

3 Project Description

This chapter provides a description of the proposed Sand Canyon Resort Project (project). The proposed project involves the redevelopment of a portion of a former, yet currently undeveloped, golf course with a new resort hotel and associated amenities. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15123, this chapter describes the location, objectives, and characteristics of the proposed project, followed by a statement describing the intended uses of this Environmental Impact Report (EIR).

3.1 Project Location

The 77-acre project site collectively consists of the proposed resort site, which is approximately 75 acres in size and is located at 27734 Sand Canyon Road at the northeast corner of Sand Canyon Road and Robinson Ranch Road, south of State Route 14 in the Sand Canyon area of the City of Santa Clarita (City), as shown in Figure 3-1, Project Location, as well as a 1.9-acre detention basin site located south of the proposed resort site. The City is located approximately 35 miles north of the City of Los Angeles. Specifically, the project site is located in Township 4 North, Range 15 West, Sections 23 and 24, as shown on the U.S. Geological Survey 7.5-minute Mint Canyon Quadrangle topographic map. The project site is currently vacant and undeveloped but was formerly a part of the Mountain Course within the Robinson Ranch Golf Course.

3.2 Project Background

The project site, located within what is now known as Sand Canyon Resort, was once known as the Mountain Course within the Robinson Ranch Golf Course. The Robinson Ranch Golf Course was one component of the overall Hunters Green Residential Development and Golf Course, for which an EIR was certified and the project was approved in 1996. According to the environmental analysis in the EIR prepared for the Hunters Green Residential Development and Golf Course, significant and unavoidable impacts were identified related to air quality during construction and operations, biological resources associated with the substantial decrease in locally and regionally significant sensitive communities and impacts to sensitive wildlife species, aesthetics associated with irreversibly altering a City-identified secondary ridgeline, and noise during construction (City of Santa Clarita 1996a). Resolution 96-120, outlining the conditions of approval for the Hunter Greens Residential Development and Golf Course, included the following requirements of the project related to significant biological resources impacts and aesthetic impacts (City of Santa Clarita 1996b):

- Biological resources: “The creation of 300 acres of recreational open space and establishment of this permanent habitat would offset the biological loss due to site development.”
- Aesthetics: “Design elements of the project with the preservation of approximately 300 acres of the site as recreation/open space would offset this impact.”

Additionally, included within the resolution is the following language:

The City Council finds that the unavoidable environmental impacts of the project are acceptable when based upon the following factors and public benefits. The factors and public benefits are as follows:

- a) The project provides a significant recreational facility in the Canyon Country area of the City. Significant economic benefits to the City and local business are anticipated with this project.

- b) The project includes the dedication of land for the construction of the Live Oak Springs Canyon debris basin and appurtenant facilities.
- c) The project would preserve approximately 300 acres of land into perpetuity as recreational/open space.
- d) The annexation of a portion of the site will benefit the City of Santa Clarita by extending local government and control.
- e) The widening of Sand Canyon Road, over the Santa Clara River, and the installation of a traffic signal at Lost Canyon Road and Sand Canyon Road are requirements of the project, and substantial benefits to the Sand Canyon area.
- f) The project includes the realignment improvement and maintenance of Oak Spring Canyon Road on the project site.
- g) The project includes the dedication and construction of multi-purpose trails through the project site.
- h) The project includes the extension of a water mainline, including fire hydrants, from the project site west to Comet Way and east to the Angeles National Forest Boundary.

The project was approved in 1996. The Robinson Ranch Golf Course was assigned land use and zoning designations of recreational/open space, began operating in 2000, and was renamed to be Sand Canyon Resort in 2017.

3.3 Environmental Setting

The baseline for a project is typically the physical environmental condition that exists in the vicinity of a project when the Notice of Preparation is published (14 CCR 15125[a]). The first Notice of Preparation for the project was published on October 17, 2018. A second Notice of Preparation was published in April 2019 to clarify that the project description includes the 1.9-acre detention basin site. As such, October 2018 remains the environmental baseline for the project. The following summarizes the current and past use of the project site, adjacent and surrounding land uses, and the existing general plan and zoning designations applicable to the project site. The existing site conditions are shown in Figure 3-2, Existing Conditions.

3.3.1 Existing On-Site Uses

The approximately 77-acre project site (which collectively consists of the 75-acre resort site and the 1.9-acre detention basin site) is predominantly vacant and consists of an abandoned nine-hole golf course. There is an existing 1-acre detention basin at the project's detention basin site. The only building that currently exists on the project site is a small restroom structure, which is no longer in service. Additionally, there are remnant golf cart paths through the site. As shown in Figure 3-3, Sand Canyon Country Club, the project site is situated in and associated with the larger 230-acre Sand Canyon Country Club property (formerly Robinson Ranch Golf Club), which consists of a 27-hole golf course, a driving range, a maintenance building, and clubhouse; however, all of aforementioned features of the larger Sand Canyon Country Club property are outside of the project site boundaries.

Prior to 2016, the project site was utilized as a nine-hole golf course, known as the Mountain Course, at the overall Robinson Ranch Golf Club. However, in July 2016, the Sand Fire burned the project site. Following the wildfire in 2016, flooding from record rainfall covered the project site. As such, since April 2016, the project site has remained undeveloped and in its current abandoned state.

The project site is located within a Planned Development (PD) overlay zone and within the City's Sand Canyon Special Standards District, which was established in 1992 for the purpose of maintaining, preserving, and enhancing the rural and equestrian character of Sand Canyon. The site is currently designated as Open Space in the City of Santa Clarita General Plan and is currently zoned Open Space (OS).

3.3.2 Adjacent and Surrounding Uses

The project site is located within the Sand Canyon community in the City of Santa Clarita and generally located in the southeastern portion of the City limits at the base of the San Gabriel Mountains and Angeles National Forest, which are located further south and southeast of the City. The project site is within a Planned Development (PD) overlay zone and within the Sand Canyon Special Standards District, which is characterized as a rural and equestrian community. Uses immediately surrounding the project site include open space and residential ranch uses to the north; the Sycamore Bar and Grill, Sand Canyon Clubhouse, and Sand Canyon Golf Course to the east; and single-family residential uses to the south, southeast, and west.

3.4 Project Objectives

The primary objectives of the proposed project include the following:

- Redevelop the currently-abandoned Mountain Course of the Sand Canyon Golf Course.
- Provide a five-star family-oriented destination hotel in the southeastern portion of the City of Santa Clarita.
- Provide additional dining, spa, and commercial sports and recreational opportunities for Santa Clarita residents.
- Design a destination resort facility that is architecturally and visually compatible with the surrounding landscape.
- Provide publicly accessible open spaces, including natural and active open space areas and pedestrian pathways within the project.
- Provide a publicly accessible pedestrian network through the project site.
- Incorporate environmental sustainability features into the project design, including the installation of solar panels, and provide shuttle connection between the resort and the nearby train station (which is currently under construction) at Vista Canyon.
- Improve upon and expand high-quality meeting and conference spaces within the City of Santa Clarita.

3.5 Proposed Project Characteristics

In an effort to create a premier golf and resort destination in northern Los Angeles County, the applicant is proposing to replace 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 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 overall development would include approximately 460,000 square feet of resort hotel amenities and support services. Table 3-1 summarizes the building area of proposed resort facilities within the newly renamed Sand Canyon Country Club. Figure 3-4, Proposed Project, provides an overview of the proposed project.

Table 3-1. Summary of Resort Facilities

Use	Building Area (square feet)
Main Hotel (three-story building with 241 rooms)	165,000
Function Building • Restaurants (3) • Ballrooms (2) • Meeting rooms • Pre-function space • Children's center • Snack bar • Celebration garden • Kitchen and back-of-house	64,000
Spa Building • Spa • Gym • Salon	35,000
Spa Garden Inn (three three-story buildings with 81 rooms)	67,500
View Villas Community (14 buildings with 56 units)	98,000
Oak Villas Community (nine one-story villas with nine units)	30,500
Outdoor recreation including: • Two outdoor pools • One tennis court • Two pickleball courts • Chip and putt golf course • Children's play area • On-site pedestrian pathways (approximately 2 miles)	—
Open Space	42.5 acres
Parking (400 proposed parking spaces plus 319 existing parking spaces)	—

In addition to the resort components of the project listed in Table 3-1, the project would also include the expansion of the existing approximately 1-acre water quality detention basin located south of the resort site and south of Robinson Ranch Road to a total of 1.9 acres. The proposed resort site would be connected to the detention basin via a new storm drain pipe. The resort would be located on the north side of Robinson Ranch Road and directly west of the existing Sand Canyon Country Club. The only component of the project located south of Robinson Ranch Road would be the enlargement of the existing detention basin.

