise and lighting issues are far reaching.

OAK TREES: Our residents can’t trim oak trees without a permit, let alone remove any. It is my understanding that many oak trees are to be removed.

PROPERTY MAINTENANCEof the current facility has been sadly lacking.

ILLEGAL GRADING has been done, fines paid....and then “more illegal grading has been done. The city is well aware of this situation. Code Enforcement has been dealing with it.

Sincerely,
Ruthann (Levison) President
Sand Canyon Community Association
661-252-1360

Hai Nguyen, Associate Planner
City of Santa Clarita
Community Development Department
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

RE: Sand Canyon Country Club

Mr. Nguyen,

I am writing in opposition to the proposed project, Sand Canyon Country Club.

Mr. Kim presented his original plans to the Sand Canyon Homeowners Association at the annual meeting one year ago. The proposed plan that he presented was much smaller than the one that is now being considered. At that time I questioned how Sand Canyon will be able to handle the increase in traffic.

Why is a private developer allowed to take tax payer approved open space?

I have already seen the oak trees that were illegally removed from the property. Why should any more oak trees be removed when they are protected in our city?

Traffic on Sand Canyon has increased since the App Waze has become popular. We expect an increase in traffic when the Disney studio expansion will be completed. This road cannot handle the increase in traffic especially with a proposed project that is so much larger than the original proposal. Furthermore, the rural ambiance of Sand Canyon will be destroyed with the increased traffic and buildings.

We do not need 8 additional buildings on the Sand Canyon Country Club site.

I sincerely hope this project will not be approved in any of the new proposed form.

Sincerely,



Sandy Keaton, Au.D.
Doctor of Audiology

Hai Nguyen

From: Carey, Susan (NBCUniversal) <susan.carey@nbcuni.com>
Sent: Wednesday, May 01, 2019 3:27 PM
To: Hai Nguyen
Subject: RE: Revised NOP for Sand Canyon Resort Project - Comment Letter for Revise NOP

May 1, 2019

Mr. Hai Nguyen, Associate Planner
City of Santa Clarita Planning Dept.
23920 Valencia Blvd., Suite 302
Santa Clarita, CA 91355

Re: Sand Canyon Resort Project – EIR Comments for Revised NOP

Dear Mr. Nguyen:

With respect to the revised NOP for the Sand Canyon Resort Project, I submit the comments below regarding the scope of the EIR for the revised project description, to be added to the comments I submitted on Nov. 16, 2018 on the original NOP. Please distribute these to the Dudek firm, and as otherwise required. Thank you.

1. Fire and Other Emergencies Requiring Evacuation. The revised project would accommodate a greater number of guests on the resort property at any time, including overnight hotel guests, wedding guests, meeting guests, and day users of the resort's sports, restaurants, retail, spa, water park, miniature golf, children's center and other facilities.
 - A. What is the plan for evacuating the resort of all guests, users, workers, contractors, etc. in the event of a brush fire or other emergency so that none of those people are injured or killed, and so that none of the residents of Sand Canyon, all of whom will also be trying to evacuate at the same time, will be injured or killed?
 - B. What arrangements will there be to evacuate any number of persons with disabilities who may be at the resort at the time of an emergency – taking into account that there could be a meeting or event at the resort attended by a large number of persons with any type of special needs at the time of an emergency, so there could be a substantial number of people needing personal assistance to be moved and provided with in specialized transport for evacuation. How could such an evacuation be accomplished quickly enough to ensure the safety of such persons and all the workers and drivers who would have to be involved in such an evacuation effort?
 - C. In the revised resort plan, there are not enough parking spaces on the property for all the vehicles of hotel and villa guests, plus meeting and wedding guests, plus day users of the facilities, which indicates that the developer plans that many guests will arrive by tour bus or shared ride service (Uber, Lyft, taxi), and if that's the case, how will those people be evacuated when they do not have vehicles at the resort? How would enough transportation be arranged to evacuate those people in the very short time available for evacuation, and how would the evacuation vehicles get into the resort given that Sand Canyon Road will

likely be blocked with evacuation traffic and emergency vehicles needed to deal with the emergency?

