Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning

Project title: Middle Ranch Private Recreation Club Conditional Use Permit (CUP) Project No. PRJ2022-003553/Case Nos. RPPL2022010891 and RPPL2022010894

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Sean Donnelly, AICP (213) 893-7024

Project sponsor's name and address: RJ's Property Management, LLC, 11700 Little Tujunga Canyon Road, Sylmar, California 91342

Project location: 11700 Little Tujunga Canyon Road, Sylmar, California 91342
Assessor's Parcel Numbers (APNs): 2526-025-012, 2526-025-022, 2526-024-028, and 2526-024-270 (Additional parcels are located within the City of Los Angeles and are not a part of the Project)
United States Geological Survey Quadrangle (USGS Quad): Sunland (T2N, R14W, S5)

Gross Acreage: 88.9 acres

General plan designation: RL20 (Rural Land – not to exceed a maximum residential density of one dwelling unit per 20 acres)

Community/Area wide Plan designation: San Fernando Valley Planning Area

Zoning: A-2-1 (Heavy Agricultural – minimum one acre per unit)

Description of project: The Applicant, RJ's Property Management, LLC, is requesting a CUP from Los Angeles County (County) to authorize the use of an existing equestrian facility clubhouse and associated amenities at Middle Ranch as a private recreation club that would be permitted to host wedding ceremonies, receptions, and similar special events for dues-paying members of the club and their guests. The Applicant is concurrently requesting a CUP to allow the sale of beer, wine, and distilled spirits for on-site consumption (ABC License Type 47), in connection with the hosting of events, as well as a Parking Permit to allow guest and vendor parking for events. The Project also entails permitting an existing outdoor covered patio adjoining to the clubhouse and enclosing it. The patio, which is currently open on three sides, would be enclosed with walls and windows/sliding glass doors, and the canvas roof would be replaced with a tile roof. Thus, the Applicant is also requesting the County retroactively permit the patio and permit its enclosure through the CUP process.

Middle Ranch is located at 11700 Little Tujunga Canyon Road in an unincorporated area of the County within Little Tujunga Canyon at the eastern edge of the San Fernando Valley. The portion of the Middle Ranch

Assessor's Parcel Numbers (APNs) 2526-025-012, 2526-025-022, 2526-024-028, and 2526-024-270,[1] which are all located within unincorporated Los Angeles County. The Middle Ranch property also includes parcels that are located in the City of Los Angeles jurisdiction; however, these parcels include only equestrian facilities that would not be involved with the proposed event use. The Project site is currently developed with equestrian uses, including stables, horse riding fields, as well as a clubhouse/office building with a commercial-grade kitchen, and a tack room building with a locker room. An existing covered outdoor patio area, swimming pool, and landscaped grounds are located adjacent to the clubhouse/office building. Parking spaces are also provided throughout the Project site. All existing uses at the Project site are specifically allowed under the current zoning, and all existing structures have been duly permitted, except for the existing covered patio, which would be retroactively permitted to be kept and enclosed with approval of the CUP. Middle Ranch is currently open for equestrian uses every day from 6:00 A.M. to 9:00 P.M. No residential units are provided on the Project site, and no such residential uses are proposed with the Project; therefore, no common access agreement is required.

The Project would not require grading on the Project site, nor would it result in changes to the existing Project site equestrian use operations. Construction planned for the Middle Ranch venue is minimal and is limited to enclosing an existing outdoor patio. This short-term renovation would be accomplished with the use of hand tools and would not require grading or use of major (heavy) construction equipment. Construction duration would be minimal and expected to be accomplished within an approximately 30-day timeframe. Temporary construction-related trips would include daily trips for workers and the delivery of materials via passenger vehicles and small utility trucks, respectively, which would occur over the approximately one-month construction period. As the construction crew is anticipated to consist of 5-7 workers, the number of construction trips would be minimal and similar to that generated by regular maintenance activities that occur at Middle Ranch as part of equestrian operations, including but not limited to repairing fencing, painting, receiving hay deliveries, and collecting manure. No heavy equipment deliveries would be required, and construction related deliveries would not occur every day of the construction period. Per Section 4906.3(B)(1) of the County Code, a Fuel Modification Plan is not required as part of the patio enclosure activity, because the activity is a remodel of the existing (and permitted) clubhouse, and the patio area is not 50 percent or more of the clubhouse area. The patio is comprised of 1,105 square feet (sf), and the clubhouse is comprised of 4,013 sf.

The requested CUP would allow the proposed events to occur within the Project site, which is zoned A-2-1 (Heavy Agricultural – minimum one acre per unit). According to Section 22.140.480 (Recreation Clubs and Facilities – Neighborhood, Commercial, and Private) of the County Code, commercial and private recreation clubs are permitted in the A-2 zone with a CUP. In addition, where specifically designated as part of a CUP, a pro shop or restaurant is permitted as an accessory use to the commercial or private recreation club in the A-2 zone. Therefore, the clubhouse/office building, including the commercial-grade kitchen, which is already established as part of the existing, permitted equestrian use, would also be utilized for events (or portions of events) that are held indoors, and outdoor events would also be permitted with the requested CUP for commercial and private recreation clubs.

[1] Middle Ranch equestrian use and parking facilities are provided within a portion of APN 2526-024-270 by agreement with Los Angeles Department of Water and Power.

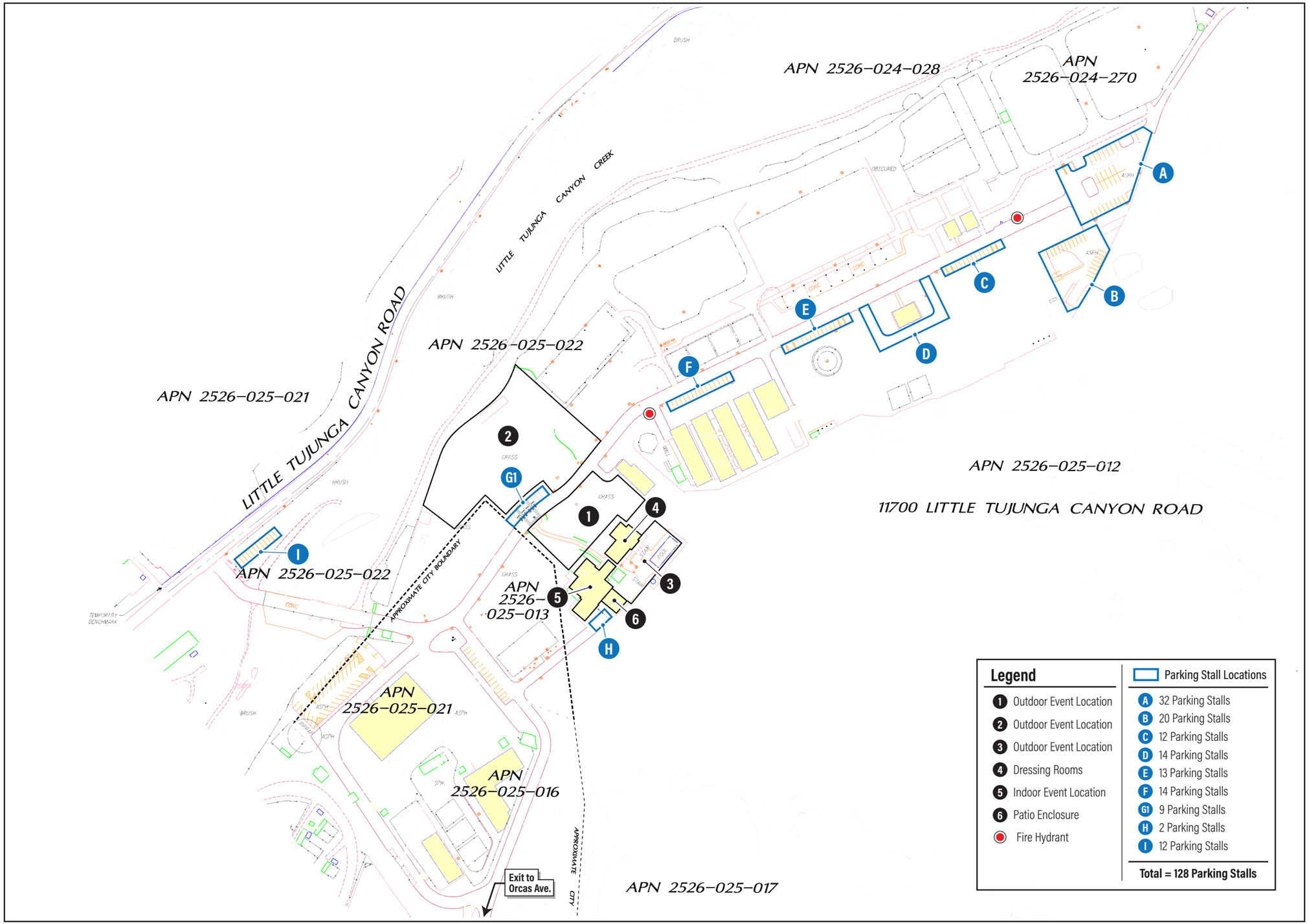
The proposed events and associated parking would occur within portions of the four individual parcels that comprise the Project site (APNs 2526-025-012, 2526-025-022, 2526-024-028, and 2526-024-270[2]), which are all located within the County. The proposed events would primarily be held in the vicinity of the existing clubhouse/office building that is located in the southwest corner of APN 2526-025-012 and an existing lawn located on a portion of the adjacent APN 2526-025-022. The requested CUP would allow up to 150 events per year to be held at the Project site, with a maximum of 225 guests and 15 employees/vendors. The proposed events would be limited to one per day. Events would generally be scheduled for seven to eight hours in duration and would end no later than 12:00 A.M. The requested CUP for commercial and private recreation clubs also includes outdoor amplified sound, which may consist of live and/or recorded music during the proposed events.

Event parking would be provided entirely on-site by utilizing existing parking spaces that are located adjacent to the clubhouse/office building (Lot H), in row lots along the primary driveway (Lots C, E, F, and G1), and in one existing paved parking area and one existing unpaved parking area at the northern terminus of the primary driveway (Lots A and B). The existing Lot G1 would be re-striped to provide adequate accessible parking. In addition, new parking spaces (only requiring striping) would be provided along an existing paved loop road (Lot D) and in an area just north of the site entrance (Lot I), as shown on **Figure 1, Site Plan**. No event parking on the shoulders of public roadways or private driveway/fire lanes would be allowed and would not be necessary to accommodate event guests and vendors. Event guest and employee/vendor parking would be provided within portions of four separate APNs that comprise the Project site; the Applicant is concurrently requesting a Parking Permit from the County to allow the event parking to be provided on separate parcels that are under the same ownership.[3] Valet services and/or on-site shuttle vans or golf carts would be utilized to facilitate movement between guest parking spaces that are not located immediately adjacent to the clubhouse/office building and associated lawns where events are proposed to be held.

Pursuant to the Los Angeles County Code (County Code), Table 22.112.070-A (Minimum Required Parking Spaces – Entertainment), assembly and dining uses require one parking space per three persons. There is no parking space requirement specific to weddings and other events. Based on the County Code's assembly and dining use requirement of one parking space per three persons, the required number of parking spaces to accommodate the maximum event attendance (225 guests plus 15 employees/vendors) would be 80 spaces. However, based on analyses prepared for similar event projects by the Project Traffic Engineer (Associated Transportation Engineers), events typically require an average vehicle occupancy (AVO) of 2.5 for guests, 1.1 for employees, and 1.5 for vendors, which yields a more conservative estimate for the parking space requirement than that yielded by the assembly and dining uses Code requirement of one parking space per three persons. The AVO method would require 90 vehicles for 225 guests, five vehicles for five employees, and seven vehicles for 10 vendors for a total of 102 vehicles. Therefore, the Project parking space requirement is 102 spaces. The existing Project site parking spaces and additional parking spaces proposed by the Project would total 128 spaces, as shown on Figure 1. The peak hours for the existing equestrian operations would not overlap with the proposed event use. Nevertheless, peak parking demands for the existing on-site equestrian uses were determined based on parking surveys conducted on Saturday, June 10, 2023, which

[2] Middle Ranch equestrian use and parking facilities are provided within a portion of APN 2526-024-270 by agreement with Los Angeles Department of Water and Power.

[3] Middle Ranch equestrian use and parking facilities are provided within a portion of APN 2526-024-270 by agreement with Los Angeles Department of Water and Power.



Site Plan Source: Chris Nelson & Associates, Inc., Sep. 15, 2022.

showed a peak parking demand of 21 spaces for the equestrian use. Conservatively assuming that events and peak equestrian use overlap, the Project site would still provide 128 spaces where 123 are required. Furthermore, portions of the Middle Ranch property that are located in the City of Los Angeles jurisdiction and that are not involved with the Project include additional parking spaces not considered in this calculation. Therefore, additional parking is also available to the equestrian users of Middle Ranch, and this existing use, which would continue, and the proposed event use, would not create an additional demand for parking on the Project site.

The existing building, patio, and lawn areas where events are proposed to be held pending approval of the requested CUP are located on relatively flat terrain and are surrounded by on-site equestrian uses to the north, west, and south, and undeveloped sloped terrain to the east. The Project site is accessed by a private driveway from Little Tujunga Canyon Road, and a secondary/emergency access road is also available from the Project site to Orcas Avenue.

The event meal services for events would primarily be catered by companies that are procured by event sponsors, which may or may not make use of the existing commercial-grade kitchen. Alternatively, event meal services may be prepared/served by Middle Ranch staff, using the existing commercial-grade kitchen. The Applicant is concurrently requesting a CUP to allow the sale of beer, wine, and distilled spirits for on-site consumption (ABC License Type 47), in connection with the hosting of events.