In total, the proposed project would result in the development of approximately 47.6 acres of the 77-acre project site.

The project site would be divided over four lots along approximately 4,250 linear feet of Robinson Ranch Road. A zone change is proposed for two of the four lots from Open Space (OS) to Community Commercial (CC). The tentative parcel map is provided as Figure 3-5, Proposed Tentative Parcel Map. As shown, the lots would be divided, and zones changed as follows:

- Lot 1: 29.5 acres – remain as OS
- Lot 2: 5.4 acres – proposed as CC

- Lot 3: 27 acres – proposed as CC
- Lot 4: 13 acres – remain as OS

3.5.1 Resort Overview

As shown in Figure 3-4, the proposed resort would include the following buildings: Main Hotel Building, Spa Garden Inn, Function Building, Spa Building, View Villas Community, and Oak Villas Community. The resort would include a total of 389 rooms within hotel buildings and villas, 56,200 square feet of conference space in the form of ballrooms and meeting rooms, 25,000 square feet of restaurant space, and outdoor recreation with pedestrian pathways and a nine-hole par-3 “chip and putt” golf course. The resort would include a total of 400 new parking stalls and additional shared parking would be available at the adjacent clubhouse building.

3.5.2 Main Hotel Building

The Main Hotel would be located in Lot 3 and would consist of a three-story hotel building. The building would be approximately 165,000 square feet in size and 37 feet in height. The Main Hotel building would include the main lobby and lounge, 241 hotel rooms (73 rooms on Level 1, 84 rooms on Level 2, and 84 rooms on Level 3), a coffee shop, small retail sundry shop, business lounge, and a golf cart parking area. The conceptual layout of the lobby level of the hotel is shown in Figure 3-6, Main Hotel Building Concept.

The Main Hotel would include a subterranean back-of-house access tunnel and corridor system that is connected to the Function Building, for facilitating deliveries and services. The back-of-house access tunnel would be used by employees (pedestrian and golf carts) for deliveries, housekeeping, catering, room services, and other service needs.

3.5.3 Function Building

The Function Building would be located directly northwest of the Main Hotel building in Lot 3. The conceptual layout of the main level of the Function Building is shown in Figure 3-7, Function Building Concept. The Function Building would contain three restaurants, two ballrooms (one 9,700 square-foot Grand Ballroom and one 3,000 square-foot Junior Ballroom), meeting rooms, a pre-function space (enclosed space at the front of the ballrooms and meeting rooms), a children’s center (including a nursery, an arcade, a lounge, and classrooms and hobby rooms), pool snack bar, a celebration garden and supporting facilities including kitchens, back-of-house, and storage. The back-of-house, which would provide service, deliveries, storage, housekeeping, administration, offices, and engineering would be located right below the Function Building and would be connected to the Main Hotel building through a tunnel facilitating deliveries and services. This tunnel would allow employees to move freely without interfering with the guest experience.

3.5.4 Spa Building

The Spa Building would consist of a spa, gym, and salon located directly north of the Function Building in Lot 3. The conceptual layout of the Spa Building is shown in Figure 3-8, Spa Building Concept. The approximately 35,000-square-foot Spa Building would be one story but would have two levels with a walk-out basement level linked to the main level by a sky-lit atrium. The building would include a beauty salon, 30 treatment rooms, locker facilities for

men and women, and a gym that includes yoga and cycling rooms. The building would be a maximum of 22 feet in height. Parking for the Spa Building would be in the main parking lot and valet parking at the Main Hotel entrance.

3.5.5 Spa Garden Inn and Wedding Grounds

The Spa Garden Inn would consist of three three-story hotel buildings located directly north of the Spa Building in Lot 3, as shown in Figure 3-9, Spa Garden Inn Concept. The Spa Garden Inn would include a total of 81 rooms spread throughout three buildings. The Spa Garden Inn would be approximately 67,200 square feet in size and 35 feet in height. The Spa Garden Inn would also include approximately 17,500 square feet of open, outdoor wedding grounds with a permanent trellis. The outdoor wedding grounds would consist of a grass area to allow temporary setup of chairs. The setup would be used for wedding ceremonies, which would last between 15 to 40 minutes. Weddings would be held on the outdoor wedding grounds on weekends, with the receptions and parties held afterward indoors at the Function Building, where restaurants, ballrooms, meeting rooms, and enclosed atriums are located. Guests would walk between the locations or be transported via electric golf carts.

Parking for the Spa Garden Inn would be provided as valet parking at the Main Hotel building lobby with guests and luggage being shuttled to their destination via electric golf carts. In addition, there would be 8 parking spaces in the court of Spa Garden Inn.

3.5.6 View Villas Community

The View Villas Community would be located directly west of the Main Hotel building in Lot 3, as shown in Figure 3-4. The View Villas Community would consist of 14 villa buildings to be rented out by guests for couples and family retreats. Each building would include four units, for a total of 56 units. Each villa building would be approximately 6,760 to 8,200 square feet in size and two stories, with a height of approximately 25 feet. Each unit would be configured as a two- or three-bedroom suite, with a living room and porch and/or balcony. Individual units would range from 1,690 to 2050 square feet in size.

3.5.7 Oak Villas Community

The Oak Villas Community would be located in Lot 2 and would consist of nine four-bedroom villa buildings to be rented individually by guests for couples and family retreats. The Oak Villas Community would be located on the western area of the project site, as shown in Figure 3-4, and was designed around, and to protect, the surrounding groups of oak trees. Each of the one-story units would be 19 feet in height, with approximately 3,400 square feet of livable space, and a two-car and one-golf-cart garage. A total of 18 parking spaces would be provided for the Oak Villas Community.

3.5.8 Outdoor Recreational Amenities

Pools

The resort would include two outdoor swimming pools within Lot 3: one family pool and one adult pool. The family pool would be located on the east side of the children's center, east of the Function Building. The family pool area would include a kid's pool, smaller toddler pool, a pool slide, lifeguard chair, restrooms, snack bar, cabanas, and

lounge chairs. The adult pool would be located between the Function and Spa Buildings. The adult pool would include cabanas and lounge chairs.

Tennis, Pickleball, and Chip and Putt Golf Course

The project would include one tennis court, two pickleball courts, and a miniature golf or “chip and putt” golf course located east of the Main Hotel building in Lot 4. Pickleball is a paddle sport involving elements of tennis, badminton, and ping-pong. The game is played on a badminton-sized court (or the size of half a tennis court) with a modified tennis net and a plastic ball with holes. Pickleball can be played as doubles or singles, similar to tennis. Chip and putt is an amateur sport, similar to golf. The maximum hole length for international competitions is 90 meters (100 yards) with a maximum total course length of 1,200 meters (1,310 yards). Players may only use three clubs, one of which must be a putter. The game is played from raised artificial teeing surfaces using a tee and it has its own handicap system. This is a family sport for all ages and all skill levels. A standalone restroom building is also proposed north of the tennis and pickleball courts.

Children’s Play Area

The children’s play area would be located directly west of the sport courts in Lot 4 and would include one children’s playground with tot lot. A conceptual site plan is shown in Figure 3-4.

Pedestrian Pathways

The resort would include approximately 2 miles of walkable pathways meandering between different functions and attractions of the Sand Canyon Resort and providing access to native open space areas, as shown in Figure 3-10, Pedestrian Pathways. The pathway system would tie into the existing golf cart paths and provide new pedestrian pathways throughout the property. There are two types of surfaces proposed: hardscape concrete for golf carts and soft stabilized decomposed granite paths used solely by pedestrians for jogging and walking. The pedestrian pathways parallel to Robinson Ranch Road would include wood fencing that would match the existing fence installed along the existing Sand Canyon Golf Course.

