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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018101039

Project Title: Sand Canyon Resort Project

Lead Agency: City of Santa Clarita

Contact Name: Patrick Leclaire, Senior Planner

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Project Location: City of Santa Clarita (*City*) Los Angeles County (*County*)

Project Description (Proposed actions, location, and/or consequences).

In an effort to create a premiere golf resort destination in northern Los Angeles County, the project applicant is proposing to replace existing open space that was formerly the Mountain Course of the Robinson Ranch Golf Course with a new resort and spa consisting of a hotel with a three-story building; a spa garden inn within three three-story buildings; villas associated with the hotel (23 buildings); three restaurants; a spa/gym/salon; conference and ballroom space; meeting rooms; outdoor recreation consisting of two pools, one tennis court, two pickleball courts, 2 miles of on-site pedestrian pathways, and a nine-hole “chip and putt” golf course; and a total of 400 new parking stalls, including 18 parking spaces in villa garages. The project also includes the expansion of the existing 1-acre off-site detention basin to approximately 2 acres in size.

Identify the project’s significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impacts Determined Less than Significant with Mitigation
-Air Quality (construction)
-Biological Resources (construction)
-Cultural and Tribal Cultural Resources
-Geology and Soils
-Paleontological Resources
-Hazards (emergency evacuation)
-Land Use and Planning
-Noise (operations)
-Wildfire (operations)

Significant and Unavoidable Impacts
-Noise and Vibration (construction)
-Cumulative noise (operations)
-Recreation (construction noise and vibration)
-Transportation (employee VMT)

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The public comments, questions, and concerns that were received generally included the following areas:
• Aesthetics – changes of existing visual character and nighttime lighting
• Air Quality – emission during construction and from operational traffic
• Biological Resources – disruption in animal travel patterns, nighttime lighting impacts to wildlife movement; impacts to sensitive wildlife and vegetation, loss of oak trees
• Hazards and Hazardous Materials – wildland fire, emergency evacuation routes becoming jammed
• Hydrology and Water Quality – water quality conditions beneath the site
• Land Use and Planning – change from Open Space general plan and zoning designations, consistency with the Sand Canyon Special Standards District
• Noise – construction noise and noise increases from operational traffic, noise from weddings and events
• Public Services – additional demands for police and fire services
• Recreation – loss of recreational open space
• Transportation and Traffic – event traffic, adequate parking, bicycle/pedestrian safety along Sand Canyon Road, equestrian safety along Sand Canyon Road, emergency evacuation along Sand Canyon Road, cut-through traffic on Sand Canyon Road, traffic on Highway 14, additional/secondary access to the project site
• Wildfire – the project site burned in 2016 during the Sand Fire, and during this fire, residents of Sand Canyon had a difficult time evacuating the community due to congestion along Sand Canyon Road

Provide a list of the responsible or trustee agencies for the project.

The City is the lead agency for the proposed project pursuant to CEQA Guidelines Section 15367. The proposed project would require a number of permits and approvals by the City, listed as follows:
• Tentative Tract Map No. 78248 to subdivide the project site from one lot into four lots
• Conditional Use Permit 18-001 for new development in the Planned Development (PD) overlay zone, building heights greater than 35 feet, and grading in excess of 100,000 cubic yards of earth
• Development Review 18-003 for the proposed physical layout and building designs, styles, and forms of the project
• Landscape Plan Review 18-003 for the proposed project landscaping
• Oak Tree Permit (Class 4) 18-001 for any encroachments or removals of 21 protected oak trees
• Minor Use Permit 19-028 for a shared parking agreement
• Zone Change 18-001 to change the zone from Open Space (OS) to Community Commercial (CC) for two of the four proposed lots
• General Plan Amendment 18-002 to change the general plan designation from Open Space (OS) to Community Commercial (CC) for two of the four proposed lots
• Hillside Review (Class 4) 19-001 for development projects on a hillside with average cross slopes of 10% or more
• Environmental Impact Report 18-001 certification to disclose any significant environmental impacts of the proposed project

No known responsible or trustee agencies have been identified for this project.