Surrounding land uses and setting: Adjacent parcels to the east, north, and west of the existing clubhouse/office building and lawn areas where events are proposed to be held are part of the Middle Ranch equestrian facility and are under the same Applicant ownership. Adjacent parcels to the south primarily consist of equestrian uses that are part of the Middle Ranch equestrian facility and a landscaping/nursery business. The nearest residential use not within the Applicant's ownership is located on Orcas Avenue, approximately 0.16 miles southeast of the clubhouse/office building and lawn areas where events are proposed to be held. Additional land uses located south of the Project site include residences and equestrian uses (California Polo Club and Freeway Farms) along Orcas Avenue, Longford Street, and Osborne Street.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

On October 3, 2024, the Los Angeles County Department of Regional Planning (LACDRP) sent letters to the Native American tribes that are culturally affiliated with the Project area, notifying the tribes of the Project. This outreach included representatives of the Gabrielino Tongva Indians of California, the Gabrieleno Tongva, the Fernandeño Tatavium Band of Mission Indians, and the Gabrieleño Band of Mission Indians-Kizh Nation. On November 1, 2024, the LACDRP received a written request for consultation from a representative for the Gabrieleño Band of Mission Indians – Kizh Nation, requesting consultation under AB 52. Consultation between the LACDRP (Sean Donnelly, AICP, Senior Planner) and the Gabrieleño Band of Mission Indians – Kizh Nation (Chairman Andrew Salas) occurred on December 5, 2024. Both parties concluded that no mitigation measures are necessary, and consultation concluded on January 16, 2025. No response or request for consultation was received from the remaining Native American tribes. Please refer to Section 18, Tribal Cultural Resources, of this ND for additional details.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
_____	_____
_____	_____

Major projects in the area:

Project/Case No.	*Description and Status*
_____	_____
_____	_____
_____	_____

Reviewing Agencies: [*See* **CEQA Appendix B** *to help determine which agencies should review your project***]**

Responsible Agencies

- ☐ None
- Regional Water Quality Control Board:
  - ☐ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐ LAFCO

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains Area
- ☐

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns. Area
- ☐

Trustee Agencies

- ☐ None
- ☐ State Dept. of Fish and Wildlife
- ☐ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW
- ☒ Fire Department
  - -Planning Division
  - - Land Development Unit
- ☐ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- ☒ Sheriff Department
- ☐ Parks and Recreation
- ☐ Subdivision Committee

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially significant impacts affected by this project.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture/Forestry	☐ Hazards/Hazardous Materials	☐ Recreation
☐ Air Quality	☐ Hydrology/Water Quality	☐ Transportation
☐ Biological Resources	☐ Land Use/Planning	☐ Tribal Cultural Resources
☐ Cultural Resources	☐ Mineral Resources	☐ Utilities/Services
☐ Energy	☐ Noise	☐ Wildfire
☐ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Sean Donnelly — 02/03/2025

Signature (Prepared by) — Date

Michele R. Bush — 01/29/2025

Signature (Approved by) — Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significant. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

1. AESTHETICS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

No Impact. According to Chapter 9, Conservation and Natural Resources Element, of the Los Angeles County 2035 General Plan (General Plan), scenic resources consist of designated scenic highways and corridors (or routes), hillsides, and ridgelines. No County-designated significant ridgelines are located on the Project site or in the immediate vicinity of the Project site.[4] According to the California Scenic Highway Mapping System, Route 210 is eligible to be designated as a State scenic highway and is located 0.5 miles south of the Project site.[5] In addition, the Project area is surrounded by the hillsides of Kagel Canyon and Lopez Canyon. The Project would enclose the existing covered patio located within the developed footprint of the Project site and adjacent to the existing clubhouse, it but this activity is not visible from scenic vistas and would therefore not result in an impact to scenic vistas, and no mitigation measures are required.

b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?	☐	☐	☐	☒

No Impact. The Angeles National Forest is located directly north and west of the Project site. The Middle Ranch Project site has access to Angeles National Forest trails, and the Project site is already visible from these public areas. However, while the Project would enclose the existing covered patio, this activity is located within the developed footprint of the Project site and adjacent to the existing clubhouse. Consequently, this activity would not result in an impact related to view obstruction, and no mitigation measures are required.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

No Impact. According to the California Scenic Highway Mapping System, Route 210 is eligible to be designated as a State scenic highway and is located 0.5 miles south of the Project site.[6] Due to intervening development and vegetation, the Project site is not visible from Route 210. The Project would enclose the existing covered patio located within the developed footprint of the Project site and adjacent to the existing clubhouse. However, this activity would not be visible from Route 210; therefore, it would result in no impact to scenic resources within a State scenic highway viewshed, and no mitigation measures are required.

---

[4] Los Angeles County, Enterprise GIS, Significant Ridgelines, Accessed on April 19, 2023, at: https://egis-lacounty.hub.arcgis.com/search?categories=environmental%2Cconservation%2Chazards%2Celevation.

[5] Caltrans, State Scenic Highway Map, Accessed on April 19, 2023, at: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways.

[6] Caltrans, State Scenic Highway Map, Accessed on April 19, 2023, at: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways.

d) Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point) ☐ ☐ ☐ ☒

No Impact. The Project site is currently developed as an equestrian center with an existing clubhouse, stables, and riding areas. The Project entails a CUP request for a private recreation club use, to host wedding ceremonies, receptions, and similar events for dues-paying members of the club and their guests. The physical improvements on the Project site would include enclosing the covered patio adjacent to the existing clubhouse. The finish materials for the patio enclosure would be consistent with the existing clubhouse and would include a tile roof. As described above, the Middle Ranch Project site has access to Angeles National Forest trails, and the Project site is already visible from these public areas. However, while the Project would enclose the existing covered patio, this activity is located within the developed footprint of the Project site and adjacent to the existing clubhouse. As such, the Project would result in no impact related to the degradation of the existing visual character or quality of public views of the Project site and its surroundings, and no mitigation measures are required.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☒ ☐

Less than Significant Impact. The existing equestrian use and structures on the Project site are equipped with night-lighting for security, safety, and wayfinding purposes. The Project would enclose the existing covered patio located within the developed footprint of the Project site and adjacent to the existing clubhouse. The patio enclosure would include glass windows/sliding doors. However, due to the location of the enclosed patio adjacent to the existing clubhouse and surrounded by mature landscaping, glare would not adversely affect day or nighttime views in the area. As with the events that are currently permitted as part of Middle Ranch's equestrian uses, temporary night lighting (i.e., stringed lights) for the proposed events may be utilized to illuminate outdoor event areas in the evening. As described in the Project Description, 150 events per year are proposed with the Project, and events would conclude no later than 12 A.M. This level of intermittent night lighting would be minor and would only incrementally contribute to the street lighting and residential and commercial property night lighting that currently exists in the Project area. Therefore, the Project would result in a less than significant impact related to shadows, light, and glare, and no mitigation measures are required.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

No Impact. According to the California Department of Conservation, California Important Farmland Finder, the Project site is not located within an area containing Prime Farmland, Unique Farmland, or other Farmland of Statewide Importance. The Project site falls within the category "Grazing Land," which is land on which vegetation is suited to the grazing of livestock;[7] however, the Project site is developed with Middle Ranch equestrian facilities and is currently zoned A-2-1 (Heavy Agriculture). The approved private recreation club CUP would allow the equestrian facility to host events for dues-paying members and their guests, but the equestrian operations would also continue. The Project would therefore result in no impacts related to converting important farmlands to non-agricultural use, and no mitigation measures are required.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	☐	☐	☐	☒

No Impact. As mentioned above, the Project site is zoned A-2-1, and permitted uses in this zone include single-family residences, crops, greenhouses, livestock, animal hospitals, dairies, dog kennels, feed lots, manure spreading, and oil wells. The Project site zoning would remain intact with the Project; however, the approved CUP would allow events with the private recreation club use for dues-paying members and their guests. Agricultural Resource Areas were introduced with the Antelope Valley Area Plan (adopted in 2015) to preserve agricultural activities and encourage low-density development in the unincorporated Antelope Valley, which does not apply to the Project site. Additionally, the County is a non-participating county for Williamson Act contracts; therefore, the Project is not located on Williamson Act contract land.[8] With the approved CUP, the Project would be consistent with the site zoning and would result in no impact to agricultural zoning, Agricultural Resource Areas, or Williamson Act contract lands, and no mitigation measures are required.

[7] California Department of Conservation, California Important Farmland Finder, Accessed on April 14, 2023, at: https://maps.conservation.ca.gov/DLRP/CIFF/.

[8] California Department of Conservation, State of California Williamson Act Contract Land, 2017.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))? ☐ ☐ ☐ ☒

No Impact. The Project site does not contain parcels zoned for forest land, timberland, or timberland zoned Timberland Production. The Project would result in no impact to forest land or timberland zoning, and no mitigation measures are required.

d) Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

No Impact. As described above, the Project site does not contain parcels zoned for forest land, timberland, or timberland zoned Timberland Production, and the Project site is not currently utilized for such purposes. The Project would result in no impact to forest land or timberland, and no mitigation measures are required.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

No Impact. As mentioned above, the Project site is zoned A-2-1, and permitted uses in this zone include single-family residences, crops, greenhouses, livestock, animal hospitals, dairies, dog kennels, feed lots, manure spreading, and oil wells. The Project site zoning and existing equestrian operations of Middle Ranch would remain intact with the Project; however, the approved CUP would allow events with the private recreation club use for dues-paying members and their guests. Therefore, the Project would result in no impact related to the conversion of farmland or forest land to non-agricultural or non-forest uses.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Air Quality Regulatory Framework

The Project site is located within the South Coast Air Basin (Air Basin). The Air Basin is bound by the Pacific Ocean to the west; the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east; and San Diego County to the South. The South Coast Air Quality Management District (SCAQMD) is the agency responsible for regulating stationary sources of emissions in the Air Basin.

Within the Air Basin, the agency to develop the regional Air Quality Management Plan (AQMP) is the SCAQMD, in coordination with the Southern California Association of Governments (SCAG). The SCAQMD's 2022 AQMP is the region's applicable air quality plan. Growth estimates used to prepare the AQMP are derived from the SCAG 2020-2045 Regional Transportation Plan/Sustainable Communities (RTP/SCS). The Project does not change the land-use designation or zoning of the Project site and therefore does not affect the assumptions upon which the AQMP is based.

However, the Project's consistency with the AQMP is primarily based upon its consistency with SCAQMD's project impact evaluation thresholds. The SCAQMD significance thresholds were established to assess regional and localized impacts of project-related criteria pollutant emissions, and non-exceedance of these thresholds demonstrates consistency with the AQMP. Conflict with these thresholds is assessed below in Section3(b).

Criteria Pollutants

The criteria pollutants for which federal and State standards have been promulgated and that are most relevant to air quality planning and regulation in the Basin are ozone (O_3), and fine suspended particulate matter (PM). These and other common air pollutants are briefly described below.

- O_3 is a gas that is typically formed in the atmosphere when volatile organic compounds (VOCs)[9] and nitrogen oxides (NO_X) undergo slow photochemical reactions in the presence of sunlight. As such, emissions of VOCs and NO_X are considered to be O_3 precursors. O_3 concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant. Individuals exercising outdoors, children, and people with preexisting lung disease, such as asthma and chronic pulmonary lung disease, are considered to be the subgroups most susceptible to O_3 effects. Short-term exposures (lasting for a few hours) to O_3 at levels typically observed in southern California can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes.
- Particulate Matter, PM-10 and PM-2.5, consists of extremely small, suspended particles or droplets 10 microns and 2.5 microns or smaller in diameter, respectively, that can lodge in the lungs when inhaled. Some sources of PM, like pollen and windstorms, are naturally occurring. However, in populated areas, most PM is caused by road dust, diesel soot, combustion products, abrasion of tires and brakes,

[9] The Ventura County Air Pollution Control District Ventura County Air Quality Assessment Guidelines specifies that within that document, VOC is synonymous with reactive organic gases (ROG) and reactive organic compounds (ROC).

and construction activities. Inhaled PM can contribute to respiratory problems and can cause permanent lung damage. Inhalable particulates can also have a damaging effect on health by interfering with the body's mechanism for clearing the respiratory tract or by acting as a carrier of an absorbed toxic substance.

- Carbon Monoxide (CO) is a colorless, odorless gas produced by the incomplete combustion of fuels. CO concentrations tend to be the highest during the winter morning, with little to no wind, when surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, motor vehicles operating at slow speeds are the primary source of CO in the Air Basin. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections. CO is a health concern because it competes with oxygen, often replacing it in the blood and reducing the blood's ability to transport oxygen to vital organs. Hence, conditions with an increased demand for oxygen supply can be adversely affected by exposure to CO. Individuals most at risk include patients with diseases involving heart and blood vessels, fetuses, and patients with chronic hypoxemia (oxygen deficiency) as seen in high altitudes.
- Nitrogen dioxide (NO_2) is a compound that is produced by the combustion of fossil fuels, such as in internal combustion engines (both gasoline and diesel powered), as well as point sources, especially power plants. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), but NO reacts quickly to form NO_2, creating the mixture of NO and NO_2 commonly called NO_X, a major contributor to O_3 formation. NO_2 also contributes to the formation of PM-10. High concentrations of NO_2 can cause breathing difficulties and result in a brownish-red cast to the atmosphere with reduced visibility. There is some indication of a relationship between NO_2 and chronic pulmonary fibrosis. Some increase of bronchitis in children (2-3 years old) has been observed at concentrations below 0.3 parts per million (ppm).
- Sulfur dioxide (SO_2) is a toxic gas produced largely by the burning of sulfur-bearing fossil fuels. Sulfur oxides (SO_x) are a group of molecules made of sulfur and oxygen atoms and are pollutants that contribute to the formation of acid rain and particulate pollution. SO_2 is the component of greatest concern and is used as the indicator for all gaseous sulfur oxides. Volcanoes are a natural source of sulfur oxides, but 99 percent of the SO_2 in the atmosphere comes from human activity, such as burning coal, oil, and gas. The sulfur in coal and oil combine with oxygen when burned to make sulfur oxides. Processing mineral ores that contain sulfur and industrial burning of fossil fuels are also sources of SO_x in the atmosphere.

A summary of these major criteria pollutants of concern and their effects on public health is provided in **Table 1, Health Effects of Major Criteria Pollutants**.

Table 1
Health Effects of Major Criteria Pollutants

Pollutants	Sources	Primary Health Effects
Carbon Monoxide (CO)	• Any source that burns fuel such as cars, trucks, construction and farming equipment, and residential heaters and stoves	• Chest pain in patients with heart disease • Headache • Light-headedness • Reduced mental alertness
Nitrogen Dioxide (NO_2)	• See CO sources	• Lung irritation • Enhanced allergic responses
Ozone (O_3)	• Motor vehicles • Industrial emissions	• Respiratory symptoms

Pollutants	Sources	Primary Health Effects
	• Consumer products Note: These sources emit NOx and VOC which are precursors for the formation of O_3 in the atmosphere when they react with sunlight.	• Worsening of lung disease leading to premature death • Damage to lung tissue
Particulate Matter (PM-10)	• Cars and trucks (especially diesels) • Fireplaces, woodstoves • Windblown dust from roadways, agriculture and construction	• Premature death & hospitalization, primarily for worsening of respiratory disease
Particulate Matter (PM-2.5)	• Cars and trucks (especially diesels) • Fireplaces, woodstoves • Windblown dust from roadways, agriculture and construction	• Premature death • Hospitalization for worsening of cardiovascular disease • Hospitalization for respiratory disease • Asthma-related emergency room visits, increased symptoms, increased inhaler usage
Sulfur Oxides (SO_x)	• Burning of coal and oil • Refining oil • Ore and metal processing	• Worsening of asthma: increased symptoms, increased medication usage, and emergency room visits.
Sources: California Air Resources Board, Sources of Air Pollution, Accessed on August 20, 2023, at: https://ww2.arb.ca.gov/resources/sources-air-pollution, and Common Air Pollutants at: https://ww2.arb.ca.gov/resources/common-air-pollutants.		

Baseline Air Quality

The United States Environmental Protection Agency has set primary national ambient air quality standards (NAAQS) for O_3, CO, NO_2, SO_2, PM-10, and PM-2.5. Primary standards are those levels of air quality deemed necessary, with an adequate margin of safety, to protect public health. In addition, the State has established health-based ambient air quality standards for these and other pollutants, some of which are more stringent than the federal standards. **Table 2, Federal and State Ambient Air Quality Standards,** lists the current federal and State standards for regulated pollutants.