3.5.9 Open Space

As shown in Figure 3-4, a total of 42.5 acres would remain as open space. A total of 29.5 acres (the entirety of Lot 1) would remain as undisturbed open space. A total of 13 acres in Lot 4 would be disturbed open space primarily used as outdoor recreational amenities.

3.5.10 Oak Trees

Throughout the project site are several oak woodlands. One woodland association occurs in patches scattered within the western portion of the project site with one smaller patch in the eastern portion of the project site. In this woodland association, the tree layer is dominated by coast live oak (*Quercus agrifolia*). Understory within these woodland associations within the survey area is generally dominated by the herbaceous layer, primarily comprised of grasses and forbs. A shrub layer is sometimes present, including California buckwheat (*Eriogonum fasciculatum*) and California sagebrush (*Artemisia californica*). This community is not considered sensitive by California Department of Fish and Wildlife (CDFW 2019).

Aside from the coast live oak woodlands, a number of individual coast live oak trees are scattered about the project site, primarily in the southwestern and western area. These are simply coast live oak trees that are too far apart to constitute woodlands but occupy a large enough area to be mapped. Individual coast live oaks do not possess any state, federal, or local special status, but are protected when meeting designated size criteria by the Los Angeles County oak tree ordinance. They do not constitute a plant community and therefore cannot be assessed as a potential sensitive plant community.

The Main Hotel, Function Building, and Spa Building would be located away from the biggest oak woodland grove and the Oak Villas Community buildings were designed and placed to take advantage of the vistas of the oak trees while at the same time preserving oak tree habitat. A total of 115 oak trees would be preserved as part of the design while 21 trees would be removed. None of the removed oaks are considered heritage oak trees.

3.5.11 Circulation and Parking

Primary access to the project site is provided via Robinson Ranch Road, which is accessed via Sand Canyon Road. Internal access within the project site would include four private roads connected to Robinson Ranch Road. Road A and Road B provide the primary access to the Main Hotel, Function Building, and Spa Garden Inn, as well as the main parking lot. Road C and Road D provide access to the View Villas. Road E and Road F would provide access to the Oak Villas community.

Secondary emergency access would be provided through the Robinson Ranch community to the south via Robinson Ranch Road and Live Oaks Spring Canyon Road. In the event of an emergency, such as fire or flood, the gate at the intersection of Robinson Ranch Road and Live Oaks Spring Canyon Road would be opened to allow emergency access through the Robinson Ranch community via Robinson Ranch Road and Live Oaks Spring Canyon Road.

The main resort parking lot located near the Main Hotel and Spa Garden Inn buildings and the individual parking bays for the villas would contain 400 parking spaces for visitors and employees. The adjacent 27-hole Sand Canyon Country Club has an additional 319 parking spaces that would be available for use by resort visitors and guests through a shared parking agreement. As such, collectively a total of 719 parking spaces would be available for visitors, hotel guests, and employees. At least 12 of the parking spaces would include charging stations for electric vehicles.

The project would provide 24/7 valet service at the Main Hotel entrance and at the existing Sand Canyon Country Club clubhouse parking for the resort guests. Transportation within the resort would be handled via electric golf carts. The project proposes to implement a special event management plan with a dedicated valet service for special events, holidays, and weekends to ensure maximum utilization of the available parking spaces. In addition, shuttle service would be provided from the parking lot to the event venue and existing clubhouse.

3.6 Construction

Construction of the project would begin as early as approximately fourth quarter 2020 and occur over a period of approximately 18 months. Construction of the project would commence with grading and remedial earthwork excavation. No soil import or export would be required. Upon completion of earthwork, retaining walls would be constructed and utilities would be installed. Following this, the foundations for the buildings would be constructed, followed by vertical building construction, paving/concrete, and landscape installation. The resort would be open for business in approximately fall 2022.

3.7 Intended Uses of the EIR

An EIR is a public document used by a public agency to analyze the environmental effects of a project and to disclose possible ways to reduce or avoid significant environmental impacts, including alternatives to the proposed project. As an informational document, an EIR does not make recommendations for or against approving a project. The main purpose of an EIR is to inform public agency decision makers and the public about potential environmental impacts of a project (14 CCR 15121). This EIR will be used by the City, as the lead agency under CEQA, in making decisions with regard to the adoption of the proposed project described above and the related approvals described below.

3.8 Project Approvals Required

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

3.9 Related Projects

A list of related projects has been developed as part of this environmental document. All projects that are proposed (i.e., with pending applications), recently approved, under construction, or reasonably foreseeable that could produce a cumulative impact on the local environment when considered in combination with the proposed project are included in an EIR. These projects can include, if necessary, projects outside of the lead agency's jurisdiction. CEQA Guidelines Section 15130 stipulates that EIRs must consider the significant environmental effects of a proposed project as well as "cumulative impacts." A cumulative impact is defined as an impact that is created as a result of the project evaluated in the EIR combined with the impacts of other projects, thereby causing related impacts (14 CCR 15355). As stated in CEQA Guidelines Section 15130(a)(1), the cumulative impacts discussion in an EIR need not discuss impacts that do not result, at least in part, from

the project evaluated in an EIR. Cumulative impacts may be analyzed by considering past, present, and probable future projects with related or cumulative impacts (14 CCR 15130 [b][1][A]).

In this Draft EIR, cumulative impact analyses are summarized within Chapter 5, Cumulative Effects. The study areas for the cumulative impact analyses vary by resource area. Table 3-2 lists the related projects that were considered in the cumulative impact analyses. The locations of the related projects are depicted in Figure 3-11, Related Projects.

Table 3-2. Related Projects

No.	Project Name	Status	Description		
1	Vista Canyon	In construction	Residential	834	DU
			Business Park	78	TSF
			Retail	40	TSF
2	Sand Canyon Plaza	Pending	Residential	580 ^b	DU
			Commercial Retail	60	TSF
3	Mancara	Pending	Residential	109	DU

Source: Appendix J, Traffic Impact Analysis. See Figure 2-7 for related project locations.

DU = dwelling unit, TSF = thousand square feet

^a The number of residential units is estimated based on the City's General Plan allowable land use density.

