

DEAR planning commissioners and participants

It has been almost four years since I envisioned the Sand Canyon Resort. Although I learned that the EIR process could take many years, I never imagined that it would be so challenging to convert a small portion of an existing golf course into a resort

Although it was not easy to endure the long process, I was able to spend more time refining my vision for the resort. Unlike most other developments, it takes hundreds of design considerations to develop a 380-room luxury resort spread out over 24 acres. I didn't want to build just another five-star resort. I wanted to create one that offers special experiences to the visiting guests and has a "wow" effect with many of its amenities.

To accomplish that, we ended up redesigning and optimizing the resort's site plan and the architectural design of the buildings. Through the process, we not only eliminated the need for the Oak Villas but also reduced the grading area and soil volume by half, reduced the retaining walls by 80 percent and saved an additional eight oak trees.

I think we are one of the first resorts pioneering with new things.

-100% powered by Tesla Solar Roofs and the accompanying Tesla Powerpack battery system.

-adopted a Cold-formed steel framing structural system at a large scale which arrives prefabricated in the factory and is simply assembled at the construction site, minimizing waste, construction time and noise.

-350-seat, three meal, international cuisine buffet restaurant

-exterior and interior design done by high quality computer rendering during the early design phase

-project is not limited by budget and will utilize the finest quality materials throughout all areas



ONESTOP DESIGN ILLUSTRATION SITE PLAN SAND CANYON RESORT & SPA

Revised Project Plan for Environmental Impact Reduction		
	Previous	Revised
Project area (acre)	31.7	24.0
Cut & Fill Soil Volume(cubic yard)	1,210,000	550,000
Retaining Walls (SF)	43,000	8,500
Impacted Oak Trees	21	12
Impermeable Surface Area (acre)	16.3	10.75
Total Building Area (SF)	501,000	410,000
Total Room Keys	387	383

ONESTOP DESIGN REVISED PROJECT PLAN FOR ENVIRONMENTAL IMPACT REDUCTION SAND CANYON RESORT & SPA

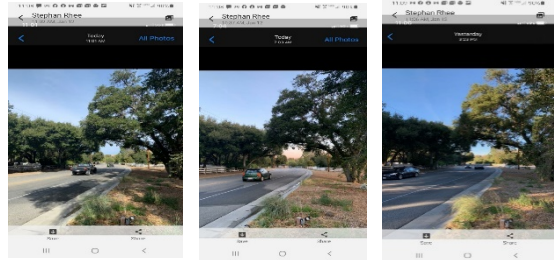


ONESTOP DESIGN OVERALL SITE RENDERING SAND CANYON RESORT & SPA

Let me address a few concerns raised by the neighbors:

The biggest concern is the emergency evacuation in case of a fire like the 2016 Sand Canyon fire. We will make sure to monitor any fire hazard nearby and instruct our guests to leave long before any evacuation orders are given to the community.

Regarding traffic concerns, as you can see in the photos, there are very few cars on Sand Canyon Road during a normal day, except early morning hours.