Table 2
Federal and State Ambient Air Quality Standards

Pollutant	Averaging Time	Federal Standards	California Standards
Ozone (O_3)	1 Hour	-	0.09 ppm
	8 Hour	0.07 ppm	0.07 ppm
Carbon Monoxide (CO)	8 Hour	9.0 ppm	9.0 ppm
	1 Hour	35 ppm	20 ppm
Nitrogen Dioxide (NO_2)	Annual	0.053 ppm	0.030 ppm
	1 Hour	0.10 ppm	0.18 ppm
Sulfur Dioxide (SO_2)	24 Hour	0.14 ppm	0.04 ppm
	1 Hour	0.075 ppm	0.25 ppm
Particulate Matter (PM-10)	Annual	-	20 $\mu g/m^3$
	24 Hour	150 $\mu g/m^3$	50 $\mu g/m^3$
Fine Particulate Matter (PM-2.5)	Annual	12 $\mu g/m^3$	12 $\mu g/m^3$
	24 Hour	35 $\mu g/m^3$	–
Source: California Air Resources Board, California and National Ambient Air Quality Standards, 2016, Accessed on July 10, 2023, at: https://ww2.arb.ca.gov/sites/default/files/2020-07/aaqs2.pdf Notes: ppm = parts per million µg/m3 = micrograms per cubic meter			

Data on existing air quality in the County portion of the Air Basin is available from the California Air Resources Board (CARB), as measured at various monitoring locations. The monitoring station located closest to and most representative of air quality at the Project site is the North Hollywood Monitoring Station, located at 10659 West Delano Street, approximately seven miles south of the Project site. **Table 3, Project Area Air Quality Monitoring Summary (2017-2021),** summarizes the annual air quality data from 2017 – 2021 in the local airshed for the criteria pollutants of greatest concern. Data from the North Hollywood Monitoring Station is not readily available; therefore, measurements for O_3, NO_2 CO, and PM-2.5 measurements shown in Table 3 were taken at 18330 Gault Street, Reseda, as the Reseda Monitoring Station is the next closest monitoring station to the Project site (approximately 11 miles to the southwest). Additionally, PM-10 data is taken from Santa Clarita-Placerita Monitoring Station at 22224 Placerita Canyon, Santa Clarita, as the Reseda Monitoring Station does not measure PM-10 (approximately 11.3 miles to the northwest). Although these monitoring stations are not the nearest monitoring stations to the Project site, they are the closest representative stations with data.

Table 3
Project Area Air Quality Monitoring Summary (2017-2021)

Pollutant/Standard	2017	2018	2019	2020	2021
Ozone (O_3)					
Number of Days Standards Exceeded					
1-Hour > 0.09 ppm (S)	26	14	1	14	4
8-Hour > 0.07 ppm (S)	64	49	6	49	31
8- Hour > 0.075 ppm (F)	44	23	4	23	16
Maximum Observed Concentration					
Max. 1-Hour Conc. (ppm)	0.140	0.120	0.101	0.142	0.110
Max. 8-Hour Conc. (ppm)	0.114	0.101	0.087	0.115	0.083
Carbon Monoxide (CO)					
Number of Days Standards Exceeded					
8-Hour > 9.0 ppm (S, F)	0	0	0	0	0
Maximum Observed Concentration					
Max 8-Hour Conc. (ppm)	3.0	2.1	2.2	1.7	1.9
Nitrogen Dioxide (NO_2)					
Number of Days Standards Exceeded					
1-Hour > 0.18 ppm (S)	0	0	0	0	0
Maximum Observed Concentration					
Max. 1-Hour Conc. (ppm)	0.063	0.057	0.064	0.057	0.054
Inhalable Particulates (PM-10)					
Number of Days Standards Exceeded/Days Monitored					
24-Hour > 50 $\mu g/m^3$ (S)	2/54	0/54	1/60	0/36	0/60
24-Hour > 150 $\mu g/m^3$ (F)	0/54	0/54	0/60	0/36	0/60
Maximum Observed Concentration					
Max. 24-Hr. Conc. ($\mu g/m^3$)	66	49	62	48	47
Ultra-Fine Particulates (PM-2.5)					
Number of Days Standards Exceeded/Days Monitored					
24-Hour > 35 $\mu g/m^3$ (F)	0/109	0/106	0/118	0/116	3/120
Maximum Observed Concentration					
Max. 24-Hr. Conc. ($\mu g/m^3$)	35.2	31.0	30.0	27.6	55.5

Pollutant/Standard	2017	2018	2019	2020	2021
Source: SCAQMD, Historical Data by Year, Air Quality Data Tables downloaded from: https://www.aqmd.gov/home/air-quality/historical-air-quality-data/historical-data-by-year. Notes: Not all air monitoring stations measure for each criteria pollutant; therefore, data in the table are taken from the nearest monitoring station that provides measurements for each pollutant. O_3, NO_x CO, and PM-2.5 data is taken from Reseda Monitoring Station and PM-10 data is taken from Santa Clarita-Placerita Monitoring Station. The remaining data is from the North Hollywood Monitoring Station. ppm = parts per million µg/m3 = micrograms per cubic meter S = State F = federal					

As shown in Table 3, O_3 levels exceeded one hour State standards on 59 days between 2017-2021 and exceeded 8-hour federal standards on 110 days within the same time period. PM-10 levels exceeded the State 24-hour standard on three days in 2017-2021, and the National 24-hour PM-10 standard was not exceeded. PM-2.5 levels exceeded federal 24-hour standards on three days from 2017-2021, and CO and NO_2 levels measured from 2017-2021 did not exceed federal or State standards.

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐

Less than Significant Impact. The SCAQMD 2022 AQMP is the Project area's applicable air quality plan. The AQMP demonstrates attainment of NAAQS and provides control strategies for pollutants in non-attainment in order to reduce air pollution year over year until attainment is reached, as applicable. Growth estimates used to prepare the AQMP are derived from the SCAG 2020-2045 RTP/SCS. A project would conflict with the AQMP if it significantly deviated from the projected growth estimates and land use assumptions in the 2020-2045 RTP/SCS, which underline the pollution control measures developed in the AQMP. The RTP/SCS does not identify the Project site as an area where an increase in population density or job density would serve to realize the goals of the plan. In other words, the RTP/SCS assumes no significant land use change at the Project site. The Project's requested CUP would allow up to 150 events per year to be held at the Project site, with a maximum of 225 guests and 15 employees/vendors, which would not change site zoning or the site population profile. The event hosts and guests would be choosing the Project site as their event locale in lieu of other possible destinations. As the Project land use does not represent growth inducement, the Project would result in a less than significant impact related to conflicts with the RTP/SCS and AQMP, and no mitigation measures are required.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

Less than Significant Impact. The SCAQMD provides significance thresholds for emissions of criteria pollutants, including reactive organic gases (ROG), NO_x, CO, SO_x, and PM (PM-10 and PM-2.5). Projects in the SCAQMD with daily emissions that exceed any of the emission thresholds shown in **Table 4, SCAQMD Daily Maximum Emissions Thresholds**, may be considered significant under the CEQA Guidelines.

Table 4
SCAQMD Daily Maximum Emissions Thresholds

Pollutant	Construction (lbs/day)	Operations (lbs/day)
NO_x	100	55
ROG	75	55
CO	550	550
SO_x	150	150
PM-10	150	150
PM-2.5	55	55
Source: SCAQMD, CEQA Air Quality Significance Thresholds, Revisions March 2023.		

The SCAQMD guidance for the evaluation of cumulative impacts under CEQA states than "As Lead Agency, the AQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR [Environmental Impact Report]." Further, the SCAQMD guidance states that "Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant." SCAQMD recommends that public agencies perform cumulative impact analyses for air quality in the same manner as SCAQMD. As such, a project that does not exceed the emissions thresholds shown in Table 4 would not have a cumulatively considerable net increase of any criteria pollutant.

Construction Emissions

The Project site is currently developed with equestrian uses, including stables, riding areas, a clubhouse/office building with a commercial-grade kitchen, and a tack room building with locker room. An existing outdoor patio area, swimming pool, and landscaped grounds are located adjacent to the clubhouse building, and parking areas are also provided. Construction of the enclosed patio would be a short-term renovation that would be accomplished with use of hand tools and would not require any grading or use of major (heavy) construction equipment associated with diesel emissions. The existing patio, which is currently open on three sides, would be enclosed with walls and windows/sliding doors. The short-term patio renovation activity (approximately 30 days), completed with use of hand tools, would not cause significant impacts that would exceed the SCAQMD thresholds listed above in Table 4. Therefore, the Project's construction emissions would be less than significant.

Operational Emissions

The Project's estimated operational emissions were modeled using the California Emissions Estimator Model (CalEEMod.2022.1.1.29), a statewide land use emissions computer model developed for the California Air Pollution Officers Association in collaboration with the California Air Districts to provide an uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with variety of land use projects. The output

from CalEEMod for the Project is included as **Appendix A, CalEEMod Version 2022.1.1.29 Computer Model Output.**

The Project would generate emissions of criteria pollutants during the operations period, which would primarily be associated with mobile (vehicle) sources but would also include energy use. CalEEMod does not provide a land use type that is exactly analogous to the event use of the Project, so the land use "Quality Restaurant" is used to represent the event service, since it is the most closely related land use available from CalEEMod. Daily trip calculations were estimated by Associated Transportation Engineers (ATE),[10] which determined that the Project would produce 204 average daily trips (ADT), or 84 annual average daily trips (AADT). As events would not be held each day, the emissions calculation (for the mobile source) is based on the 84 AADT calculated by ATE; however, VMT for mobile source emissions is based on the model default trip lengths. The model also assumes maximum event capacity for the maximum number of events per year that are requested by the Project Applicant. Additionally, the lawn and landscaping at the Project site are already maintained by Middle Ranch; therefore, including these features in the CalEEMod model also contributes to a conservative estimate. The Project's maximum daily emissions of criteria pollutants during operations as calculated by CalEEMod are shown in **Table 5, Daily Operational Emissions**.

Table 5
Daily Operational Emissions

Source	Operational Emissions (pounds/day)					
	ROG	**NOx**	**CO**	**SO_2**	**PM-10**	**PM-2.5**
Area	0.19	<0.01	0.26	<0.01	<0.01	<0.01
Energy	0.01	0.19	0.26	<0.01	0.01	0.01
Mobile	0.37	0.46	4.87	0.01	1.06	0.27
Total	**0.57**	**0.65**	**5.29**	**0.01**	**1.08**	**0.29**
AQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: CalEEMod 2022.1.1.29 Output provided in Appendix A.

Notes:
Maximum emissions reported for summer or winter season, whichever is greater.
Totals may not sum due to rounding.

As shown in Table 5, the Project's operational emissions would be well below the SCAQMD maximum daily emissions thresholds for criteria pollutants. Therefore, the Project's potential to result in a cumulatively considerable net increase of any criteria pollutant during operations would be less than significant, and no mitigation measures are required.

c) Expose sensitive receptors to substantial pollutant concentrations? ☐ ☐ ☒ ☐

Less than Significant Impact. Sensitive receptors are populations that are generally more susceptible to the effects of air pollution than the population at large. Land uses considered to be sensitive receptors include residences, long-term care facilities, schools, playgrounds, parks, hospitals, and outdoor athletic facilities. The closest sensitive receptor that could potentially be subject to localized air quality impacts associated with Project operations would be a residential structure located to the west, which is approximately 320 feet from

[10] Associated Transportation Engineers, VMT [Vehicle Miles Traveled] Analysis Supporting Screening from a Full VMT Study for the Middle Ranch CUP Project – Los Angeles County, January 2024.

the nearest proposed event area (Area 2, shown on Figure 1, Site Plan) and is under the same ownership as the Project site.

Local Significance Thresholds Impacts

The SCAQMD developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs). LSTs are only applicable to the following criteria pollutants: NOx, CO, PM-10, and PM-2.5. LSTs represent the maximum emissions from a Project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standards, and they are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

LST pollutant screening level concentration data is currently published for one, two and five-acre sites, adjusted for each air monitoring area within the Air Basin, with thresholds calculated for project boundaries that are from 25 to 500 meters from the receptor.[11] The Project site is located within the East San Fernando Valley air monitoring area, and the closest proposed event area is located approximately 100 meters from the nearest receptor, so the LST screening levels for a 5 acre site, located 100 meters from the receptor, are used for this analysis. The Project's estimated daily maximum on-site emissions of CO, NOx, PM-10, and PM-2.5 generated during operational activities, and the relevant LST screening levels, are listed in **Table 6, Daily Operational Emissions**.

Table 6
Daily Operational Emissions

LST 1 acre/100 meters East San Fernando Valley	Emissions			
	NO_x	**CO**	**PM-10**	**PM-2.5**
Peak Onsite Daily Emissions	0.65	5.29	1.08	0.29
LST Threshold	**94**	**1,158**	**7**	**2**
Significant Impact? Yes/No	No	No	No	No

Source: Source: CalEEMod 2022.1.1.29 Output provided in Appendix A.

Notes:
Maximum emissions reported for summer or winter season, whichever is greater.
LST Thresholds come from the LST Methodology Appendix C-1 - Mass Rate LST Look-up Tables, Accessed on January 5, 2023, at: https://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/appendix-c-mass-rate-lst-look-up-tables.pdf?sfvrsn=2.

As shown in Table 6, daily on-site operational emissions resulting from the Project would not exceed LST thresholds; therefore, Project impacts would be less than significant, and no mitigation measures are required.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? ☐ ☐ ☒ ☐

Less than Significant Impact. Land uses typically associated with objectionable odors during operations are generally related to industrial or manufacturing uses, such as waste disposal or treatment facilities, chemical

[11] South Coast Air Quality Management District, Final Localized Significance Threshold Methodology, Revised October 2009.

manufacturing, rendering plants, and agricultural uses. The Project site zoned for agricultural use, and the existing use is an operational equestrian facility. The requested Project CUP is for the accessory use of the existing Project site and facilities to host events; the equestrian operations would continue with the Project. Operational odors associated with the events would be minimal as the primary odor-producing activity would likely be the preparation of food, which would not be a source of significant nuisance odors especially given the distance to other receptors (over 320 feet). As such, the Project's potential to create substantial odor impacts during operations would be less than significant, and no mitigation measures are required.

4. BIOLOGICAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☒	☐

Less than Significant Impact. Hernandez Environmental Services conducted a General Biological Assessment[12] for the Project Applicant for the approximately 487.57-acre property located at 11700 Little Tujunga Canyon Road in 2020, which included the Project site parcels as well as other parcels not involved with the Project (refer to **Appendix B, General Biological Assessment**). The General Biological Assessment identified six State and/or federally-listed threatened, endangered, or candidate plant species or 1B1.1-listed plants on the California Native Plant Society Rare Plant Inventory with a potential to occur on the 487.57-acre property. The General Biological Assessment also identified that 25 animal species listed as threatened, endangered, or candidate species under State and/or federal endangered species laws, or listed for special consideration under CEQA (such as California Species of Special Concern, Fully Protected Species, Watch List species, and United States Forest Service [USFS] sensitive species) have the potential to occur on the 487.57-acre property. While the General Biological Assessment identified habitat for sensitive plants and wildlife to occur on the 487.57-acre property, the most suitable habitat for these species occurs outside of the project's proposed event activities. The Project would use the existing facilities for event purposes and does not propose any grading nor does it propose changes to the equestrian use operations on the Project site. Construction planned for the Middle Ranch venue would be minimal and limited to enclosing and retroactively permitting an outdoor patio. The Project event activities and patio renovation would be contained within previously disturbed and developed areas of the Project site, including a clubhouse, parking lots, and maintained lawns with perimeter ornamental landscaping, which would not be altered by the Project, as the Project does not propose to remove any vegetation or add any landscaping. As the Project proposes no physical modifications to the Project site, the Project would result in a less than significant impact to sensitive plant and wildlife impacts, and no mitigation measures are required.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	☐	☐	☒	☐

[12] Hernandez Environmental Services, General Biological Assessment, October 2020.