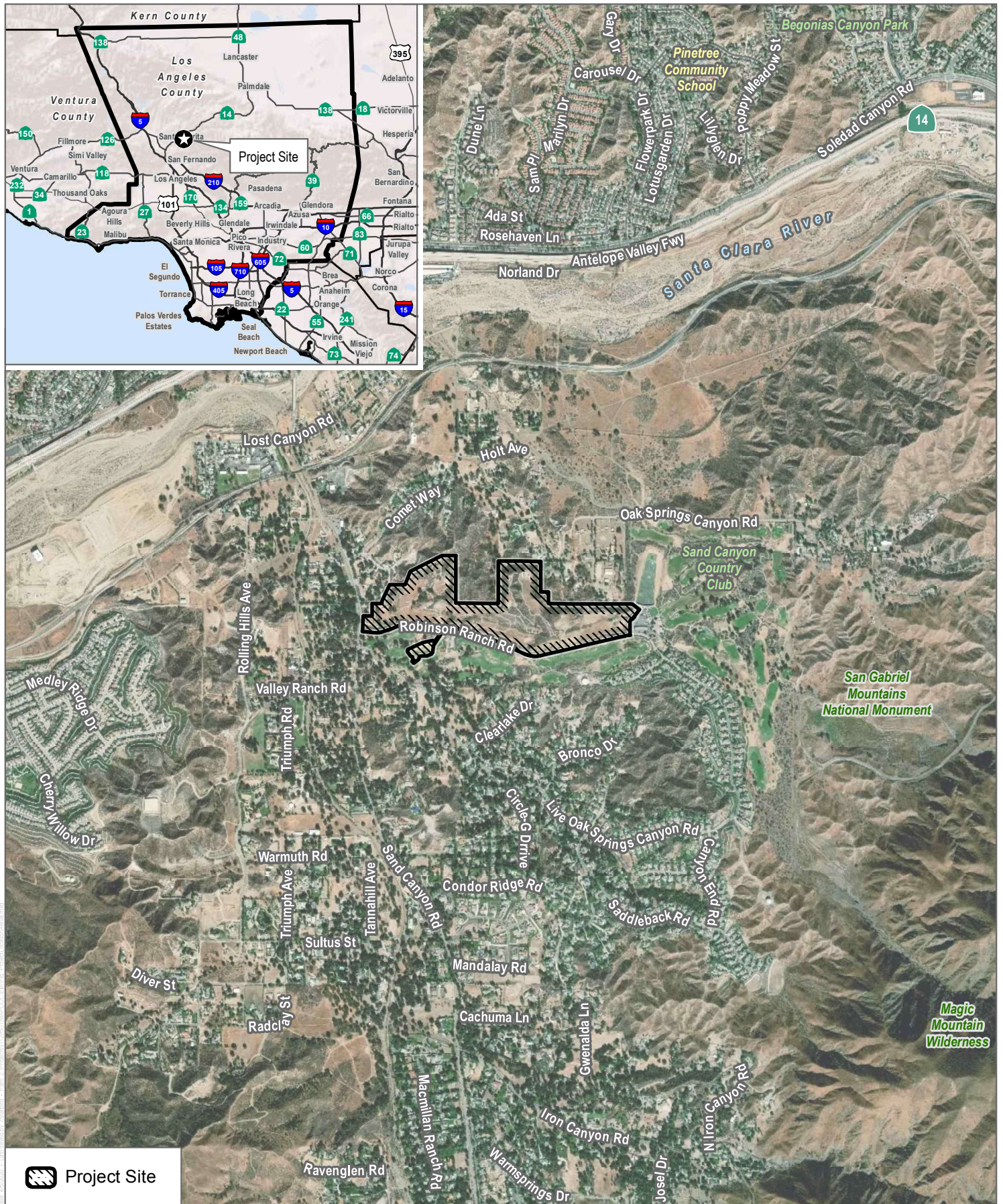
^b 580 dwelling units = 119 single-family, 461 multi-family, 140-bed assisted living

3.10 References Cited

CDFW (California Department of Fish and Wildlife). 2019. "California Natural Community List." November 8, 2019. Accessed March 2020. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=153398&inline>.

City of Santa Clarita. 1996a. *Hunters Green Project Environmental Impact Report*.

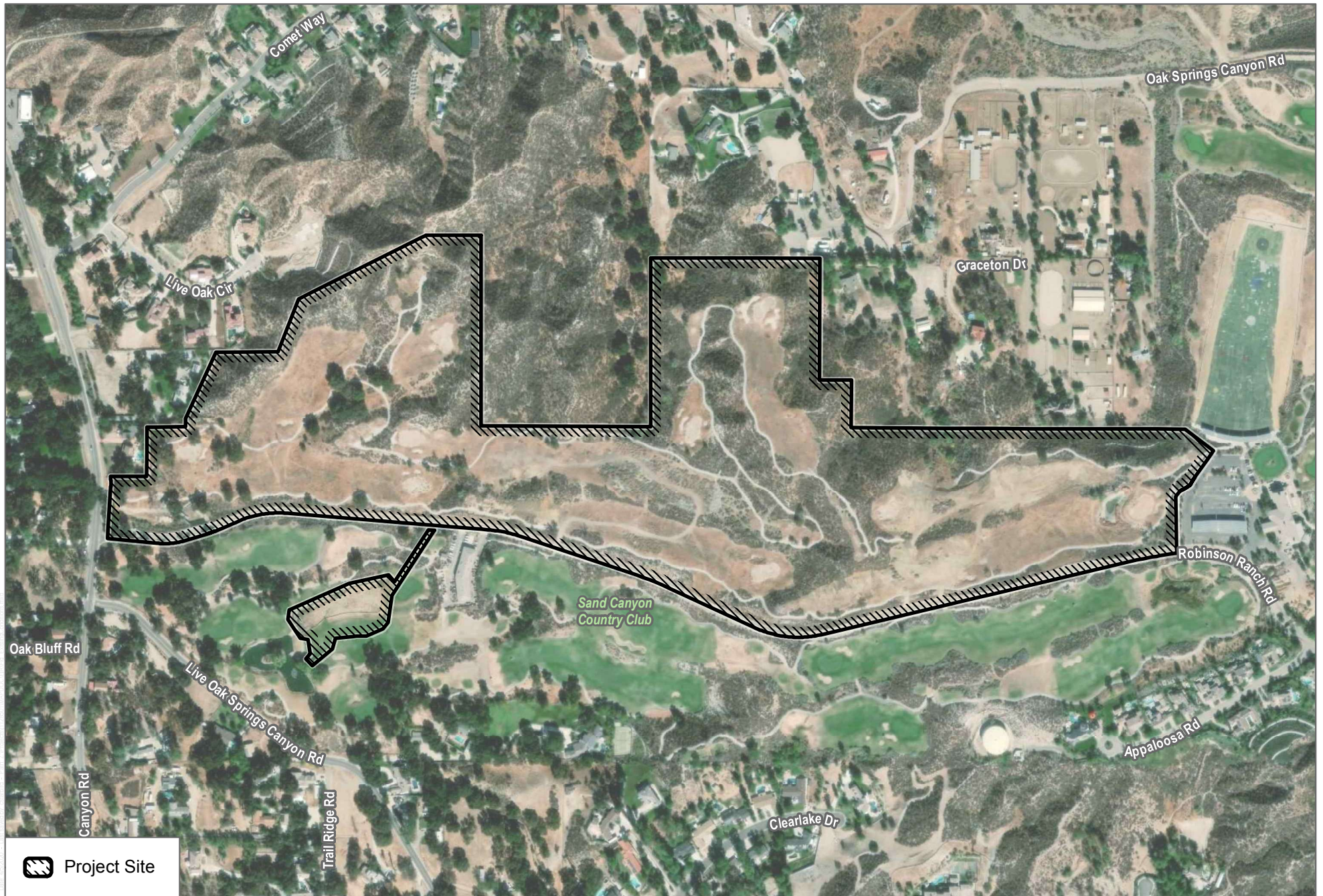
City of Santa Clarita. 1996b. *Resolution No. 96-120*.



