

**INITIAL STUDY
CITY OF SANTA CLARITA**

Project Title/Master Case Number: Master Case No. 05-349 for the Mancara Development

- Conditional Use Permit 05-019;
- Oak Tree Permit 05-039; and
- Tentative Tract Map No. 05-010.

Lead Agency name and address: City of Santa Clarita
23920 Valencia Blvd., Suite 300
Santa Clarita, CA 91355

Contact person and phone number: Jessica Humphries, Assistant Planner II
Heather Waldstein, Associate Planner
City of Santa Clarita
Department of Planning and Building Services
23920 Valencia Boulevard
Santa Clarita, California 91355
(661) 255-4330

Project location: The project site is located in the City of Santa Clarita in the County of Los Angeles (APN 2840-0-001-118, 119, & 2840-015-031 through 035, 045, 047). Exhibit 1 (Regional Location) illustrates the project site in a regional context. The project site is located at the southeast corner of the Oak Spring Canyon Road and Lost Canyon Road intersection, and is roughly bounded by the Santa Clara River to the north, Oak Spring Canyon Road to the west, the Robinson Ranch Golf Club to the south, and the Angeles National Forest to the east; refer to Exhibit 2 (Project Site Vicinity).

Applicant's name and address: Robinson Ranch Residential, LP
8447 Wilshire Boulevard, Suite 100
Beverly Hills, CA 90211

General Plan designation: Single Family Residential

Zoning: Residential Low (RL), and Residential Very Low (RVL)

Description of project and setting: The proposed project is a rural residential equestrian-based community that involves the development of 106 single-family residential units and open space areas within 109 lots on approximately 185 acres of land. Of the 109 proposed lots, 106 would be residential lots, two would be open space lots, and one lot would be for a desilting water quality basin along the eastern portion of the site. The residential lots would range in size from approximately 0.7-acre to two or more acres; refer to Exhibit 3 (Project Site Plan). The proposed project is consistent with the General Plan and Zoning designations of Residential Low (RL) and Residential Very Low (RVL). Refer to Exhibit 3 (Project Site Plan) for an illustration of the proposed project.

The proposed project would require 420,000 cubic yards of grading which would be balanced on-site, plus 80,000 cubic yards of removal and recompaction, for a total of 500,000 cubic yards of earthwork. A conditional use permit is required for the grading volume, as well as for the proposed access gates for the community. Additional requested entitlements for the proposed

project would include an Oak Tree Permit and a Tentative Tract Map. Traffic improvements include new internal roadways an undercrossing for Lost Canyon Road at the Southern Pacific railroad tracks in the northern portion of the site, and a new roadway connection to the Robinson Ranch Golf Club immediately to the south.

The existing open space area along the northern project boundary, adjacent to the Santa Clara River, would be developed with a 5-acre neighborhood park and an equestrian trailhead. The project would include an on-site multi-use trail system that would be accessible from every residential lot. This trail system would connect to the City's regional trail system, and would also include a 30-foot-wide public trail segment along the south side of the Union Pacific Railroad right-of-way, which would be dedicated to the City of Santa Clarita. Additionally, lots situated along Oak Spring Canyon Wash would extend into the wash's floodway, and therefore no structures would be permitted within this restricted use area. A 100-foot-wide Southern California Gas Company pipeline easement also bisects the project site in a southwest-northeast direction, within which no structures would be permitted, although roadways and other infrastructure are planned.

Surrounding land uses:

Land uses in the surrounding area include the Santa Clara River and the Antelope Valley Freeway to the north, the Angeles National Forest to the east, Oak Spring Canyon Road and residential uses to the west, and the Robinson Ranch Golf Club to the south.