Less than Significant Impact. The General Biological Assessment identified several habitat types throughout 487.57-acre property, such as California sage-brush-California Buckwheat series, coast live oak woodland, mulefat dominant ephemeral drainages, and red willow habitat. While the 487.57-acre property contains these natural habits, the Project's proposed event activities would occur in areas of the 487.57-acre property that were identified as developed or disturbed. As previously described, the Project does not propose any grading and construction would be minimal and limited to enclosing the covered patio. The Project does not propose changes to the equestrian use operations on the Project site. The Project event activities and patio renovation would be contained within previously developed areas of the Project site, including a clubhouse, parking lots, and maintained lawns with perimeter ornamental landscaping, which would not be altered by the Project. As the Project proposes no physical modifications to the Project site, the Project would result in a less than significant impact to sensitive natural communities, and no mitigation measures are required.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

No Impact. The Middle Ranch property is traversed by Little Tujunga Creek and ephemeral drainages that are tributaries to Little Tujunga Creek. According to the United States Fish and Wildlife Service (USFWS) National Wetland Inventory, Little Tujunga Creek is located adjacent to the Project site, west of the proposed event activity areas. The USFWS classifies Little Tujunga Creek as R2UBH, which is a permanent flowing upper perennial river.[13] The Freshwater Forested/Shrub Wetland habitat located around the creek is classified as PSSC, which is seasonally flooded scrub-shrub wetland. Additionally, there is a tributary drainage that intersects the driveway located on the Project site, and it is classified as R4SBAx, which means temporary flowing riverine channel created by an excavation.

The Project site is currently developed with equestrian uses, including stables, riding areas, a clubhouse/office building with a commercial-grade kitchen, and a tack room building with locker room. An existing outdoor patio area, swimming pool, and landscaped grounds are located adjacent to the clubhouse building, and parking areas are also provided. The Project would use the existing facilities for events and does not propose any grading or changes in the equestrian operations on the site. Construction would be minimal and limited to enclosing the covered patio. Construction would not entail ground disturbing activities, and equipment would be limited to the use of hand tools. As no ground disturbance activities would occur on the Project site, the Project would result in no impact to Little Tujunga Creek and the ephemeral drainages that are tributaries to Little Tujunga Creek, and no mitigation measures are required.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

[13] United States Fish and Wildlife Service, National Wetland Inventory, Accessed on January 9, 2024, at: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

No Impact. The Los Angeles County General Plan 2035 Conservation and Natural Resources Element identifies the Angeles National Forest as a Regional Wildlife Linkage. The Project site is located in proximity of the designated wildlife linkage; however, the Project site is currently developed with operational equestrian uses, which include fencing for security and animal containment purposes. The Project would enclose the existing patio, which is located within the existing development footprint. The Project does not propose further development or fencing that would impede wildlife movement. Therefore, the Project would result in no impact related to wildlife movement, and no mitigation measures are required.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?	☐	☐	☐	☒

No Impact. The Los Angeles County Oak Tree Ordinance (Part 16 of Chapter 22.56 in Title 22 of the Los Angeles County Code) was established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the Ordinance is to create favorable conditions for the preservation and propagation this unique and threatened plant heritage. The Los Angeles County Oak Tree Ordinance protects oak trees in the genus (*Quercus*) on lots or parcels of land within the unincorporated area of Los Angeles County. Under the Oak Tree Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any oak tree, which is 25 inches or more in circumference (8" in diameter) as measured four and one-half feet above mean natural grade, or in the case of an oak with more than one trunk, whose combined circumference of any two trunks is at least 38 inches (12 inches in diameter) as measured four and one-half feet above mean natural grade, unless an oak tree permit is first obtained from the County (County Code Section 22.56.2060). The County Code does not provide protections for native or non-native trees that are not within the genus *Quercus*. The General Biological Assessment identified coast live oak woodlands within the 487.57-acre property, and one such coast live oak woodland is located east, and outside of the proposed event activity areas of the Project site. Additionally, the Project site is currently developed with active equestrian uses, and the proposed Project's event activities would be contained within previously developed areas of the Project site. The only construction associated with the Project would be enclosure of the covered patio, which would be constructed with hand tools and would not encroach on protected oaks trees or oak woodlands. As the Project's physical modifications to the Project site would result in no impact to oak trees or oak woodlands, and no mitigation measures are required.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?	☐	☐	☐	☒

No Impact. Based on a review of Section 12.36.020 of the Los Angeles County Code of Ordinances (Wildflower Reserve Areas Designated), the Project site is not located in a Wildflower Reserve Area.[14] Los Angeles County Code, Title 12, Ch. 22.174 is the County's Oak Tree Ordinance, which is established with the intent to maintain and enhance properties values by conserving and adding distinctive and unique character provided from oak trees. As described above, the Project site would not remove any vegetation, including oak trees nor would Project related activities occur within any coast live oak woodland; Project event activities would be contained within previously developed areas of the Project site. The Project is not located within a Significant Ecological Area (SEA) or Coastal Resource Area, as designated by the General Plan.[15] The Project site is located within proximity of the designated Regional Habitat Linkages;[16] however, the Project proposes no physical modifications that would impede wildlife movement, since enclosure of the covered patio would be located within the existing development footprint. A portion of the Project site is located within the Hillside Management Area, with 25 percent or greater slopes;[17] however, the proposed event activities would occur outside these areas. The Project site is not located within a Community Standards District.[18] As such, the Project would result in no impact related to conflicts with local policies or ordinances protecting biological resources, and no mitigation measures are required.

g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?	☐	☐	☐	☒

No Impact. The Project site is not located within a Habitat Conservation Plan area[19] nor within a Natural Community Conservation Plan.[20] Therefore, the Project would result in no impact related to conflicts with such plans, and no mitigation measures are required.

[14] Los Angeles County Code of Ordinances Chapter 12.36. Wildflowers. Elways.us website accessed on August 18, 2023, at: http://lacounty-ca.elaws.us/code/coor_title12_ch12.36_sec12.36.020

[15] Los Angeles County, General Plan 2035, Chapter 9: Conservation and Natural Resources, Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map, October 2019.

[16] Los Angeles County, General Plan 2035, Chapter 9: Conservation and Natural Resources, Figure 9.2: Regional Habitat Linkages Element, May 2014.

[17] Los Angeles County Department of Regional Planning, GIS-NET Public, accessed on August 18, 2023, at: https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public

[18] Los Angeles County Enterprise GIS, Community Standards District, accessed on August 21, 2023, at: https://egis-lacounty.hub.arcgis.com/datasets/lacounty::community-standards-district-csd/explore?location=34.295389%2C-118.374400%2C8.95.

[19] Data Basin, Habitat Conservation Plan, California, accessed on August 21, 2023, at: https://databasin.org/maps/new/#datasets=c116dd0d32df408cb44ece185d98731c.

[20] California Department of Fish and Wildlife Open Data, Conservation Plan Boundaries – HCP and NCCP, accessed on August 21, 2023, at: https://data-cdfw.opendata.arcgis.com/datasets/CDFW::conservation-plan-boundaries-hcp-and-nccp-ds760/explore?location=34.407561%2C-117.870754%2C9.01.

5. CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☐	☒

No Impact. A historical resource generally includes a building, structure, object, or archaeological site that is older than 50-years in age and can include historic or prehistoric locations of human habitation. The Project site is currently developed with equestrian uses including stables, riding areas, a clubhouse/office building with a commercial-grade kitchen, and a tack room building with locker room. An existing outdoor patio area, swimming pool, and landscaped grounds are located adjacent to the clubhouse building, and parking areas are also provided. The clubhouse was permitted in 1990 and constructed thereafter (based on May 18, 1990 plans prepared by Ewing Architects). Therefore, the existing clubhouse, which would be remodeled with the patio enclosure, is not 50 years in age or older. The Project would use existing facilities for events and would also enclose the covered patio using hand tools. Enclosing the patio would not entail grading or ground disturbing activities. As the Project does not propose any ground disturbance activities or structural changes to a historical resource, the Project would result in no impact to historical resources, and no mitigation measures are required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☐	☒

No Impact. As stated above, the Project would use existing facilities for events and entails construction to enclose the covered patio using hand tools and no ground disturbing activities. As the Project does not propose any ground disturbance activities, the Project would result in no impact to archaeological resources, and no mitigation measures are required.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

No Impact. As stated above, the Project would use existing facilities for events and entails construction to enclose the covered patio using hand tools and no ground disturbing activities. As the Project does not propose any ground disturbance activities, the Project would result in no impact to paleontological resources or sites or unique geologic features, and no mitigation measures are required.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒

No Impact. In the unlikely event that human remains are discovered on a site, the State of California Health and Safety Code, Section 7050.5, and Public Resources Code, Section 5097.98, are required to be followed. However, as the Project does not propose any ground disturbance activities, the Project would result in no impact to human remains, and no mitigation measures are required.

6. ENERGY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

Less than Significant Impact.

Construction

The Project site is currently developed with equestrian uses, including stables, riding areas, a clubhouse/office building with a commercial-grade kitchen, and a tack room building with locker room. An existing outdoor patio area, swimming pool, and landscaped grounds are located adjacent to the clubhouse building, and parking areas are also provided. Construction planned for the Middle Ranch venue is minimal and is limited to enclosing an outdoor patio. This short-term renovation would be accomplished with the use of hand tools and would not require the use of major (heavy) construction equipment. Temporary construction-related trips would include daily trips for workers and the delivery of materials via passenger vehicles and small utility trucks, respectively, which would occur over approximately one month. The construction crew is anticipated to consist of only 5-7 workers. As such, energy use (e.g. consumption of electricity and worker vehicle fuel) associated with enclosing the patio would be similar to that which is consumed during regular maintenance activities that occur at Middle Ranch as part of equestrian operations. Therefore, the impact related to energy use during construction of the Project would be less than significant.

Operation

The Project would consume energy in the form of transportation fuels, electricity, and natural gas for vehicle trips, water conveyance, lighting, cooking, and operation of electronic equipment, devices, and heating, ventilation, and air-cooling systems.

Natural gas for the proposed events would be provided by the Southern California Gas Company, which currently provides natural gas service to the Project site. Although the Project site is located in an unincorporated area of the County, the City of Los Angeles Department of Water and Power (LADWP) provides electricity and water service to the Project site, as it serves the incorporated portions of the Middle Ranch property as well. According to the California Energy Commission, the County had a total electricity use of approximately 68,484 gigawatts (GWh)[21] and natural gas use of approximately 2,820 millions of therms in 2022.[22] The Project's estimated energy use during operations is summarized in **Table 7, Project Operations Energy Use.**

[21] California Energy Commission, Electricity Consumption by County, accessed on November 9, 2023, at: https://ecdms.energy.ca.gov/elecbycounty.aspx.

[22] California Energy Commission, Gas Consumption by County, accessed on November 9, 2023, at: http://www.ecdms.energy.ca.gov/gasbycounty.aspx.

As estimated by CalEEMod and shown in Table 7, the Project's electricity demand would be approximately 251,741 kilowatt hours (kWh)/year, which is equivalent to approximately 0.25 GWh/year. Electricity consumption of the Project would therefore amount to less than 0.01 percent of the County's consumption rate from 2022. The Project demand for natural gas would be approximately 690,790 thousand British thermal units (kBTU), which is equivalent to approximately 6,909 therms per year. Natural gas consumption of the Project would therefore amount to less than 0.01 percent of the County's natural gas demand.

Table 7
Project Operations Energy Use

Energy Source	Quantity Demanded during Operation
Electricity	251,741 kWh/year
Natural Gas	690,790 kBTU/year
Transportation Fuels	
Gasoline [a]	12,595 gallons/year

Source: CalEEMod 2022.1.1.29 Output provided in Appendix A.

Notes:
kWh = kilowatt hours
kBTU = thousand British thermal units

[a] The United States Energy Information Administration Carbon Dioxide Emissions Coefficients by Fuel is used to convert CalEEMod metric tons of CO_2 equivalent to gallons of fuel used per year. (107 annual metric tons converts to 235,895 pounds of gasoline. Finished Motor Gasoline is 18.73 pounds per gallon. 573,201 pounds / 18.73 pounds per gallon = 12,595 gallons of gasoline per year.)

Table 7 also shows that transportation fuel from vehicle trips associated with the Project would amount to approximately 12,595 gallons of gasoline, based on the CalEEMod mobile carbon dioxide equivalent (CO_2e) and using the United States Energy Information Administration Carbon Dioxide Emissions Coefficients by Fuel[23] to convert metric tons (MT) of CO_2e to gallons of gasoline. According to the Department of Tax and Fee Administration, approximately 13.6 billion gallons of gasoline were sold in California in 2023.[24] Transportation fuel use of the Project would amount to less than 0.01 percent of the 2023 demand and therefore would not substantially increase the demand for gasoline in the State.

Based on the limited demand for energy compared to the overall State demand, the Project would result in a less than significant impact related to the wasteful, inefficient, or unnecessary consumption of energy resources, and no mitigation measures are required.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ☐ ☐ ☐ ☒

No Impact. Project construction and operations would comply with the County Green Building Code or the California Code of Regulations, Title 24, Parts 6 and 11, (the 2022 Building Energy Efficiency Standards, or CalGreen). Additionally, should any Project site facilities require repairs or renovations (i.e., ministerial actions) following Project approval and necessitating a building permit, such improvements would be required to adhere to State and County energy efficiency regulations, as applicable. The Project would result in no

[23] United States Energy Information Administration, Carbon Dioxide Emissions Coefficients, Accessed on January 13, 2025, at: https://www.eia.gov/environment/emissions/co2_vol_mass.php.
[24] California Department of Tax and Administration, Fuel Taxes Statistics & Reports, Motor Vehicle Fuel 10 Year Reports excel sheet, Accessed on November 22, 2023, at: https://www.cdtfa.ca.gov/taxes-and-fees/spftrpts.htm.

impact related to conflicts with applicable State or County standards for renewable energy or energy efficiency, and no mitigation measures are required.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐

Less than Significant Impact. The Project site is located within the seismically active southern California region; therefore, moderate to strong ground motion resulting from future regional earthquakes may occur during the life of the Project. According to the California Department of Conservation, the site is located within an Alquist-Priolo Fault Hazard Zone.[25] The fault zone within which the Project site is located is the Sierra Madre Fault Zone,[26] and the closest faults to the Project site are the Lakeview Fault, which is approximately 0.1 miles away, and the Tujunga Fault, which is also approximately 0.1 miles away.

Liquefaction occurs as a result of a substantial loss of shear strength or shearing resistance in loose, saturated, cohesionless earth materials subjected to earthquake induced ground shaking. The lateral displacement or failure of gently sloping ground as a result of liquefaction in a shallow underlying deposit during an earthquake is known as lateral spreading. According to the California Department of Conservation, the Project site is located within a liquefaction zone. According to the California Department of Conservation, the Project site is also located within a landslide zone.

With the exception of the covered patio space, the structures on the Project site (i.e., the clubhouse that may be utilized for smaller, indoor events with the approved CUP) are permitted and therefore were constructed in accordance with the Alquist Priolo Earthquake Fault Zoning and Seismic Hazard Mapping

[25] California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Applications, Accessed on April 17, 2023, at: https://maps.conservation.ca.gov/cgs/EQ ZApp/app/.