- D. Most of the guests of the resort will not be familiar with the surrounding area, so in the event of an emergency evacuation, especially if one occurs at night, what would be done to deal with guests who may panic or think they can evacuate more quickly by driving south from the resort (out via Live Oak Springs Canyon Road) and creating traffic problems and potentially obstructing emergency vehicle access in other areas of Sand Canyon?
 - E. What is the plan to deal with the added risk that resort guests will likely be unfamiliar with the area, and unfamiliar with evacuation for wild fire, and therefore may panic and try to drive the wrong direction, or abandon their vehicles if stuck in traffic, which will cause even more problems for the Sand Canyon residents trying to evacuate via the single exit lane of Sand Canyon Road?
 - F. Given that Southern California Edison has announced that it plans to preemptively turn off electric power to any service area at high risk of fire danger, which includes Sand Canyon, there may be no electric power at the resort at the time of an emergency evacuation due to fire, or just due to SCE judging that high fire weather exists in the area at the time. What is the Resorts' plan to provide electric power by generator for the entire expanded resort plan area in the event of an SCE shut off, and where and how will the resort store the fuel for the generator sufficient to provide enough light and other power needed to evacuate everyone from the resort safely? If the resort is planning to use a natural gas generator in case of an SCE shut-off, what is the back-up plan for that if the natural gas supply is shut off by the supplier in the event of a fire in the area?
 - G. How will fire fighters and other emergency personnel prioritize trying to save people and structures at the resort vs. Sand Canyon residents, animals and houses in the event of a major fire? Water sources for water dropping aircraft and trucks are limited within and near Sand Canyon, and airspace over the canyon is limited for aircraft trying to fight fires. Would the resort be given priority for protection over Sand Canyon residents and residences, since there may be more people at the resort delayed from evacuating due to traffic, whereas any residential area will necessarily have fewer people present? How will limited water and other firefighting resources be allocated between the resort, Sand Canyon residences and residents, to prevent the situation that occurred in the recent Malibu wildfire, where Pepperdine University was protected by firefighters because students were allowed to shelter in place there, while Malibu homes were allowed to burn down because of limited firefighting resources?
 - H. What is the plan to prevent Sand Canyon evacuees and their animals being burned to death in their vehicles as a result of being trapped in traffic on Sand Canyon Road (as happened in the recent Paradise, Calif. fire) due to the massive number of people who will have to evacuate the resort in the event of a wild fire? How will any timely evacuation of Sand Canyon residents be possible with the addition of evacuating traffic of resort guests and workers to the already substantial evacuation traffic of Sand Canyon residents, given that Sand Canyon Road is only 2 lanes and is the only access route through the canyon?
2. Traffic and Parking. With the increases in the size of the villas, and the meeting spaces, and the addition of even more attractions for day users, the traffic analysis needs to accurately evaluate a realistic number of vehicle trips to and from the resort, and the impact on surface streets and freeways, generated by the expanded project. As noted previously, the analysis must take into account all the new traffic that will be added to the Sand Canyon area by the Vista Canyon project, Sand Canyon Plaza, increased commute traffic through Sand Canyon due to navigation apps directing drivers to use Sand Canyon Road to avoid traffic on the 14 freeway, and increasingly frequent and lengthy traffic jams on the 14 Freeway. Will the City

provide and pay for additional sheriff patrols and paramedics to handle calls for police/medical assistance at the resort, and for sheriff patrols to deal with traffic problems in Sand Canyon created by resort guests and workers, such as traffic accidents, speeding and driving under the influence?

3. Pollution and Waste.

- A. What increase in air pollution will be caused by the expanded resort and its increased capacity for larger meetings and weddings, taking into account
 - (a) the increasing traffic already present on surface streets and freeways serving the Sand Canyon area, and the fact to that substantial additional traffic will be added when Vista Canyon and Sand Canyon Plaza are built,
 - (b) the fact that the vast majority of resort guests will be travelling many miles by car on already-crowded freeways and surface streets to get to the resort due to its location being remote from the likely sources of resort guests: airports; the Los Angeles basin; and the Valencia population area,
 - (c) day trips by hotel guest to local attractions and diversions, such as Magic Mountain, shopping centers, and restaurants, and
 - (d) additional air pollution from the additional grading needed for the expanded resort plan with added attractions and the expanded water storage pond.
- B. What will be the amount of additional waste water and solid waste created by the expanded size of the resort facilities, and attractions that have been added to the revised plan, such as the water park?