SOURCE: USGS 7.5 minute series Mint Canyon quadrangle

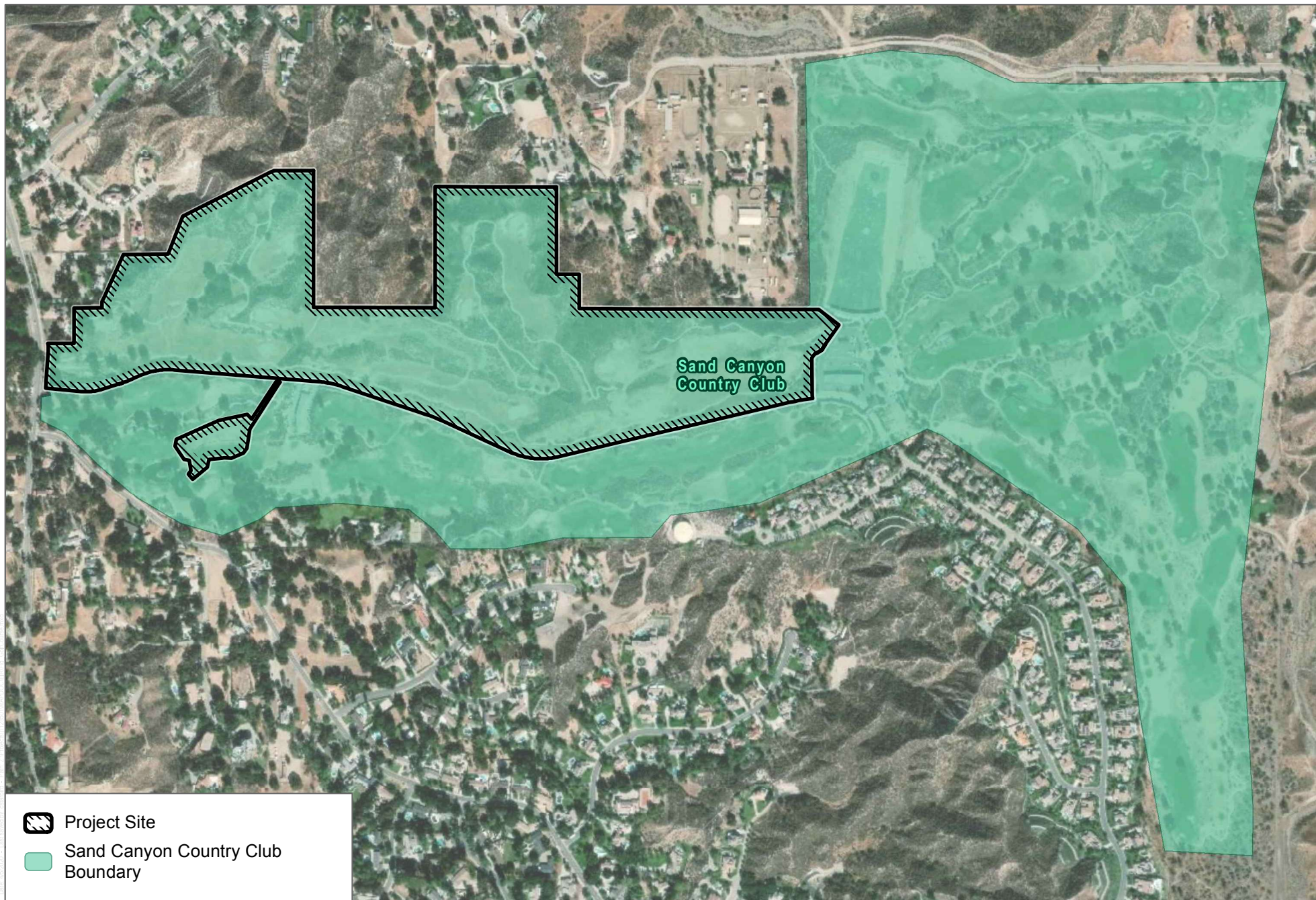
FIGURE 3-1
Project Location
Sand Canyon Resort Project

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SOURCE: USGS 7.5 minute series Mint Canyon quadrangle

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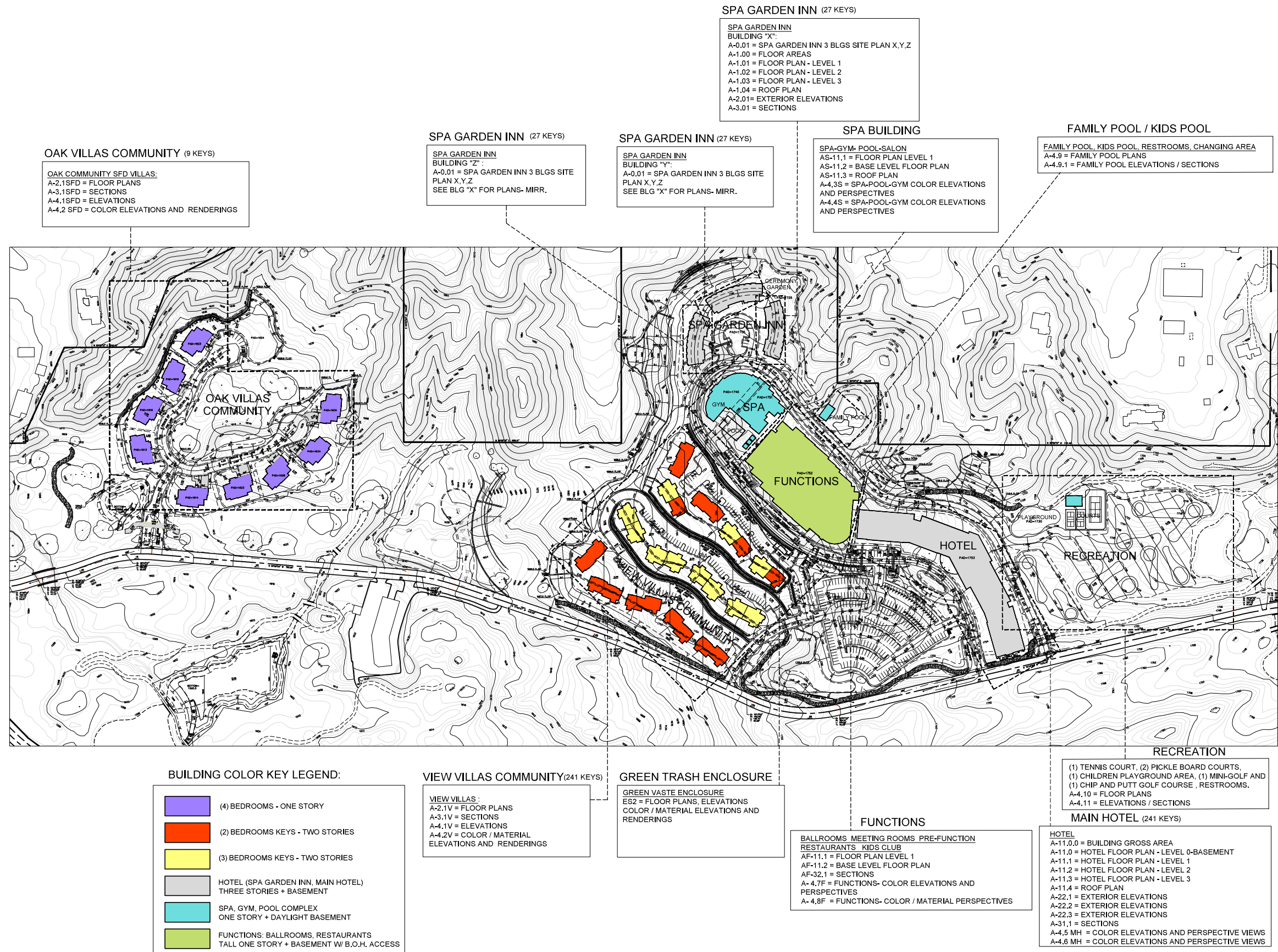