[26] California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Applications, Accessed on April 17, 2023, at: https://maps.conservation.ca.gov/cgs/EQZApp/app/.

Acts, as well as State and County Building Codes, which include minimum standards for seismic performance in order to protect life safety and prevent collapse. The Project is proposing to enclose and permit the covered patio space , which would be constructed in accordance with State and County Building Codes. As such, the Project would result in less than significant impacts related to adverse effects from rupture of an earthquake fault, seismic ground shaking, liquefaction and lateral spreading, and landslides, and no mitigation measures are required.

b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☐ ☒

No Impact. The Project does not propose any ground disturbance; therefore, the Project would result in no impacts related to substantial soil erosion or the loss of topsoil, and no mitigation measures are required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☒ ☐

Less Than Significant Impact. The Project does not propose grading , and the proposed events would utilize existing facilities at the Project site. Enclosing the covered patio would occur in accordance with State and County Building Codes, which include the minimum standards for seismic performance to protect life safety and prevent collapse. Therefore, the Project would result in less than significant impacts related to unstable soils, and no mitigation measures are required.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? ☐ ☐ ☒ ☐

Less Than Significant Impact. Expansive soils are soils that shrink and swell in response to changes in moisture content and may potentially cause damage to structures. The Project does not propose grading, and enclosing the covered patio would occur in accordance with State and County Building Codes, which include the minimum standards for seismic performance to protect life safety and prevent collapse. The proposed events would utilize existing facilities at the Project site and would not require additional construction. Therefore, the Project would result in less than significant impacts related to expansive soils, and no mitigation measures are required.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater? ☐ ☐ ☐ ☒

No Impact. The wastewater that is generated by the current equestrian uses at Middle Ranch is collected and treated by an onsite wastewater treatment system (OWTS). As determined by Leighton Consulting, Inc., the existing capacity of the OWTS, which includes two 3,500-gallon septic tanks with leach field disposal, is adequate to serve both the existing facilities and the proposed events of the Project (refer to **Appendix C,**

Review of Septic Tank Capacity). Therefore, no additional OWTS features are required. The Project would result in no impact related to soils incapable of supporting OWTS, and no mitigation measures are required.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)?	☐	☐	☐	☒

No Impact. A portion of the Project site is located within a HMA, with 25 percent or greater slopes;[27] however, the proposed event activities and patio renovation would occur outside these areas. As such, the Project would result in no impact related to conflicts with the HMA Ordinance, and no mitigation measures are required.

[27] Los Angeles County Department of Regional Planning, GIS-NET Public, accessed on August 18, 2023, at: https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public.

8. GREENHOUSE GAS EMISSIONS

Greenhouse Gas Emissions Regulatory Framework

GHG emissions can contribute to an increase in the temperature of the earth's atmosphere by absorbing infrared radiation transmitted by the sun, thereby trapping and retaining heat within the atmosphere. Climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans over an extended period of time, as well as other associated changes in climate, such as substantial variations in wind patterns, precipitation, and the frequency and/or strength of storms.

The principal GHGs are CO_2, methane (CH_4), N_2O, O_3, and water vapor. The CEQA Guidelines define the following as GHGs: CO_2, CH_4, N_2O, sulfur hexafluoride (SF_6), perfluorocarbons, and hydrofluorocarbons). Each GHG differs in its mass and ability to trap heat within the atmosphere based on factors such as capacity to directly absorb radiation, length of time in the atmosphere, and chemical transformations that create new GHGs. Because the warming potential of each GHG differs, GHG emissions are typically expressed in terms of CO_2 equivalents (CO_2e), providing a common expression for the combined volume and warming potential of the GHGs generated by an emitter. Total GHG emissions from individual sources are generally reported in MT and expressed as MT of carbon dioxide equivalents ($MTCO_2e$).

State Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006, established mandatory provisions and GHG reduction targets within specified time frames, including a requirement that California's GHG emissions be reduced to 1990 levels by 2020. The most recent target thresholds come from AB 1279, the California Climate Crisis Act, which was enacted on September 16, 2022. It codifies various executive orders made after the establishment of AB 32 which set new target thresholds, resulting in the requirement for California to achieve net zero GHG emissions as soon as possible, but no later than 2045, and to achieve and maintain net negative GHG emissions thereafter. AB 1279 also requires that statewide anthropogenic GHG emissions be reduced to at least 85 percent below 1990 levels by 2045.

As required by AB 32, CARB was tasked with preparing a scoping plan that identified strategies for reducing GHG emissions. The first Climate Change Scoping Plan was adopted in December 2008, and the document is updated every five years. The 2022 Climate Change Scoping Plan was finalized in December 2022 and is focused on the goal of obtaining carbon neutrality by 2045 or earlier. This updated Scoping Plan identifies a technologically feasible, cost effective, and equity-focused path to achieving carbon net zero.

Senate Bill (SB) 375, the Sustainable Communities and Climate Protection Act, passed in 2008, requires CARB to develop and set regional targets for GHG emission reductions from passenger vehicles. These targets are embedded in the Scoping Plan and set on a regional basis. The regional Metropolitan Planning Organizations (MPOs) are each tasked with preparing a SCS that will reduce GHG emissions to achieve the regional targets, if feasible to do so. Each SCS is a component of a RTP, which regulates transportation financing within each region. The RTP and SCS must complement each other and accommodate the Regional Housing Needs Allocation (RHNA). SB 375 modified the RHNA requirements to align with production of the RTP/SCS. The purpose of this coordination is for each MPO to arrive at a mix of transportation and land use strategies that will direct the region's growth in such a way that emissions from car trips meet the GHG reduction targets.

The SCAG is the MPO for the County (along with the Counties of Imperial, San Bernardino, Ventura, Orange, and Riverside). To implement the Scoping Plan and SB 375 and reduce GHG emissions by correlating land use and transportation planning, SCAG adopted the 2020-2045 RTP/SCS in September 2020. The 2024-2050 RTP/SCS is the most recent RTP/SCS, adopted by SCAG in 2024. However, the 2020-2045 RTP/SCS is the current regulatory document. The current GHG emissions reduction target for the SCAG region, which was set by CARB in 2018 and will remain in place until 2026, is GHG emissions 19 percent below 2005 per capita emissions by the year 2035. CARB previously determined in October 2020 that, if fully implemented, the 2020-2045 RTP/SCS would achieve CARB's 2035 GHG emissions reduction target. CARB's evaluation of the 2024-2050 RTP/SCS is not yet complete and therefore it has not yet been determined to achieve the reductions target. Therefore, the 2020-2045 RTP/SCS remains the current regulatory document.

The Unincorporated Los Angeles County Community Climate Action Plan 2020 (2020 CCAP) was originally adopted in August 2015. The 2020 CCAP set targets for the County to reduce GHG emissions from community activities in the unincorporated areas of the County by at least 11 percent below 2010 levels by 2020 through implementation of State and local measures. The County adopted the 2045 Climate Action Plan (CAP) in June 2024. The 2045 CAP sets new GHG emissions reduction targets beyond the 2020 timeframe and is designed to be consistent with the 2022 Scoping Plan, SB 32, and AB 1279.[28] Implementation of the CAP is estimated to reduce annual emissions by more than 1.5 million $MTCO_2e$ in 2030, more than 2 million $MTCO_2e$ in 2035, and nearly 3 million $MTCO_2e$ in 2045.

As explained in the Introduction section of the CAP: "The 2045 CAP is an aspirational vision to help prioritize, fund, and create a policy framework for future ordinances, plans and policies. The 2045 CAP is not a regulatory document but rather a plan-level framework for the County to implement, and instead sets strategies, goals, and actions to reach emissions reductions targets, which include zero emissions vehicles market share. The County recognizes that GHG reduction goals cannot be achieved by individual projects alone, but instead requires a comprehensive Countywide approach that would include the enactment of future plans, changes to existing ordinances, and an integrated and sustainable approach. Accordingly, the 2045 CAP serves dual purposes: (i) to provide a policy framework to guide future County actions, and to the extent those future actions are rules and regulations that are intended to apply to individual projects, they would only be legally enforceable upon further approval by the Board, unless previously authorized; and (ii) to allow qualifying future development projects to streamline the GHG analysis component of the project's environmental review by utilizing a voluntary checklist listed in Appendix F of the 2045 CAP. The goals in the 2045 CAP are Countywide, not requirements or mandates for individual, private development projects, unless and until they are implemented through appropriate legal processes."[29]

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

[28] County of Los Angeles 2045 Climate Action Plan, Page 1-6, footnote 2, June 2024.
[29] County of Los Angeles 2045 Climate Action Plan, Page 1-3, June 2024.

Less than Significant Impact. Individual projects do not generate sufficient GHG emissions to substantially affect climate change; therefore, the issue of climate change typically involves an analysis of whether a project's contribution toward an impact is cumulatively considerable. As defined by the CEQA Guidelines, Section 15355, "cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects.

Section 15064.4(a) of the CEQA Guidelines states that a lead agency shall have discretion to determine, in the context of a particular project, whether to:

- Quantify GHG emissions resulting from a project; and/or
- Rely on a qualitative analysis or performance-based standards.

Additionally, Section 15064.4(b) states: "In determining the significance of a project's GHG emissions, the lead agency should focus its analysis on the reasonably foreseeable incremental contribution of the project's emissions to the effects of climate change," and that the following factors should be considered:

- The extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting.
- Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.
- The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions (see, e.g., Section 15183.5(b)).

Section 15064.4 of the CEQA Guidelines does not establish a threshold of significance for GHG emissions. Lead agencies have the discretion to establish significance thresholds for their respective jurisdictions, and in establishing those thresholds, a lead agency may appropriately look to thresholds developed by other public agencies or suggested by other experts (see CEQA Guidelines, Section 15064.7(c)). Pursuant to CEQA Guidelines, Section 15064.7(b): "Thresholds of significance to be adopted for general use as part of the lead agency's environmental review process must be adopted by ordinance, resolution, rule, or regulation, and developed through a public review process and be supported by substantial evidence." Neither the County nor the SCAQMD have adopted a numeric threshold for the analysis of GHG impacts. In the absence of any applicable adopted numeric threshold, the significance of the Project's GHG emissions is evaluated consistent with CEQA Guidelines Section 15064.4(b)(3) by considering the "extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of emissions (see, e.g., section 15183.5(b))." This is addressed in Section 8.b, below.

However, pursuant to the CEQA Guidelines Section 15064.4, the Project's GHG emissions have been quantified for informational and disclosure purposes.

Construction of the enclosed patio would be a short-term renovation that would be accomplished with use of hand tools and would not require any grading or use of major (heavy) construction equipment. This activity would be similar to other maintenance activities that occur as part of equestrian operations at Middle Ranch.

Therefore, only operational emissions have been estimated. The Project would host, at maximum, 150 events per year with a maximum of 225 guests and 15 employees/vendors. As discussed further in Section 17(a)(b), an event at this maximum capacity would generate 204 ADT, or approximately 84 AADT, as calculated by ATE. The GHG emissions (for mobile sources) generated by CalEEMod is based on 84 AADT calculated by ATE, as events would not be held every day; however, VMT for mobile source emissions is based on the CalEEMod default trip lengths. The model also assumes maximum event capacity for the maximum number of events per year that are requested by the Project Applicant. Other sources of GHG emissions include energy use, water use, and fugitive emissions associated with solid waste and refrigerants. As shown in **Table 8, Greenhouse Gas Emissions,** the Project's GHG emissions are estimated to be approximately 392.5 $MTCO_2e$ annually.

Table 8
Greenhouse Gas Emissions

Generation Source	$MTCO_2e$/year[1]
Area Sources	0.1
Energy Utilization	116.0
Mobile Source	107.2
Solid Waste Generation	1.7
Water Consumption	12.9
Refrigerants	1.6
Total Project GHG Emissions	**239.6**
Source: CalEEMod.2022.1.1.29 Output in Appendix A.	

As there are no thresholds that can be used to determine if the Project's estimated GHG emissions would result in a significant impact, the Project's GHG impacts are qualitatively evaluated in Section 8.b, below, based on CEQA Guidelines Section 15064.4(b)(3). However, the majority of emissions associated with the Project come from vehicle emissions, and the Project would not necessarily be generating new demand in every instance of an event held at the Project site. It can be reasonably assumed that some portion of events held at the Project site would be held elsewhere if not at this site. Although the figures in Table 8 estimate the potential maximum GHG emissions from the Project, actual new emissions generated by the Project would most likely be lower. As mentioned, there are no emission thresholds to compare the Project to per the second bullet point. However, there are previously proposed and previously implemented thresholds the Project can be compared to. The SCAQMD previously proposed setting a significance threshold for non-industrial projects of 3,000 $MTCO_2e$/year. This proposal is over one decade old and has not been revisited, but it was proposed based upon a determination that projects producing less than 3,000 $MTCO_2e$/year would not result in cumulatively considerable GHG impacts. Currently, the Sacramento Metropolitan Air Quality Management District (SMAQMD) has a screening threshold in place of 1,100 $MTCO_2e$/year for non-industrial land uses. And although the screening criteria has recently changed to a qualitative method for the Bay Area Air Quality Management District (BAAQMD), it too had a numerical screening threshold of 1,100 $MTCO_2e$/year for non-industrial projects established in 2017. Within this context, the Project's estimated emissions would be minimal. Considering this and the fact that the Project will likely capture events that would otherwise be held elsewhere and therefore a portion, potentially a large portion, of its special events would not be new events generated by creation of the Project, it is reasonable to conclude GHG emissions associated with the Project would not generate GHG emissions that would have a significant impact upon the environment, and therefore impacts would be less than significant.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☐ ☐ ☒ ☐

Less than Significant Impact. The State GHG emissions reduction plan is the CARB 2022 Scoping Plan. This plan implements AB 32, the California Global Warming Solutions Act of 2006, which directed CARB to develop regulations and market mechanisms to reach State GHG emissions reduction goals. AB 32 was followed by SB 32 and AB 1279, both of which codified revised GHG emissions reduction targets. The County CAP states that it is designed to be consistent with the 2022 Scoping Plan, SB 32, and AB 1279, as consistency with those is the appropriate metric by which to determine the significance of the emission projections of the CAP.[30] Consistency with the 2022 Scoping Plan demonstrates consistency with SB 32 and AB 1279, as the Scoping Plan is the means by which the legislation is implemented. As the Scoping Plan is a statewide policy document, an individual project can neither be consistent nor conflict with it, as none of its provisions are applicable at the local project level. This is why lead agencies are encouraged to develop CAPs or GHG emissions thresholds.

Section 15183.5(b) lists what elements a plan must contain in order to be used for the purposes of cumulative impacts analysis. The County CAP provides a CEQA Streamlining Checklist (Checklist) for eligible projects and states that the Checklist meets the requirements of Section 15183.5(b). If a project meets all of the requirements of a checklist, it is considered to not result in GHG impacts and no further analysis of GHG emissions is required. Absent the use of the checklist, a project must assess potential GHG impacts by other means pursuant to Section 15064.4(b). The Project cannot meet all of the requirements and therefore cannot use the Checklist and must assess potential GHG impacts pursuant to Section 15064.4(b) which, to reiterate, includes:

- The extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting.
- Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.
- The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions (see, e.g., Section 15183.5(b)).