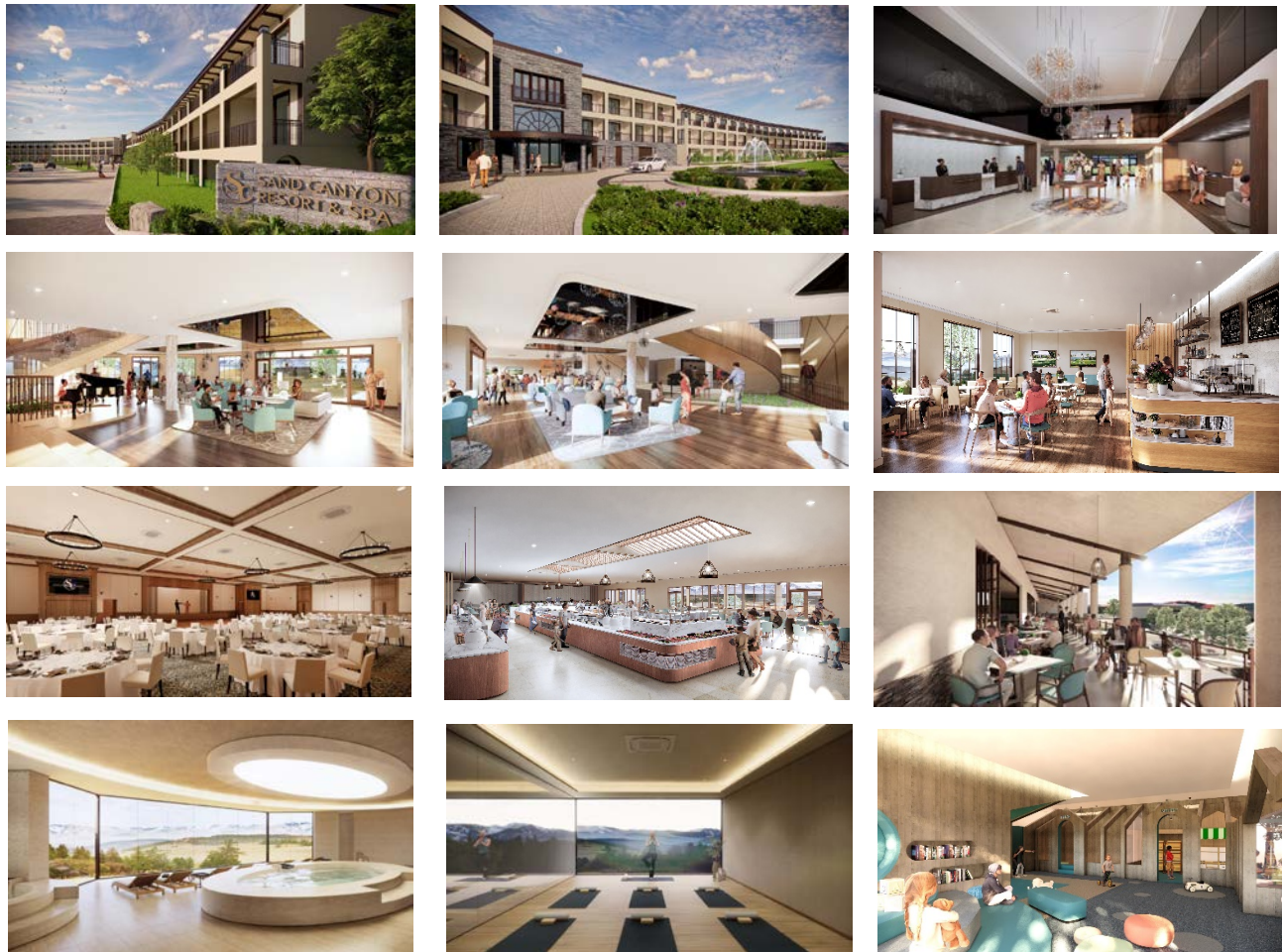
Typically, the check-in and out times used by resort guests are from 10am to 2pm. Once inside the resort, guests will remain inside occupied by many resort amenities. Additionally, we plan to implement ride sharing program for the employees to further reduce the traffic.

The noise from the construction and operation of the resort will not be an issue. The project site is 260 feet away from the nearest neighbor and 300 yards away from Sand Canyon Road.



Let's talk about the viability of the project. Most hotels that have been impacted by the pandemic because their guests are mostly business travelers. On the other hand, the resorts are for family getaways and leisure activities. Even during this pandemic many people wanted to get away to nearby resorts. Booking these resorts for the weekend or holiday has been difficult because demand has been high even during pandemic. Their business in 2020 declined 20-30% compared to 2019 because of lack of corporate business, but they are still profitable because of the leisure weekend business. I think our project will be open in two years and there should not be any concern of viability of the Sand Canyon Resort.

Let me share the renderings of the resort before I tell you about the benefits you gain.



Now, let's talk about the benefits that you will enjoy:

Benefits for the Local Residents

- Nearby, convenient lodging for visiting guests
- Family-style, buffet restaurant with international cuisine serving three meals, seven days a week
- Gourmet full-service restaurant serving authentic, regional Italian cuisine
- Beautiful spa and gym facilities
- Tennis and pickleball courts
- 2.5 miles of walking trails

Benefits to the Local Residence

- 5 stars lodging for visiting guests
- 3 meals family restaurant, Italian restaurant, Pub restaurant & Bar
- Gym & Yoga
- Spa, Beauty salon, Boutique shop, Swimming pools
- Recreation Park with 2.5 miles walking trail
- Increasing the property value
- Enhance safety by random patrol 5-6 times at night

- Increased safety with nighttime patrol services provided to adjacent Sand Canyon neighborhoods

Benefits for the citizens of Santa Clarita.

- 500 new local jobs in the hospitality, leisure and well-being sectors
- Increase in the annual local economy by \$57 million, per the Santa Clarita Valley EDC report
- Contribution of millions of dollars to the city via the hotel bed tax
- Large banquet hall for community and private events
- Increased property values for local homeowners

Benefits to City of Santa Clarita

- Creating hundreds of new jobs for the community
- Boosting the local economy by 57 million dollars per year (Santa Clarita EDC report)
- Generating several million dollars per year of Bed Tax for the City
- Offering a large ballroom (10,000 sf) for community use
- Providing the City with a recognizable resort destination

Recently, we created a website - SandCanyonResort.com - to share the project design with the community. The renderings are more than just images but real scale representations of different areas of the resort. On the website, you can also find additional documents and drawings from the project.

We are ready to break ground as soon as the project is approved by the City officials. It is our sincere hope that you will support this project and our efforts to enhance the lifestyle of the Santa Clarita community.

Let me introduce Hunt Braly who is very well-known attorney in town. He will address the rest of the EIR concerns you might have.