4. Parking.

- A. What is the real number of parking spaces and land area needed to park all of the vehicles that will be at the expanded resort on a day with full occupancy of the hotels and villas, full meeting facilities, full wedding venue, full use by day visitors of the golf course, spa, pools, water park, Children's Center, miniature golf, retail, restaurants, sports courts, gardens and trails, taking into account the resort overnight guests, meeting guests, wedding guests, day visitors, workers, suppliers and service providers.
- B. Given the very low number of parking spaces included in the expanded plan, where will the overflow traffic park?
- C. If overflow parking will be accommodated along the entrance road, or on Live Oak Springs Canyon Road, won't that further obstruct the already limited access to the property for evacuation and/or emergency vehicle access to the resort and the residential area to the south of the resort?

5. Noise and Lights. What will be the impact during daytime and night time on surrounding residents and wildlife of noise and lights created by the water park, larger outdoor wedding facilities, meditation garden, nature garden that have been added as outdoor impacts in the revised plan, and the substantial increase in grading in the revised plan?

6. Zoning and Special Standards District. The EIR needs to address the impact on residents' property values and lifestyles of this incredibly high density expanded resort development being built in the rural, low density residential Sand Canyon Special Standards District which is supposed to protect and encourage the unique rural, equestrian character of Sand Canyon. The attractions that have been added to the resort's revised plan will all generate more traffic, more crowding, more noise, more light pollution, more air pollution, more waste and more water use, and greater negative impacts in every way on residents of Sand Canyon,

property values, and wildlife in the area. The expanded resort will create noise, traffic and disruption of the surrounding rural, residential area 24 hours a day when you take into account the expected long operating hours for the resort's outdoor activities that will generate substantial noise, which will transmit long distances from the resort due to the topography and wind in the canyon system, plus late night and early morning traffic, noise and lights generated by resort workers, suppliers and maintenance workers accessing and performing services at the resort during those hours. How is the 24-hour carnival-like atmosphere that will be created by the resort, along with the sheer size and density of the use, compatible with the zoning and standards for development in Sand Canyon as stated in the Sand Canyon Special Standards District regulations?

Sincerely,

Susan M. Carey
27143 Crystal Springs Road
Canyon Country, CA 91387

Hai Nguyen

From: teresazullo@gmail.com
Sent: Wednesday, May 01, 2019 12:13 PM
To: Hai Nguyen
Cc: schoa@la.twcbc.com
Subject: Sand Canyon Country Club expansion

Importance: High

Mr. Nguyen

The project is already too large for the area. What is currently there is not utilized to its maximum. The current restaurant is open only two (2) days per week to the general public--and sometimes not even that. People are expected to call ahead to make sure they are open.

The project is not to to better, nor enhance, nor accomadate the community. Its design is to bring in large groups for social events.

The open space was a requirement to allow what is currently there. It should not be infringed upon nor granted back to the owner.

If allowed, the construction process would create a lot of dust/dirt pollution as has been the case with the current project in the river bed--to say nothing of noise pollution and traffic.

There are times when it is almost impossible to get out of our driveway because of the current traffic congestion.

If allowed, this project could be the BIG WHITE ELEPHANT IN OUR LIVINGROOM.

Teresa Zullo
661 299-1141

Hai Nguyen

From: Tom Jones <tsonej@att.net>
Sent: Sunday, April 14, 2019 6:42 AM
To: Hai Nguyen

Dear Mr. Nguyen:

I have great concern over this development, and it seems to me that the planning should consider these things:

- 1. Traffic. The traffic just continues to get worse and worse on Sand Canyon Road as well as the local Freeways. The growth of our city, without commensurate infrastructure just flat reduces the quality of life. This just adds to the problems.**
- 2. If the performance of the current country club is any indication, one has to question the economic viability of the project. Perhaps that is not a planning commission issue, but it seems to me I would require a performance bond to insure completion once the project is started. In my business career, I have gone to many resorts for business meetings. Considering the time and convenience to the airport and our area (while we have lived here many years and love it), I just can't see this as a top of the line resort. A failure is in no one's interest.**

**Thomas A. Jones
26847 Chuckwagon Place
Canyon Country, CA 91387
661-298-9553**

Hai Nguyen

From: Tracy Hauser <tracy@tracyteam.com>
Sent: Thursday, April 04, 2019 7:05 AM
To: SCHOA
Cc: Hai Nguyen
Subject: Re: Revised NOP for Sand Canyon Resort Project

Hi Hai,

I just reviewed the revised proposal Mr Kim wants to do at the Sand Canyon Country Club. This is dramatically different than what was originally planned. I am not against responsible growth, but this seems like way to much for a country setting.