The first bullet point is discussed under 8.a, above. The Project will increase GHG emissions by 239.6 $MTCO_2e$/year, which is likely an overestimate, as the Project would not be expected to generate substantial new demand but rather capture events that would be held elsewhere. The second bullet point is discussed in 8.a above and, as mentioned, when compared to proposed and existing thresholds elsewhere, the Project's annual GHG emissions would appear to be fairly minimal.

Regarding the third bullet point, again, the State GHG emissions reduction plan is the 2022 Scoping Plan, which cannot be practically applied to an individual development project. The RTP/SCS is the regional plan employed to implement the Scoping Plan, so consistency with the 2020-2045 RTP/SCS would demonstrate

[30] County of Los Angeles 2045 Climate Action Plan, Page 1-6, footnote 2, June 2024.

consistency with the Scoping Plan. Additionally, although the Project cannot use the Checklist, it can reasonably be compared to the CAP.

The land use assumptions of the 2020-2045 RTP/SCS are based upon existing land use designations plus the identification of Priority Growth Areas (PGAs) as areas within the SCAG region where job and housing growth should be concentrated for the purposes of realizing the plan's goals of reducing travel distances, increasing mobility options, improving access to workplaces, and conserving the region's resource areas. The Project site is not located within a PGA,[31] which means development on the site within the parameters of the existing land use designation aligns with the land use assumptions of the RTP/SCS and by extension the 2022 Scoping Plan.

The Project cannot use the Checklist, because the Checklist is effectively designed to streamline the review of development projects, and the Project is not a development project but rather a use project. However, consistency with the CAP can be demonstrated through consistency with the growth and land use assumptions of the CAP as established by the CAP itself. Chapter 3 of the CAP, GHG Emissions Reduction Strategies, Measures, and Actions, describes the County's actions to reduce GHG emissions. Appendix E of the CAP, Implementation Details, provides details on the implementation of the Chapter 3 measures and actions. Neither Chapter 3 nor Appendix E are applicable at a project level. Chapter 3 describes measures for the County to pursue, and as stated in Appendix E, "These performance objectives represent guideposts for the successful implementation of each measure and the 2045 CAP as a whole. However, they are not specific mandates." That is, each item in Appendix E is provided as guidance for the County itself, measures the County must take to fulfill the CAP, and they are not mandates that individual private projects must fulfill to be compliant with the CAP. Further, when a project is unable to use the Checklist and must analyze GHG emissions, the CAP states that "It is strongly encouraged that the project incorporate all the CEQA streamlining requirements in the 2045 CAP CEQA Streamlining Checklist, though this is not required."[32] As the implementation measures of the CAP are not applicable to an individual private project, and projects are not required to incorporate the measures present in the Checklist except only for the purposes of streamlining, a project consistent with the growth and land use assumptions the CAP is based upon would therefore not interfere with the ability of the County to reach the goals established by and implemented through the CAP. Thus, a project consistent with the growth and land use assumptions of the CAP would be consistent with and not conflict with the CAP.

The Project's consistency with the growth and land use assumptions that underly the CAP can be demonstrated in two ways. First, the Project does not request a General Plan amendment and therefore is consistent with the General Plan and thereby the growth projections of the CAP, which are based upon the General Plan's land use designations and the intensity of use allowed by those designations. Second, the operational intensity of the requested use can be demonstrated to be similar to allowed uses that do not require a CUP. Uses allowed on the Project site which could result in as much or more GHG emissions-generating activity as the Project include: fairgrounds (including accessory commercial uses), mushroom farms, animal hospitals, animal shelters, livestock feed yards, feed mills, and oil processing plants. The Project's primary contribution of GHG emissions is from mobile sources (vehicle trips to and from the site). Uses such as a

[31] SCAG, Regional Data Platform, Priority Growth Areas (PGA) - SCAG Region feature layer, updated February 14, 2022, Accessed on January 21, 2025 at: https://scag.ca.gov/RDP.
[32] County of Los Angeles 2045 Climate Action Plan Appendix F, Page F-15, June 2024.

fairgrounds with commercial uses, animal hospitals, and animal shelters could realistically produce as many vehicle trips as the Project from visitors and employees. Other uses such as mushroom farms, livestock feed yards, feed mills, and oil processing plants could potentially produce a substantial number of worker trips depending on the scale of the operation, but livestock feed yards, feed mills, and oil processing plants would also generate source-point GHG emissions. Feed mills and oil processing plants are industrial processes requiring significant energy use and would continually require inputs and generate outputs of product delivered or shipped by heavy trucks, and a livestock feed yard would entail a large, concentrated amount of stock animals which would be a source of biogenic methane emissions. The Project would increase activity at the site, but it's unreasonable to surmise that total activity on the site, existing operations plus the Project, would amount to significantly more GHG-generating activity than what the Project site is designated and zoned for. Thus, the intensity of use requested by the CUP aligns with what the land use designation allows, and therefore the Project again shows consistency with the growth and land use assumptions that underly the CAP.

As the Project does not substantially conflict with the CAP or the RTP/SCS, impacts would be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☐	☒

No Impact. The Project would involve hosting events at the existing Middle Ranch property, for dues-paying members and their guests, with a private recreation club CUP. As part of the patio renovation, and in order to host events, Middle Ranch would store, use, and dispose of household hazardous materials, such as cleaning agents, paints, and solvents, which are used in typical housekeeping and maintenance practices and are already utilized at Middle Ranch as part of the equestrian use. The storage, use, and disposal of these materials would comply with applicable State and local health and safety regulations; therefore, the Project would result in no impact, and no mitigation measures are required.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☐	☒

No Impact. Within one-quarter mile of the Project site, there are four residential single-family homes located to the south, two single-family homes located to the west, and one single-family home located to the north. As described above, the storage, use, and disposal of household hazardous materials at Middle Ranch is an existing condition for the equestrian operations and would not substantially change for the added event use and during the patio renovation. The storage, use, and disposal of household hazardous materials would continue to comply with applicable State and local health and safety regulations. Therefore, the Project would result in no impact, and no mitigation measures are required.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

No Impact. The list compiled pursuant to Section 65962.5 of the Government Code is referred to as the "Cortese List." The California Environmental Protection Agency (CalEPA) Cortese List Data Resources include a list of Hazardous Waste and Substances sites from the Department of Toxic Substances Control (DTSC) EnviroStor database; a list of Leaking Underground Storage Tank (LUST) Sites by County and Fiscal

Year from the State Water Resources Control Board (SWRCB, or Water Board) GeoTracker database; a list of solid waste disposal sites identified by the Water Board with waste constituents above hazardous waste levels outside the waste management unit; a list of active Cease and Desist Orders (CDOs) and Cleanup and Abatement Orders (CAOs) from the Water Board; and a list of hazardous waste facilities subject to corrective action pursuant to section 25187.5 of the Health and Safety Code and as identified by the DTSC. Each of these resources were reviewed to determine whether the Project site is located on a site that is listed on the Cortese List. A summary of the findings is provided below.

- The DTSC EnviroStor database[33] shows that the Project site is not associated with a cleanup site, and there are no cleanup sites located within 5,000 feet of the Project site.
- The Water Board Geotracker Database shows that there is one associated hazardous materials cleanup site located within 5,000 feet of 11700 Little Tujunga Canyon Road.[34] The associated hazardous material cleanup up site is a LUST cleanup site located at 12371 Little Tujunga Canyon Road. The site's potential concern was gasoline contaminating an aquifer used for drinking water supply. The case was completed and closed as of July 23, 1996. No other cleanup sites were listed within the 5,000 feet radius, according to the Water Board Geotracker Database.
- The Project site is not listed by the Water Board as a solid waste disposal site with waste constituents above hazardous waste levels outside the waste management unit.[35]
- The Project site is not listed by the Water Board as a site for which a CDO or CAO is active.[36]
- According to the CalEPA, the hazardous waste facilities that are identified in Health and Safety Code Section 25187.5 are those for which the DTSC has taken or contracted with others for corrective action, because a facility owner/operator has failed to comply with a date for taking corrective action, or because the DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment. This list is currently comprised of two facilities, neither of which includes the Project site. The two listed sites are AAD Distribution & Dry Cleaning Inc. in Vernon and the Marquardt Co. in Van Nuys.[37]

Based on the results above, the Project site is not identified as a hazardous waste site. Therefore, the Project would result in no impact related to the creation of a significant hazard to the public or the environmental as a result of its location on a Cortese List site, and no mitigation measures are required.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒

No Impact. The Project is not located within two miles of a public use airport and is not located within an airport land use plan. The closest airport to the Project site is Whiteman Airport, which is located

[33] Department of Toxic Substance Control, EnviroStor, Accessed on April 18, 2023, at: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=11700+Little+Tujunga+Canyon+Rd.
[34] State Water Regional Control Board, GeoTracker, Accessed on April 18, 2023, at: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=11700+Little+Tujunga+Canyon+Rd.
[35] CalEPA. Sites Identified with Waste Constituents above Hazardous Waste Levels Outside the Waste Management Unit. Accessed on April 18, 2023 at: https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CurrentList.pdf.
[36] Cal EPA, List of "Active" CDO and CAO from Water Board, Excel file accessed on April 18, 2023, at: https://calepa.ca.gov/sitecleanup/corteselist/.
[37] CalEPA, Cortese List, Accessed on April 18, 2023, at: https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/.

approximately 2.5 miles from the Project site[38]. Therefore, the Project result in no impact associated with airport safety hazards or excessive noise for people residing or working in the Project area, and no mitigation measures are required.

f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Less than Significant Impact. As discussed in **Appendix D, Evaluation of Potential Wildfire Risk to the Middle Ranch Project**, every emergency response institution within the State is bound by the terms of the California Disaster and Civil Defense Master Mutual Aid Agreement, which creates a statewide mutual aid network wherein facilities throughout the State can be mustered to render mutual aid to divert natural or manmade disasters. Therefore, although the LACoFD fire stations in closest proximity to the Project site would typically be the designated first responders to the Project site, in an emergency, such as a wildfire, additional resources needed for the response would be determined by the agencies at the time of the emergency. Emergency response by the LACoFD is guided by the November 2023 County of Los Angeles Operational Area Emergency Operations Plan (OAEOP) from the Office of Emergency Management, which establishes the County's emergency response system. It provides guidance to agencies and jurisdictions within the Operational Area on how to interface with the coordinator of the OAEOP during emergencies and disasters. It follows the structure of, and allows integration into, the California Standardized Emergency Management System (SEMS) and the National Incident Management System. It clarifies each element of the emergency management organization and their responsibilities in the maintenance of appropriate and current Standard Operating Procedures resource lists and checklists that detail how assigned responsibilities are performed to support implementation of the Emergency Operations Plan (EOP) and to ensure an effective response during a major disaster. The EOP delineates the organization, framework, and command hierarchy for the County's response to major disasters, and all other responsible agencies maintain their own version of the EOP for proper organization of their people and facilities, based upon the same organizing SEMS framework. At the core of the operations of SEMS in an emergency is the Incident Command System (ICS), which provides guidance for how to organize assets to respond to an incident and processes to manage the response through its successive stages. The City of Los Angeles has the 2023 Base Emergency Operations Plan as their primary EOP.

The County General Plan Safety Element, updated July 12, 2022, identifies evacuation routes, and Little Tujunga Canyon Road and Osborne Street near the Project site are listed as routes.[39] Middle Ranch is also located in the vicinity of two County-designated disaster routes: the 210 Freeway is a primary disaster route, and Foothill Boulevard is a secondary disaster route. Both routes are located within approximately 0.5 mile from the Project site and are accessible from both Little Tujunga Canyon Road, which becomes Osborne Street south of the Project site, and Orcas Avenue. Disaster routes are identified for the purpose of transporting emergency equipment, supplies and personnel into an affected area and have priority over other roads for clearing, repairing and restoration.

[38] Los Angeles County, A-Net, L.A. County's Airport Land Use Commission Site, Accessed on April 19, 2023, at: https://lacounty.maps.arcgis.com/apps/webappviewer/index.html?id=acf2e87194a54af9b266bf07547f240a.
[39] Los Angeles County, General Plan 2035, Figure 12.9: Evacuation Routes Map, August 2021.

The Middle Ranch equestrian facility's existing evacuation plan consists of trailers hauling horses south off-site via the driveways on Little Tujunga Canyon Road and Orcas Avenue. The route from the Project site to Foothill Boulevard is approximately 3,316 feet via Little Tujunga Canyon Road and approximately 2,309 feet via Orcas Avenue. The evacuation routes would be the same for the proposed events as they are for existing equestrian operations.

Evacuating the Project site during events in a timely fashion is achievable, through proper planning and preparation. As such, the Applicant will implement Project Design Feature PDF-HAZ-1 as follows:

PDF-HAZ-1: The Project Applicant will develop wildfire risk protocols that are made familiar to all employees, with implementation necessary when conditions dictate. Staff will receive specific training at the time of hire and have assigned duties in the case of an emergency. Vendors will also be expected to adhere to protocols specific to them, so that only guests require active management and assistance during evacuation proceedings. Middle Ranch employees responsible for scheduling events will be responsible for educating the event planner or primary event contact on:

- The potential for evacuation when wildfire conditions are present;
- The necessity of following staff direction during an evacuation; and,
- The location of evacuation routes.

Orderly evacuation is a matter of managing parking and the retrieval of vehicles, as well as educating guests. Managing parking with evacuation proceedings in mind begins with the distribution of guests upon arrival. At a minimum, the following practices will be implemented:

- A map that shows routes away from the Project site, with instructions to be prepared to follow staff direction during an emergency, will be posted in the event area, as well as distributed on flyers of an event is scheduled to occur during extreme wildfire conditions (i.e., "red flag" days).
- Identify each parking lot clearly with signage, and signage for Lot I will also indicate "employee/vendor parking only."
- As parking attendants direct drivers to parking lots (in the self park option), or as valet attendants collect vehicles (in the valet option), attendants will provide drivers with a ticket that indicates in which lot their vehicle is/will be parked.
- During an evacuation, Middle Ranch staff would assure that the gates at the Little Tujunga Canyon Road and Orcas Road entrances are open.
- During an evacuation, staff would be positioned at the event lawn with signs for parking lots A through F. Drivers will be directed to assemble by the staff holding the parking lot sign that corresponds to their ticket. Drivers of vehicles in parking lots A through F will be shuttled to their cars, while passengers remain stationed near the event area for pick up.
- Drivers and passengers of vehicles in Lots G1 and H will retrieve their vehicles directly.
- Employees and vendors will be the last individuals to evacuate, from Lot I.