SOURCE: USGS 7.5 minute series Mint Canyon quadrangle

FIGURE 3-3
Sand Canyon Country Club
Sand Canyon Resort Project

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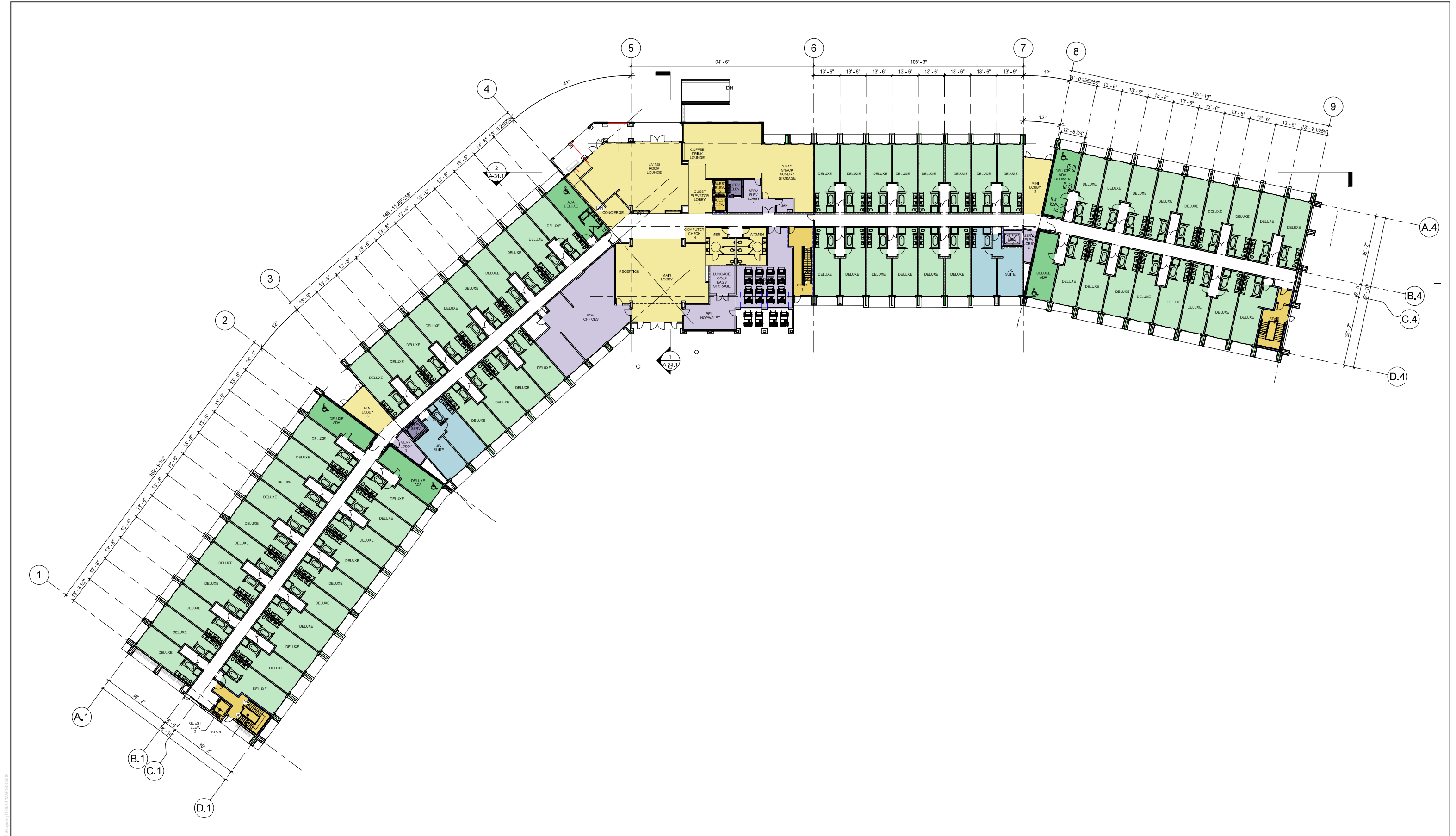
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SOURCE: MGS Architecture 2020

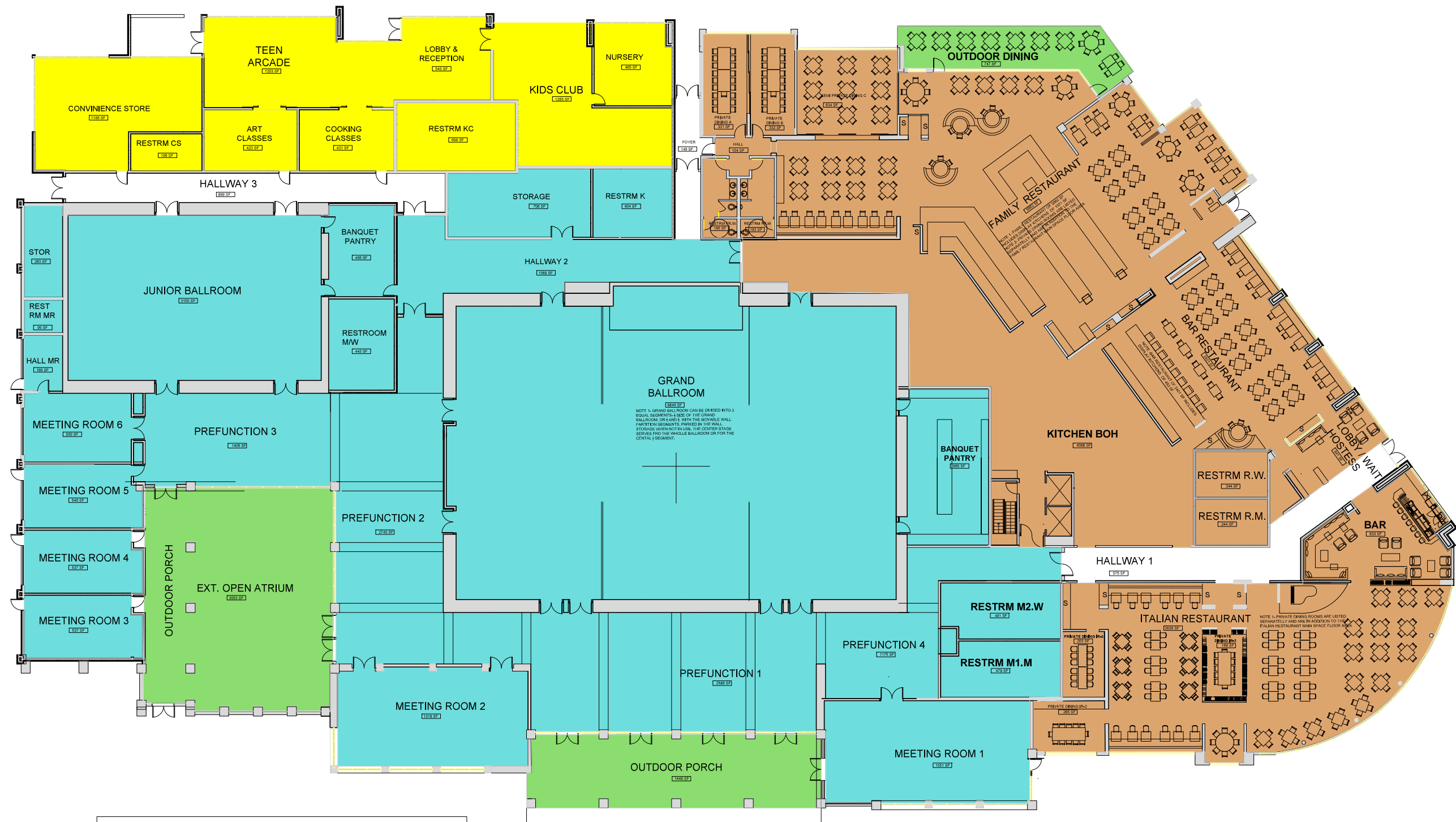
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SOURCE: MGS Architecture 2020

FIGURE 3-6
Main Hotel Building Concept
Sand Canyon Resort Project

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Functions- FIRST FLOOR AREA SUMMARY:

FUNCTIONS, MTNG ROOMS, BALLROOMS, ACCESSORY FUNCTIONS (RESTROOM, STORAGE ETC)	- 34,035 SF
RESTAURANTS, KITCHENS, B.O.H. AND ACCESSORY FUNCTIONS	- 20,833 SF
KIDS CLUB, TEEN ARCADE, NURCERY, ART ROOMS ETC. AND ACCESSORY FUNCTIONS	- 6,475 SF
PORCHES, ATRIUM- OUTDOORS	- 5,445 SF