We already have a massive project coming in which is being done correctly (Vista Canyon). That project will already have a hotel and a business center and other amenities that will serve this side of town along with bring in more traffic that the community is not so happy about.

Sand Canyon rd is a two lane High Way that is, way over used with the shift in traffic form people jumping off the 14 to cut through the Canyon. This project would radically congest an overburdened two lane road that can't be widen with out taking out huge Oak Trees and changing property lines.

Mr Kim's project needs to be scaled back to something more reasonable, so the Sand Canyon country setting can be protected some what.

Thank you for your attention on this matter,

Tracy Hauser

Tracy Hauser
Broker Associate - Cobalt Realty Group
CalBRE License# 00906411
23929 Valencia Blvd. Suite 311
Santa Clarita, CA 91355
Direct 661-755-1960
www.TracyTeam.com

About My Team-- <https://youtu.be/FnSpTAmOpqs>
What My Clients have to say-- <https://youtu.be/6yhIpSPbbXw>



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From: SCHOA <schoa@la.twcbc.com>
Sent: Wednesday, April 3, 2019 8:45 PM
To: SCHOA
Subject: FW: Revised NOP for Sand Canyon Resort Project

Dear Neighbors,

SCHOA has just received an update from the City of Santa Clarita on the Sand Canyon Country Club “Resort Project”.

Apparently, the project has expanded considerably since the “presentation meetings that Mr. Kim provided to the community.

In fact, it has expanded even further since the City’s Scoping Meeting.

Attached is the “Revised Notice of Preparation” from City Planner Hai Nguyen.

This document notes the current updated description of the project going through the EIR process.

As you can read in his email the comment period to the city is from April 2nd until May 2nd.

This enormity of this project has the potential to totally change the character of our community.

We encourage you to read this document and make your comments directly to Mr. Nguyen with a copy to SCHOA for our records.

All of his contact info is in the attachment. It is safe to open it.

Sincerely,
Sand Canyon Community Association
Ruthann Levison, President

Hai Nguyen

From: Vivian Zinn <Rebel-Zinn@socal.rr.com>
Sent: Friday, April 05, 2019 2:40 PM
To: Hai Nguyen
Cc: Sand Canyon HOA
Subject: Sand Canyon Resort Project

Dear Mr. Nguyen,

After review of the revised Sand Canyon Country Club "Resort Project", I feel I must voice my opinion. I find the updated plan to be totally inappropriate for our Sand Canyon Community not to mention the impact on traffic, safety, pollution, water usage and esthetics to the surrounding areas and the City at large.

You are well familiar with our community and have heard our concerns regarding the impact of the original scope of the project. This enlarged project magnifies those concerns hundreds of times over. Having lived in the canyon since 1984, my reasons for staying here are the canyon is the rural atmosphere and peaceful surroundings. The canyon has always been a safe place to live without much outside traffic with the exception of the growing traffic in the canyon at peak rush hours on the freeway.

The enormity and expanse of this proposed project does not reflect the spirit of this community nor does it reflect the atmosphere, lifestyle and scale that exist in the canyon. It will adversely affect the canyon community with increased traffic, increased persons from outside the area "exploring the canyon" resulting in a loss of privacy, increased water usage from the existing water supply, increased noise and pollution and increased activities both day and night resulting in many safety concerns including the welfare of those leaving the property after consuming alcoholic or other mind altering substances and those they may encounter on the roadway. Increased traffic raises safety concerns for our children as they enter and exit the local schools. We are all aware of the inability to quickly and safely evacuate the canyon that occurred during the Sand fire. The increased traffic added by this project will compound ingress and egress issues when the next disaster occurs.

The density of this project does not align with the residential nature of the canyon and will result in the removal of existing oak trees that are protected and can never be replaced with the same aged majestic trees that currently exist on the property. Instead, it brings commercialism that will negatively impact the entire community in order for an individual to profit from the destruction of the site and natural elements.