As such, the Project would result in a less than significant impact related to the impairment of, or interference with, an emergency response plan or emergency evacuation plan, and no mitigation measures are required.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a high fire hazard area with inadequate access? ☐ ☐ ☒ ☐

Less than Significant Impact. The Project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ). However, as described above, the County General Plan Safety Element, updated July 12, 2022, identifies evacuation routes, and Little Tujunga Canyon Road and Osborne Street near the Project site are listed as routes. Middle Ranch is also located in the vicinity of two County-designated disaster routes: the 210 Freeway is a primary disaster route, and Foothill Boulevard is a secondary disaster route. Both routes are located within approximately 0.5 mile from the Project site and are accessible from the Project site paved driveways that lead to both Little Tujunga Canyon Road, which becomes Osborne Street south of the Project site, and Orcas Avenue. The Project is also required to comply with all applicable State and local fire and safety codes and standards, including State and local emergency and evacuation plans, and the Project will also implement Project Design Feature PDF-HAZ-1, wildfire risk protocols. Therefore, the Project would result in a less than significant impact related to inadequate access, and no mitigation measures are required.

ii) within an area with inadequate water and pressure to meet fire flow standards? ☐ ☐ ☒ ☐

Less than Significant Impact. Two private hydrants are located on the Project site, west of Parking Lot A and west of Parking Lot F, and three City of Los Angeles public hydrants are located off-site but within 0.3 miles of the proposed event activity areas; two are located along Osborne Street and one is located along Orcas Avenue. Mr. Joseph Youman of the LACoFD determined that the required fire flow for the Project would be 1,500 gallons per minute (gpm) at 20 pounds per square inch (PSI) for two hours. The City performed testing of the three public hydrants and determined that their fire flow at 20 PSI is 1,500 gpm for a continuous duration (for the three hydrants, static PSI ranged from 152-162 PSI, and residual PSI ranged from 95-109 PSI), which meet's the County's requirement. These results are included in **Appendix E, Public Hydrant Flow Tests**. The three public hydrants would be further supplemented by the two private hydrants that are located on the Project site, if necessary. The Project would therefore result in a less than significant impact related to fire flow standards, and no mitigation measures are required.

iii) within proximity to land uses that have the potential for dangerous fire hazard? ☐ ☐ ☒ ☐

Less Than Significant Impact. The Project site is located at the interface of suburban and rural land uses to the south and west (with a mix of residential and equestrian uses), and open space to the east and north (including the Angeles National Forest). All of these land uses are located in a VHFHSZ. As with the Project, these land uses are subject to wildfire hazards given their location within the VHFHSZ.

However, these land uses that surround the Project site do not constitute dangerous fire hazards themselves. Nevertheless, since the Project site is located in the VHFHSZ, the Project is subject to the review and approval of the LACoFD and is required to comply with all applicable State and local fire and safety codes and standards. The Project would have a less than significant impact related to its proximity to land uses that have the potential for dangerous fire hazards. No mitigation measures are required.

h) Does the proposed use constitute a potentially dangerous fire hazard?	☐	☐	☒	☐

Less Than Significant Impact. The land use of the Project site currently includes an equestrian boarding and riding facility, and the Project proposes to add a private recreation club use to the site, which would permit the Project Applicant to host weddings and similar events at the site. While these land uses, which would continue with the Project, do not constitute dangerous fire hazards (as would, for example, chemical processing plants), the Project site is located in a VHFHSZ. As previously described, the Project is required to comply with all applicable State and local fire and safety codes and standards, including hydrant and fire flow standards. The Project would result in a less than significant impact related to land uses that constitute dangerous fire hazards. No mitigation measures are required.

10. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☐	☒

No Impact. The Project entails a request to retroactively permit the covered patio and a use permit request to allow the hosting of weddings and similar special events with a private recreation club CUP. The existing equestrian operations would remain unchanged, and construction would be limited to enclosing the existing covered patio using hand tools, which would occur in the existing development footprint. As such, the Project does not entail any physical improvements or alterations that would violate water quality standards or waste discharge requirements, or that would degrade surface or groundwater quality. The Project would result in no impact, and no mitigation measures are required.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒

No Impact. Although the proposed event activities would occur on unincorporated County land, the Middle Ranch property as a whole (which also includes City of Los Angeles parcels), is provided with water service by the LADWP, as previously described. The LADWP confirmed the ability to serve the proposed event use, as shown in **Appendix F, Water Service**; therefore, the Project would not decrease groundwater supplies or interfere with groundwater recharge during operations. Furthermore, as the Project construction only includes the patio renovation, which would not involve ground disturbing activities, there is no construction activity during which groundwater supplies would be depleted or during which groundwater recharge would be interfered. The Project would result in no impact, and no mitigation measures are required.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
(ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☐	☒

(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
(iv) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding?	☐	☐	☒	☐

i, ii. and iii: No Impact; and iv.: Less Than Significant Impact. As previously described, the Middle Ranch property is traversed by Little Tujunga Creek and ephemeral drainages that are tributaries to Little Tujunga Creek. Much of the Middle Ranch property is located within a 100-year flood hazard area (also referred to as FEMA Zone AO), as well as within the County Floodway (or Zone X, shaded).[40] Other portions of the Middle Ranch property are located within the County Floodplain (or Zone X, unshaded).[41] According to the Los Angeles County Department of Public Works, Flood Zone X areas are moderate-to-low risk areas, and structures located within them do not require flood insurance. (Flood insurance is required for structures in the high-risk Zone AO if they have a federally-backed mortgage.)[42]

Areas within which outdoor events would occur are included in the mapped 100-year flood hazard area and the County Floodway. Portions of the existing, permitted clubhouse, in which smaller, indoor events may also be hosted, are also located within the 100-year flood hazard area, the County Floodway, and the County Floodplain. The patio enclosure area, adjacent to the clubhouse, is partially located within the County Floodplain; however, it is not located within the 100-year flood hazard area or County Floodway.

However, the Project entails a use permit request to allow the hosting of weddings and similar special events with a private recreation club CUP at an existing facility. This portion of the Project would result in no impact related to substantial erosion or siltation, substantial runoff, or flood flow impediment, and no mitigation measures are required.

The patio enclosure area, which would be 1,104-sf in size and adjacent to the 4,013-sf permitted clubhouse, would be located within the existing development footprint. The patio enclosure area would be partially located within the County Floodplain. This renovation activity would not involve ground disturbance. As such, Project construction would not result in substantial erosion, siltation, or runoff. Furthermore, due to the minimal increase in developed area within already impervious areas, the patio enclosure would not substantially impede flood flows. Therefore, the Project would result in a less than significant impact related to flood flows, and no mitigation measures are required.

[40] Federal Emergency Management Agency, National Flood Hazard Layer FIRMette, Accessed at https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd on October 7, 2024.
[41] Los Angeles County Department of Public Works, Flood Zone Determination, Accessed at: https://apps.gis.lacounty.gov/dpw/m/?viewer=floodzone on October 7, 2024.
[42] Los Angeles County Department of Public Works, FEMA Flood Zone Definitions, Accessed at: https://pw.lacounty.gov/wmd/floodzone/docs/FZD_Legend.pdf on October 7, 2024.

d) Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements? ☐ ☐ ☐ ☒

No Impact. As stated above, portions of the Middle Ranch property are located within a 100-year flood hazard area, County Floodway, and County Floodplain. The Project would retroactively permit and enclose the existing patio and entails a use permit request to allow the hosting of weddings and similar special events with a private recreation club CUP. The Project impacts associated with these activities are evaluated in the response to the preceding checklist question. The Project would not otherwise place structures in the 100-year flood hazard area, County Floodway, or County Floodplain; therefore, the Project would result in no impact related to additional flood proofing and flood insurance requirements, and no mitigation measures are required.

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)? ☐ ☐ ☒ ☐

Less Than Significant Impact. The Los Angeles County Low Impact Development (LID) Ordinance serves to protect water quality in the County by reducing the adverse effects of stormwater runoff.[43] The Project would retroactively permit and enclose the existing covered patio. This renovation activity would occur within the existing development footprint of the Project site and would not change the Project site imperviousness. The Project also involves a use permit request to allow the hosting of weddings and similar special events with a private recreation club CUP, which would not change the Project site imperviousness. The patio renovation would occur in an 1,104-sf area, on a previously paved hardscape area; therefore, it is not subject to LID requirements. The Project would result in less than significant impacts related to conflicts with the LID Ordinance, and no mitigation measures are required.

f) Use onsite wastewater treatment systems in areas with known geological limitations (e.g., high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? ☐ ☐ ☐ ☒

No Impact. The wastewater that is generated by the current equestrian uses at Middle Ranch is collected and treated by an OWTS. As determined by Leighton Consulting, Inc. in their Review of Septic Tank Capacity (June 23, 2023, revised April 23, 2024), which is included in Appendix C, the existing capacity of the OWTS, which includes two 3,500-gallon septic tanks with leach field disposal, is adequate to serve both the existing facilities and the proposed events of the Project. Therefore, no additional OWTS features are required. The Project would result in no impact related to geological or surface water constraints for an OWTS, and no mitigation measures are required.

g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? ☐ ☐ ☐ ☒

[43] Elaws.us, Los Angeles County, Code of Ordinance, Title 12. Environmental Protection, Chapter 12.84. Low Impact Development Standards, Accessed on April 20, 2023, at: http://lacounty-ca.elaws.us/code/coor_title12_ch12.84_sec12.84.410.

No Impact. As previously described, the Project site is located within a flood hazard zone. However, as stated in Section 9, Hazards and Hazardous Materials, the Project would store similar household hazardous materials as are stored currently for the existing equestrian operations (such as cleaning agents, solvents, and paints), and the use, storage, and disposal of such materials would adhere to State and local regulations. Therefore, the Project would result in no impact related to the release of pollutants due inundation, and no mitigation measures are required.

A tsunami is a great sea wave, or tidal wave, typically produced by an undersea earthquake. According to General Plan Figure 12.3, Tsunami Hazard Areas, the Project site is not located within a Tsunami Inundation Area.[44] The Project would have no impact related to tsunamis. No mitigation measures are required.

There are no large landlocked bodies of water near the Project site and thus the Project site is not susceptible to inundation by a seiche, which is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, or lake. The Project would have no impact related to seiche. No mitigation measures are required.

h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

No Impact. The Project site is located within the San Fernando Groundwater Basin, which includes the water-bearing sediments beneath the San Fernando Valley, Tujunga Valley, Browns Canyon, and the alluvial areas surrounding the Verdugo Mountains near La Crescenta and Eagle Rock.[45] The California's Groundwater Update 2013: A Compilation of Enhanced Content for California Water Plan, is the plan for the South Coast Hydrologic Region, which includes the San Fernando Valley Groundwater Basin. Project construction would consist of enclosing a patio within the existing development footprint, which would not impact water quality control or groundwater management plans, as no grading would occur. As such, the Project would result in no impact related to conflicts with water quality control or management plans, and no mitigation measures are required.

[44] Los Angeles County, General Plan Figure 12.3, Tsunami Hazard Areas, Adopted October 6, 2014.
[45] South Coast Hydrologic Region, San Fernando Valley Groundwater Basin, February 2004.

11. LAND USE AND PLANNING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒

No Impact. The Project site is located within the existing developed Middle Ranch property, which is currently utilized for equestrian boarding and training. The Project entails a use permit request to allow the hosting of weddings and similar events, with the on-site sale of a full line of alcohol, with a private recreation club CUP on a portion of the Middle Ranch property. The existing equestrian operations would remain unchanged. The Project site and the surrounding land uses include suburban and rural residences and other equestrian operations. The Project would also enclose a patio within the existing development footprint of the Project site, adjacent to the existing clubhouse. Therefore, the Project would result in no impact related to the physical division of an established community, and no mitigation measures are required.

b) Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Less than Significant Impact. The Project site is located within an unincorporated area of the County, and as such, the Project is subject to the policies of the County General Plan. The Project site is zoned A-2-1 (Heavy Agricultural – minimum one acre per unit) with a land use designation of Rural Land 20 (RL20 – not to exceed a maximum residential density of one dwelling unit per 20 acres).

The Applicant, RJ's Property Management, LLC, is requesting a CUP from the County to authorize the use of an existing equestrian facility clubhouse and associated amenities at Middle Ranch as a private recreation club that would be permitted to host wedding ceremonies, receptions, and similar special events for dues-paying members of the club and their guests. The Applicant is concurrently requesting a CUP to allow the sale of beer, wine, and distilled spirits for on-site consumption (ABC License Type 47), in connection with the hosting of events, as well as a Parking Permit to allow guest and vendor parking for events per Section 22.112.020 (Parking – Applicability) of the County Code. The requested CUP would not require grading on the Project site, nor would it result in changes to the existing Project site equestrian use operations. All existing uses at the Project site are specifically allowed under the current zoning, and all existing structures have been duly permitted, except for the existing covered patio, which would be retroactively permitted and enclosed with approval of the CUP.

According to Section 22.16.030 (Land Use Regulation for Zones A-1, A-2, O-S, R-R, and W) of the County Code, commercial and private recreation clubs are permitted in the A-2 zone with a CUP. In addition, where specifically designated as part of a CUP, a pro shop or restaurant is permitted as an accessory use to the commercial or private recreation club in the A-2 zone. Therefore, the clubhouse/office building, including the commercial-grade kitchen, which is already established as part of the existing, permitted equestrian use,

would also be utilized for events (or portions of events) that are held indoors, and outdoor events would also be permitted with the requested CUP for commercial and private recreation clubs.

After approval of the CUPs and Parking Permit, the Project would comply with the applicable County land use plans, applicable policies, and regulations. Project consistency with the land use goals and policies of the General Plan is evaluated in **Table 9, Consistency with Applicable General Plan Land Use Element Policies**. As shown, the Project would result in a less than significant impact related to applicable plan, policy, or regulation conflicts, and no mitigation measures are required.

c) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas? ☐ ☐ ☐ ☒

No Impact. The Project site is not located in a SEA. A portion of the Project site is located within a HMA, with 25 percent or greater slopes;[46] however, the proposed event activities and patio renovation would occur outside of these areas. As such, the Project would result in no impact related to conflicts with SEAs or HMAs, and no mitigation measures are required.

Table 9
Consistency with Applicable General Plan Land Use Element Policies

Goal/Policy	Consistency Analysis
Goal LU 3: A development pattern that discourages sprawl, and protects and conserves areas with natural resources and SEAs.	
Policy LU 3.1: Encourage the protection and conservation of areas with natural resources, and SEAs.	**Consistent.** The Project site is not located in a SEA. The Project site is located at the existing Middle Ranch equestrian facility developed footprint and would not disturb environmental resources.
Policy LU 3.2: Discourage development in areas with high environmental resources and/or severe safety hazards.	**Consistent.** The Project site is located at the existing Middle Ranch equestrian facility developed footprint and would not disturb environmental resources. While the Project site is located within a VHFHSZ, the safety of event guests and staff would be assured through compliance with State and local emergency and evacuation plans, as well as with Project Design Feature PDF-HAZ-1, which will implement wildfire risk protocols.
Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned, such as state and/or federal highways.	**Consistent.** The proposed patio renovation would be located in the existing development footprint. The Project is a request to allow the property to host special events with an approved CUP. The Project site is served by existing roads and highways, as well as by existing public services and utilities and an existing OWTS. No new infrastructure is required to serve the Project.

[46] Los Angeles County Department of Regional Planning, GIS-NET Public, accessed on August 18, 2023, at: https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public.