2:12pm 11/28/2017 MAP/DOCLER

SOURCE: MGS Architecture 2020

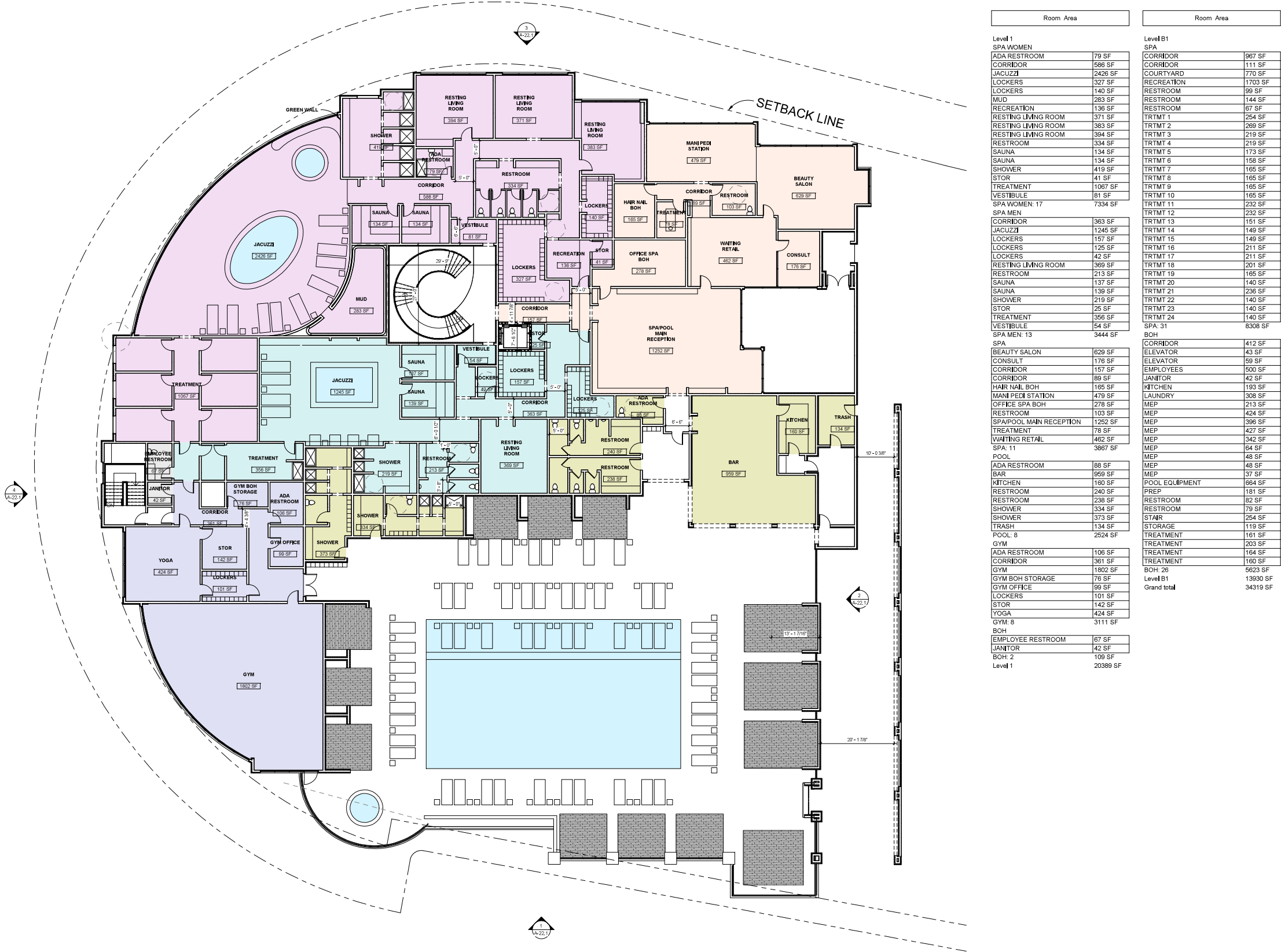
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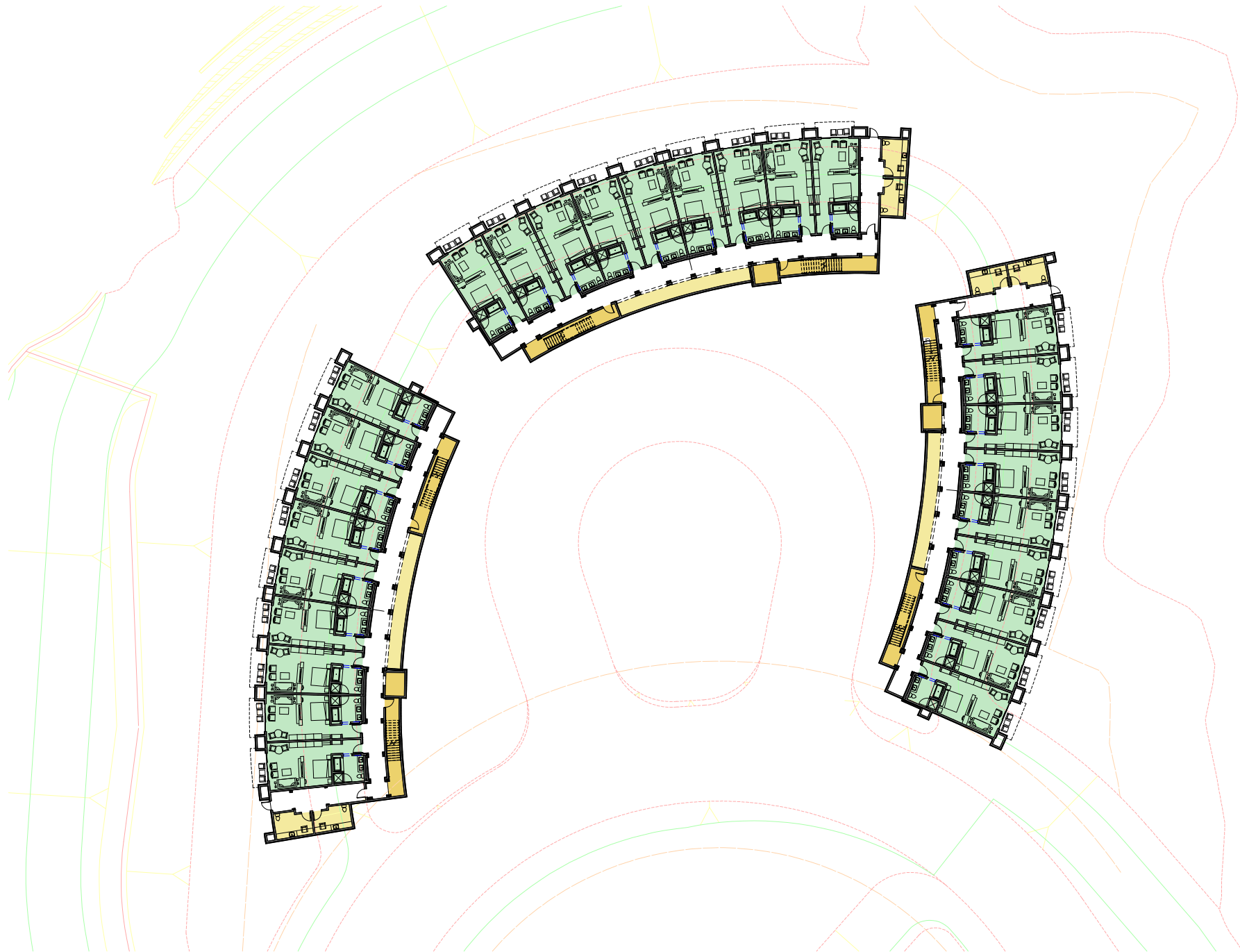
SOURCE: MGS Architecture 2020

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FIGURE 3-8
Spa Building Concept
Sand Canyon Resort Project