In closing, The Santa Clarita Municipal Code, Division 1. General Procedures, Chapter 17.01, TITLE, PURPOSE, COMPONENTS, AND AUTHORITY, 17.39.030 Sand Canyon Special Standards District States: "A. *Purpose.* The purpose of the special standards district is to maintain, preserve and enhance the rural and equestrian character of Sand Canyon." It is my opinion that this proposed project not is not in alignment with that vision and will have an extremely detrimental impact on the Sand Canyon community. I urge the city to deny the application and put a stop to this proposed project.

Respectfully,

Vivian Zinn
26961 Tannahill Ave
Santa Clarita, CA 91387
661-373-7045

George Welch 28090 Oak Spring Cyn Rd (contiguous to the proposed development)
818-590-943

John Higby 27900 Graceton (Contiguous to the proposed development)
661-212-3773

Our Current EIR concerns and comments are as follows;

1. Will this project conform to all established criteria included in the Sand Canyon Special District Standards? If not, it is a negative impact upon our environment.
2. Can this project be modified and built within the current zoning in order to maintain the exclusive canyon atmosphere that exists. If not, it is a negative impact upon our environment.
3. The current zoning helps protect our property values by keeping incompatible or unsuitable uses away from our properties. Therefore this proposed change, flat out diminishes property value from the current residents of Sand Canyon. That is a negative impact upon our community.
4. When measuring and analyzing noise and light impacts, will the baseline be established from the existing impact. Please note, at present and for the past 20 years that I've lived here, noise and light is next to zero. I would welcome analytics on site at my home. Noise and light intrusion would **change and destroy the environment from its current peace and serenity.**
5. Another environmental impact issue is air quality. With its traffic, (guests, servicing vendors, employees), mechanical equipment? With restaurants smell, vehicle emissions, trash!?
6. How does the EIR address the energy and water consumption, waste issues, food scraps, oil and chemical disposal requirements?
7. Traffic study should note there is only one way in and out. One lane in each direction. During the Sand Fire, people trying to evacuate sat in gridlock in their cars. That impeded fire fighters access. As is, Sand Canyon cannot handle this type of proposed density!
8. Will there be an addition of access both for construction and commercial/business access? Perhaps through Mancara and with a new bridge over the wash to protect Sand Canyon traffic. Not only time, **Safety Will Be Jeopardized!!** Sand Canyon road requires traffic to stop for passage to our many bicyclists, pedestrians, critters and such! Years of Construction Traffic alone would devastate canyon traffic and should be considered as a negative impact upon our community.

9. What will be allowed in the way of hours of operation, this is a rural, equestrian residential, dark sky, extremely quiet neighborhood? The norm should not change to appease one individual!
10. The existing "Robinson Ranch" building fits nicely and discreetly into the landscape. The proposed is a number of Giant buildings three stories high and sitting on ridgeline at the highest point! This will visually affect most canyon residents. This is a horrible impact on environment.
11. What can the city promise regarding the future of this mass of condensed high density construction, given the probable failure of its current proposed use?
12. If the zoning change and the project are approved, precedent will have been set for future endeavors for business's and multifamily high density zoning in Sand Canyon. This results in an irresponsible and irreversible negative impact upon Sand Canyon and surrounding areas.
13. Will there be required full time police on site? Will there be armed security on site full time? Is the impact of Crime increase for this commercial venue considered and weighed in the EIR?
14. How many Bars will be open within the overall scope of SCCC Resort? Is there licensing available in such close proximity?
15. Will there be an analysis done to justify a market for such a venue and will it be managed and operated by a professional hotelier company approved by the city?
16. Will there be a city approved construction manager that answers to the city's requirements in a timely manner and with a project scope and schedule to be approved prior to any project start?
17. Will there be required fencing built to encompass/delineate the enterprise and to protect neighboring properties?
18. Will the existing natural vegetation surrounding the site remain unmolested and clean?
19. What steps will be taken to protect and support our wildlife? Birds, coyotes, bobcats, mountain lions, snakes, even squirrels, gophers, rabbits and rats? The presence of buildings and tourists may destroy the local environment and habitat of native animals.
20. Please note, since the past grading operations have been done by Mr. Kim, drainage onto my property is causing damage. Not to be overlooked this is another example of negative environmental impact.