Other public agencies whose approval may be required:

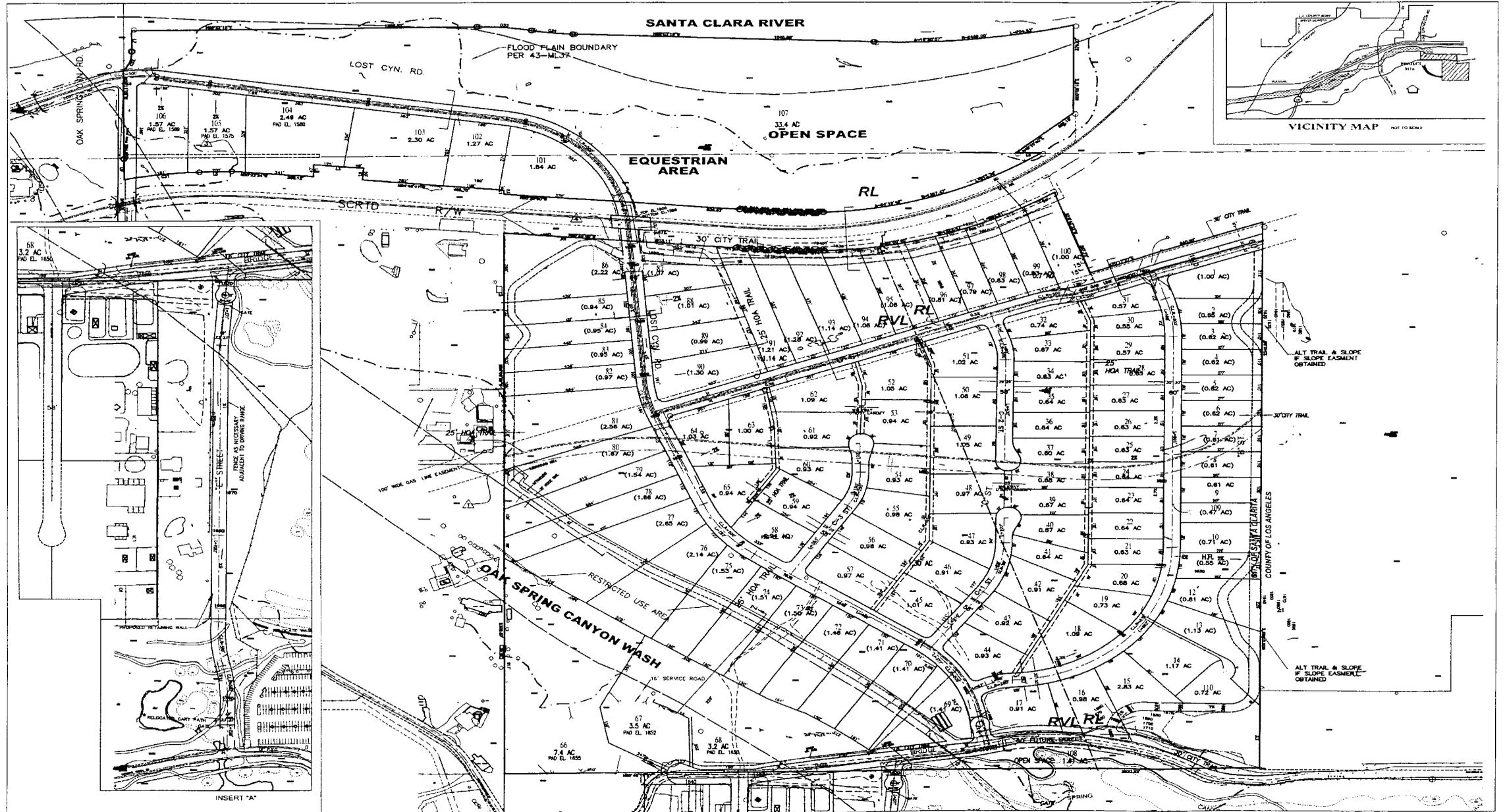
Los Angeles County Sanitation Districts, Los Angeles County Fire Department, Los Angeles Regional Water Quality Control Board, Los Angeles County Flood Control District, Castaic Lake Water Agency, California Department of Fish and Game, and Army Corps of Engineers.

A. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "**Potentially Significant Impact**" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

SMMC
Attachment
April 24, 2006
Item 13



Source: Sikand, October 13, 2005.

NOT TO SCALE



INITIAL STUDY
MANCARA RESIDENTIAL PROJECT
Project Site Plan

Exhibit 3