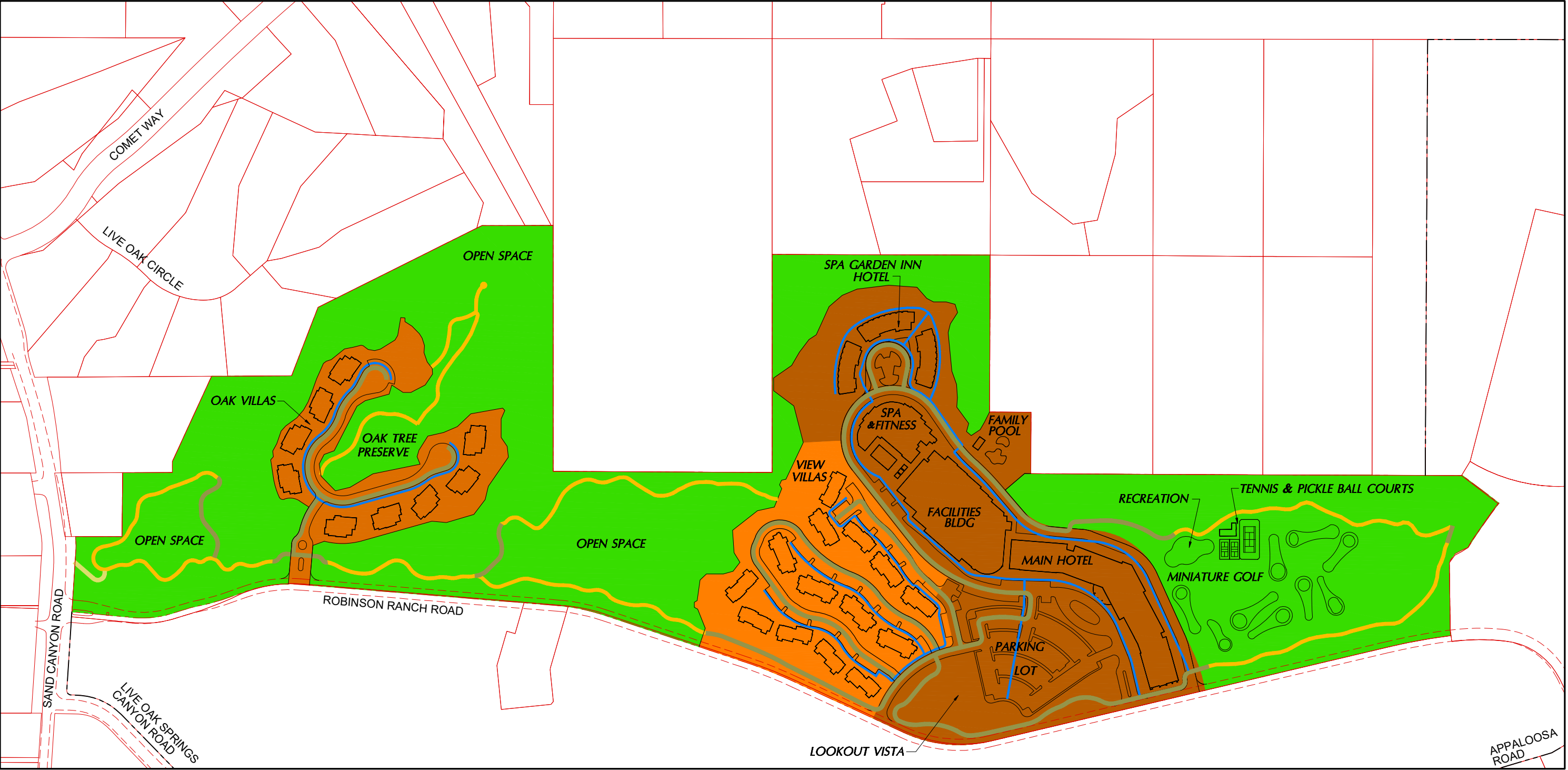


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LEGEND:

- EXISTING GOLF CART PATH TO REMAIN
- PROPOSED MULTI-USE PATH SECTION A
- PROPOSED MULTI-USE PATH SECTION B
- PEDESTRIAN TRAIL
- OPEN SPACE RECREATION
- HOTEL, FACILITIES, SPA & MULTIFAMILY
- TERRACE VILLAS
- OAK VILLAS

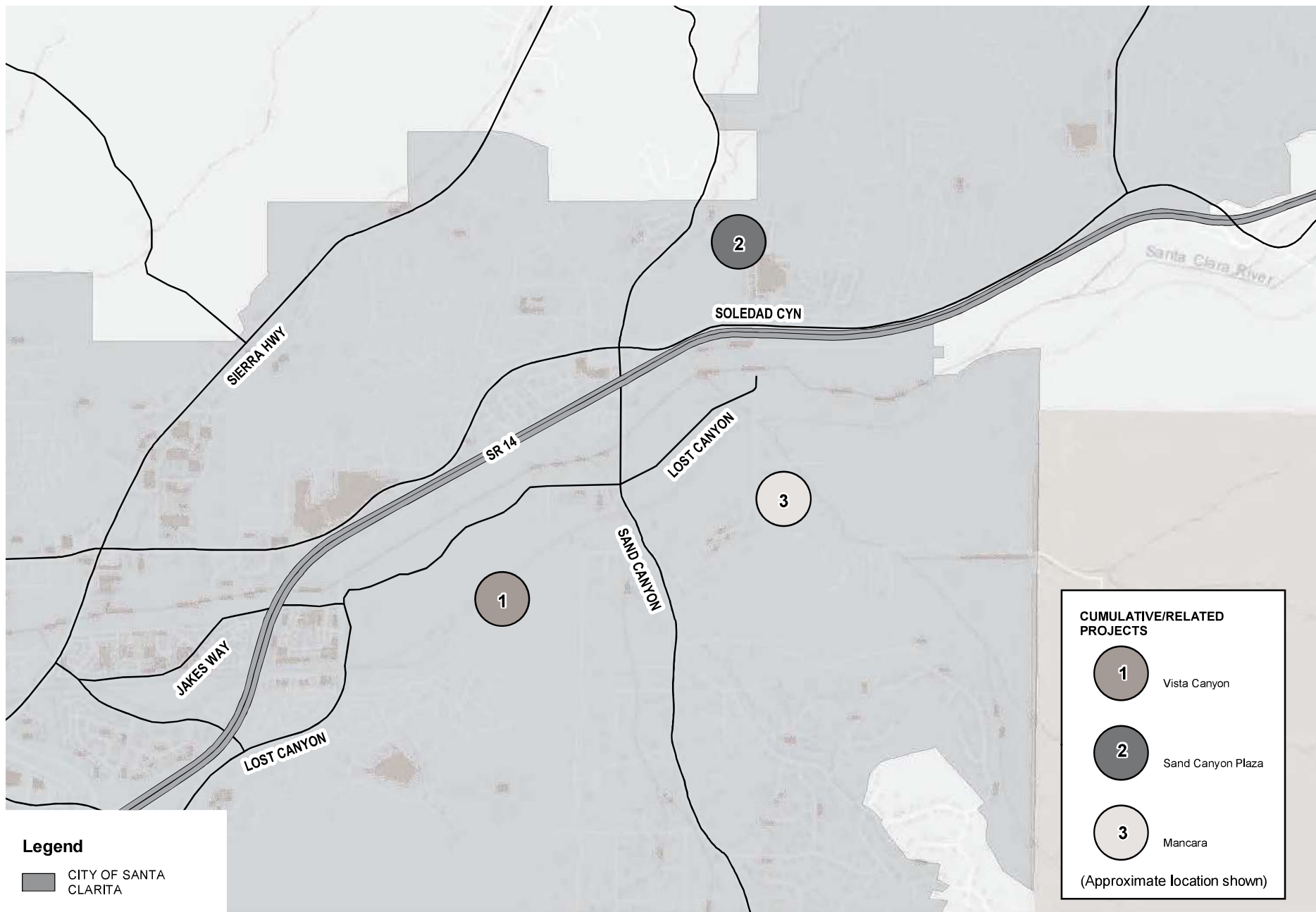
Trail/Path System Description:

Proposed multi-use trail improvements include approximately 6,200 LF of existing 10' wide golf cart paths, originally used to provide transportation for golfers on one of two 18-hole golf courses. In order to maintain continuity through the project, where proposed development requires removal of portions of the existing golf cart paths, proposed 12' wide sections of multi-use path, totaling approximately 4,600 LF, will be constructed, for a total of 10,800 LF of multi-use trail.

The proposed 12' wide multi-use path is to be constructed using the same surface/pave sections as the existing golf cart paths. Maximum linear grade not to exceed 8%, 10% max will be allowed in special circumstances and for short runs, not to exceed 20' in length. The 12' path section will include room for City of Santa Clara approved "bridge Pole Fencing", see detail, located to be determined by City of Santa Clara Parks & Recreation.

Other connections will be available within the developed areas to provide transportation from Guest check-in to the View Villas, the Oak Villas, and the other destinations/amenities located within the Resort. As well as ample footpath routes for pedestrian use, approximately 6,000 LF.

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SOURCE: Stantec 2020

FIGURE 3-11

Related Projects

Sand Canyon Resort Project

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