21. Our concerns regarding Mr. Kim's use of our private road for his heavy equipment and dirt haulers despite our frequent requests and personal meetings for him to stop due to the damage to our fragile private road and drainage pipes. Even though his property adjoins the area in which he was dumping dirt and could have made use of his own property from the SCCC to his Mancara project. Mr. Kim ignored our many requests to stop his dirt hauling construction trucks. The dust that was created from these vehicles was a definite health hazard to all Oak Spring Canyon neighbors. The City was unwilling to render us assistance as Oak Spring Cyn Rd is a private road and suggested that we stop the vehicles ourselves which, could have left us with a neighborhood vigilant type of action. **Not our way of living.** We felt the City government did not take our request seriously and left us to fend for ourselves. Mr. Kim was insensitive to the surrounding neighbors to his project which leaves us to believe Mr. Kim disregards the affect of his project on his surrounding neighbors and community. Further, the extremely heavy truck haulers has damaged the asphalt surface of our easement from Comet Way to Oak Spring Cyn dirt road.

Thanks again for reviewing some of our concerns regarding this obtrusive change to our canyon and our homes. It's a very unrealistic reality that we've been living with for a couple years. Just in putting this together it seems and we hope that the city, acting as fiduciary, and in good faith, can no way authorize and force upon us this nonconforming project.

Hai Nguyen

From: jzink@jzink.com
Sent: Thursday, April 04, 2019 10:18 AM
To: Hai Nguyen
Cc: schoa@la.twcbc.com; firefamily@earthlink.net
Subject: Fwd: SCCC

Sent from my iPad

Begin forwarded message:

From: "Dr. J Zink" <jzink@jzink.com>
Date: April 4, 2019 at 8:50:01 AM PDT
To: "Dr. J. Zink" <jzink@jzink.com>
Subject: SCCC

Mr. Nguyen:

It needs to be in the record for the proposed massive building project at The Sand Canyon Country Club that in the last two years the owner directed hundreds of large dirt filled trucks down Oak Spring Canyon Road (a dirt road wash) to deposit hundreds of thousands of cubic yards of dirt across the road.

This ruined our self maintained road, crushed water drainage piping, and deposited great volumes of dust on our homes, driveways, and vehicles. One day, alone, we counted more than 500 trucks. No one from the city assessed this environmental impact. No one asked if we minded that our private road be used for a commercial project. When we complained, the owners sent water trucks to wet down our dirt road. The clear solution to our truck problem was to send more trucks.

In addition to the visual blight of the proposed hotel and complex buildings, we are concerned our road will again be ruined with construction detritus. Not to mention noise and diesel pollution.

The real environmental impact of this proposal has been unpleasantly dramatic already. We residents maintain our own dirt road with our own money (which I help raise). Do you really think we will not go to court to protect our living environment?

How an organization which cannot run one little restaurant full time will suddenly be magically transformed into a "world class resort" managing three or four hotels with 24 hour food service should create disturbing doubts in the minds of city planners that the project will be successful. The golf course seems to be losing money now. The restaurant is open sporadically. When it is open some evenings the attendance is marginal. If one cannot demonstrate a profitable enterprise on a small scale, what logic dictates that really big will be really better?

We purchased our property at 28024 Oak Spring Canyon Road for the peaceful tranquility of

country life. Since the proposed project has started already with what seems to be no clear city permissions, much of our tranquility has been compromised already.

Much human pain often results from the ill-conceived. Must we all have to learn that less is more again?

Sincerely,

Dr. and Mrs. Joseph Zink
28024 Oak Spring Canyon Road
Canyon Country, CA 91387

310-714-1945

Sent from my iPhone

Hai Nguyen

From: jzink@jzink.com
Sent: Wednesday, April 03, 2019 9:14 PM
To: Hai Nguyen
Subject: Sand Canyon Country Club

Dear Mr. Nguyen!

Please forward the latest proposal from Mr. Kim regarding the Sand Canyon Country Club. Our property appears to be directly affected by his latest suggestions for expansion.

We are not happy with how this development will affect our interests.

Sincerely,

Dr. And Mrs. J. Zink
28024 Oak Spring Canyon Road
Canyon Country, CA 91387

310-714-1945

Sent from my iPad