Goal/Policy	Consistency Analysis
Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.	
Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.	**Consistent.** Although the Project site is not designated as an "urban infill site," the Project would add a secondary land use to a property that is currently used for equestrian facilities, which would support jobs in the event industry and generate revenue in the County.
Goal LU 6: Protected rural communities characterized by living in a non-urban or agricultural environment at low densities without typical urban services.	
Policy LU 6.1: Protect rural communities from the encroachment of incompatible development that conflict with existing land use patterns and service standards.	**Consistent.** The Project would add a secondary event land use to a property that is currently used for equestrian facilities. The land uses that surround the Project include residences, other equestrian facilities, and open spaces. Equestrian uses are permitted to host equestrian events, not unlike the events that are proposed by the Project; therefore, the Project would be compatible with existing development.
Policy LU 6.2: Encourage land uses and developments that are compatible with the natural environment and landscape.	**Consistent.** The Project would allow Middle Ranch to host special events and would enclose a patio within the existing development footprint; therefore, it would not alter the natural environment or landscape.
Policy LU 6.3: Encourage low density and low intensity development in rural areas that is compatible with rural community character, preserves open space, and conserves agricultural land.	**Consistent.** The Project would add a secondary private club and event land use to a property that is currently used for equestrian facilities, enclose a patio, and keep the existing equestrian operations intact.
Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.	
Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers, appropriate technology, building enclosure, and other design techniques.	**Consistent.** As described in the remaining sections of this analysis, the patio renovation and special event use proposed by the Project would result in no impact, or less than significant impacts.
Sources: Los Angeles County, General Plan 2035, Land Use Element, updated July 14, 2023.	

12. MINERAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

No Impact. According to the General Plan, Chapter 9, Conservation and Natural Resources Element, mineral resources include commercially-viable aggregate or mineral deposits, such as sand, gravel, and other construction aggregate.[47] The California Geological Survey identifies and maps the deposits of these regionally-significant aggregate resources and maps the Project site as within Mineral Resource Zone (MRZ)-2.[48, 49] The General Plan has policies designated for locally available mineral resources to meet the needs of construction, transportation, and industry.

- Policy C/NR 10.1: Protect MRZ-2s and access to MRZ-2s from development and discourage incompatible adjacent land uses;
- Policy C/NR 10.4: Work collaboratively with agencies to identify MRZs and to prioritize mineral land use classifications in region efforts; and
- Policy C/NR 10.5: Manage mineral resources in a matter that effectively plans for access to, development and conservation of, mineral resources for existing and future generations.

The Project site is already comprised of a developed and operating equestrian facility; no mineral extraction occurs at the site. The Project would add a special event use and would enclose a patio. As such, the Project would result in no impact related to the loss of available mineral resources, and no mitigation measures are required.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

No Impact. As previously stated, the Project site is located within a MRZ-2, according to the General Plan.[50] The Project site is already developed, and the Project would not require excavation or grading that would cause the loss of locally-important resources delineated by the State or County, however. The Project would result in no impact related to the loss of availability of locally-important mineral resources, and no mitigation measures are required.

---

[47] Aggregates are the raw materials that are produced from natural sources and extracted from pits and quarries, including gravel, crushed stone, and sand. When used with a binding medium such as water, cement, and asphalt, they are used to form compound materials such as asphalt concrete or Portland cement concrete.

[48] Los Angeles County, General Plan 2035, Figure 9.6, Mineral Resources Map, May 2014.

[49] Department of Regional Planning, Planning and Zoning Information for Unincorporated L.A. County, Accessed on April 17, 2023, at: https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public

[50] Los Angeles County, General Plan 2035, Figure 9.6, Mineral Resources Map, May 2014.

13. NOISE

The following analysis is based on the Private Recreational Club Acoustical Study (Noise Study) prepared by Veneklasen Associates (Veneklasen) on February 21, 2024 and revised on October 3, 2024, which is provided in **Appendix G, Private Recreational Club Acoustical Study**. This Noise Study analyzes the sound propagation from the anticipated sources of sound that would occur during wedding events, receptions, and other gatherings authorized by the CUP during Project operations, as well as the noise impacts related to limited construction activity.

Middle Ranch currently includes a functioning equestrian facility and an existing clubhouse and is applying for a CUP to operate as a private recreation club that would be permitted to host wedding ceremonies, receptions, and similar events. The events would generally occur on weekends including Fridays with occasional events during weekdays, with only one event per day and a maximum of 150 events per year. These events would start no earlier than 9:00 A.M. and end no later than 12:00 A.M. The number of guests would be limited to 225, and employees/vendors would be limited to 15. Sources of sound during events include amplified sound from speakers projecting live or pre-recorded music in the event space, unamplified music in the event space, patron/staff speech, and noise associated with guest and vendor vehicle trips. Construction planned for the Middle Ranch venue is minimal in scope and duration (approximately 30 days) and is limited to enclosing an outdoor covered patio. This short-term renovation would be accomplished with the use of hand tools and would not require grading or use of major (heavy) construction equipment, therefore, there would be no vibration impact during Project construction. The major focus of the Noise Study is the noise impact of proposed events during operations. Because the proposed events at Middle Ranch that are proposed to be authorized by the CUP would not utilize vibration-generating equipment, no vibration impact would occur from the Project operations.

Noise Criteria

The Project site is located in the County; however, the site also borders off-site properties that are located in the City of Los Angeles (City). Therefore, the Project is subject to the requirements of both the County of Los Angeles Noise Control Ordinance (County Noise Ordinance) contained in Title 12, Section 12.08 of the County Code , as well as the City of Los Angeles Municipal Code Chapter XI Noise Regulations (City Noise Regulations), specified in Sections 111 to 116. The County Noise Ordinance specifies sound level limits not to be exceeded for certain periods of time per hour. The sound levels and durations specified in the County Noise Ordinance are expressed for this assessment as "sound level percentiles" or "statistical sound levels." The statistical sound level (L_n) refers to a sound level that is exceeded for n percent of a given time period. For example, an L_{50} of 50 A-weighted decibels (dBA) specifies that the sound level of 50 dBA is exceeded for 50 percent of a given period (i.e., 30 minutes out of an hour). The sound level and duration limits specified in the County Noise Ordinance, and their corresponding statistical sound level for commercial/agricultural zoning used for this assessment, are shown in **Table 10, Los Angeles County Code Commercial Sound Level Limits.**

Table 10
Los Angeles County Code Commercial Sound Level Limits

Standard Number	Sound Level Criterion (dBA)		Cumulative Allowable Duration (minutes)	Sound Level Percentile
	Daytime [a]	Nighttime [b]		
1	50	45	30	L_{50}
2	55	50	15	L_{25}
3	60	55	5	$L_{8.3}$
4	64	60	1	$L_{1.7}$
5	70	65	0	L_{max}

[a] Daytime is defined as the period between 7:00 A.M. and 10 P.M.
[b] Nighttime is defined as a period between 10 P.M. and 7 A.M.

Additional guidance in the County Noise Ordinance states that where existing ambient noise level exceed the criteria shown in Table 10, the exceeded criterion shall be set at the sound level of that exceedance. The County Noise Ordinance in Section 12.08.390.B states that noise created within the unincorporated County must comply with the criteria discussed above when the noise is measured on any other property whether incorporated or unincorporated property. Therefore, this criteria applies to adjacent City receptors.

Section 112 of the City Noise Regulations used for this assessment specifies that the noise limit at residential properties may not exceed the average ambient noise level, L_{eq}, by more than 5 dBA. The presumed ambient noise level for residential properties specified in Section 111 of the City Noise Regulations is 50 dBA for daytime and 45 dBA for nighttime. As shown in **Table 11, City of Los Angeles Code Residential Level Limits**, the noise limit for residential properties within the City is 55 dBA L_{eq} daytime and 50 dBA L_{eq} nighttime wherever the measured ambient noise level is equal to or below the presumed ambient noise level. If the ambient noise level is higher than the presumed ambient noise level, the noise limit is 5 dBA above the measured ambient noise level.

Table 11
City of Los Angeles Code Residential Level Limits

Zoning	L_{eq} Sound Level Criterion (dBA)	
	Daytime [a]	Nighttime [b]
Residential	55	50

[a] Daytime is defined as the period between 7:00 A.M. and 10 P.M.
[b] Nighttime is defined as a period between 10 P.M. and 7 A.M.

Los Angeles County Code Section 12.08.440.A prohibits construction activity creating a noise disturbance between the weekday hours of 7:00 P.M. and 7:00 A.M. and at any time on Sundays or holidays. Section 12.08.440.B of the Los Angeles County Code specifies that the allowable sound levels due to construction noise at the property lines of single-family residential dwellings occurring between 7:00 A.M. and 8:00 P.M. is 75 dBA for short-term construction (less than 10 days) and 60 dBA for long-term operation of construction equipment. The City of Los Angeles Municipal Code Section 112.05 sets a maximum noise level of 75 dBA at a distance of 50 feet when construction equipment is operated within 500 feet of a residential zone between the hours of 7:00 A.M. and 9:00 P.M. Monday through Friday, and 8:00 A.M. to 6:00 P.M. on Saturdays and federal holidays. However, the City of Los Angeles Department of City Planning recently adopted updates to the construction noise limit in August 2024, titled Construction Noise and Vibration – Updates to Thresholds and Methodology, which limits construction noise to 80 dBA at the receiving property line between 7:00 A.M. and 7:00 P.M. Monday through Friday and from 8:00 A.M. to 6:00 P.M. on Saturdays.

Noise prediction models are designed to utilize average noise levels, L_{eq}, of documented noise sources for predicting noise levels at surrounding areas. The L_{90}, L_{50}, L_{25}, $L_{8.3}$, and $L_{1.7}$ statistical values[51] vary depending on the type of noise source, and there is no reference source that provides the statistical sound levels for jazz music, rock music, vehicular noise, etc. While the County L_{50} criterion is at times considered equivalent to the average sound level, L_{eq}, the L_{50} can measure one to two decibels higher or lower. Veneklasen's vast professional experience in the acoustic industry measuring both average and statistical environmental sound levels at events over the past 20 years has determined that, for sound levels measuring close to the ambient noise levels, the L_{50} typically measures approximately 2 dBA lower than the L_{eq}. For a conservative analysis, Veneklasen utilized the measured and predicted L_{eq} with a 2 dBA safety factor to compare with the County noise requirements.

Existing Measured Ambient Sound Level

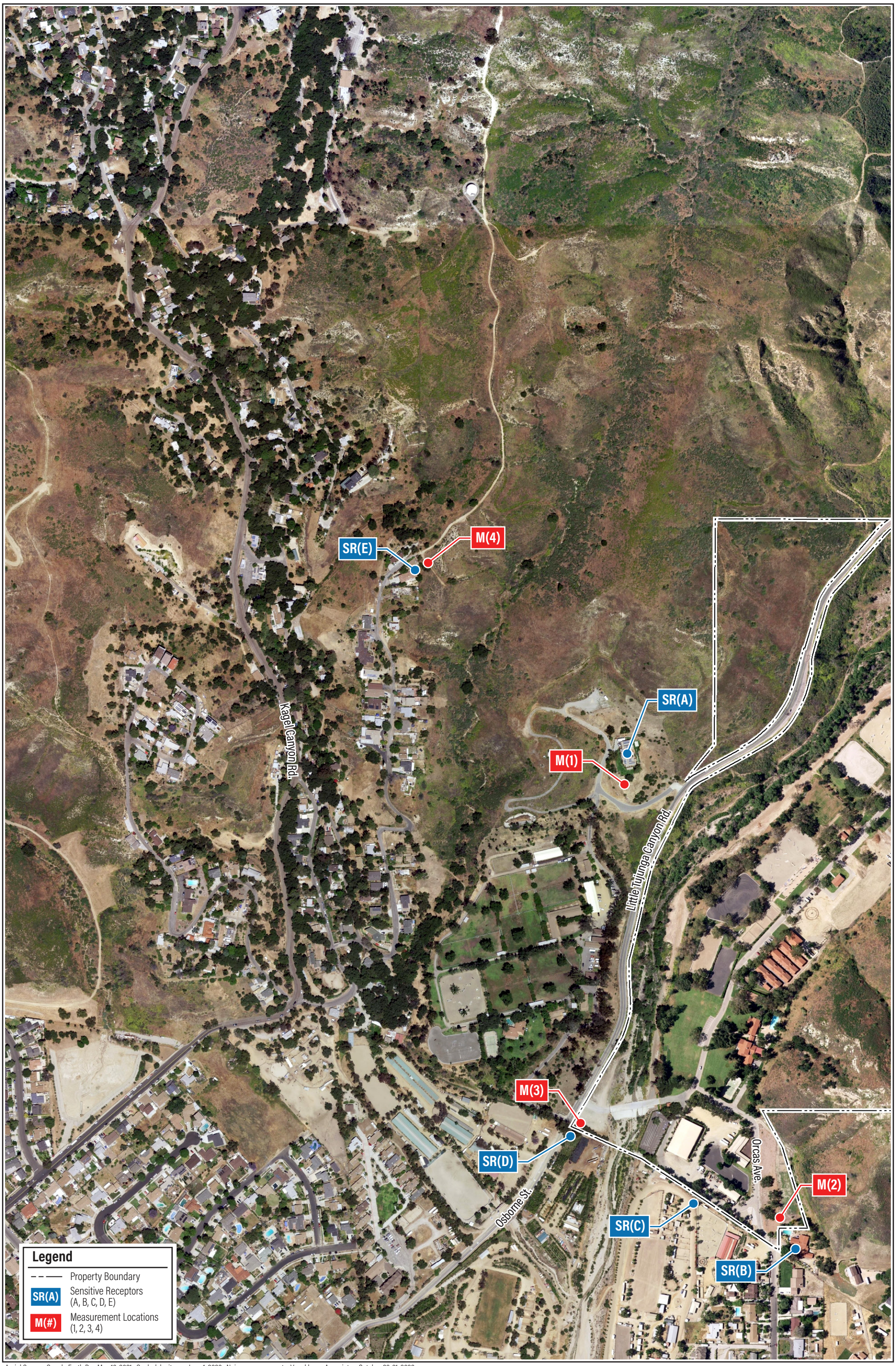
Acoustical measurements were conducted using Type 1/Class 1 Bruel & Kjaer 2250/2270 sound level meters from October 28, 2022, to October 31, 2022, to evaluate the existing ambient sound levels in the Project vicinity. **Figure 2, Sensitive Receptors and Measurement Locations Near Middle Ranch**, shows the location of noise measurements taken for existing ambient noise levels and sensitive receptors near the Project site. Noise measurements were taken near the southern Middle Ranch property lines, off-site at a residential location northwest of the Project site along Little Tujunga Canyon Road, and approximately 0.30 miles (measured from the western property line) off-site along E Trail/Dexter Mt. Way, at Measurement Location 1 (M[1]), M(2), M(3) and M(4), respectively, as indicated in Figure 2. M(1), M(2) and M(3) were chosen to measure the ambient noise levels near the closest sensitive receptors at Sensitive Receptors (SR[A]), SR(B), SR(C) and SR(D). The M(3) measured ambient noise level also incorporates traffic noise from Little Tujunga Canyon Blvd., and M(4) was chosen to represent the ambient noise level near SR(E) for comparing Project noise levels at this location and Project noise levels propagating into Kagel Canyon. The measured hourly L_{50} ambient sound levels are summarized in **Table 12, Measured Hourly Average Ambient Noise Levels**, where the Maximum represents the maximum L50 or Leq and the Average represents the long-term L_{50} or L_{eq}.

Table 12
Measured Hourly Average Ambient Noise Levels

Hourly Noise Level	Time Period	Measured Ambient Noise Level (dBA L_{eq})			
		Meter Location 1 (dBA L_{50})	Meter Location 2 (dBA L_{50}/L_{eq})	Meter Location 3 (dBA L_{50}/L_{eq})	Meter Location 4 (dBA L_{50})
Maximum	Daytime	52	53/54	54/71	48
	Nighttime	48	50/51	51/65	46
Average (Long-term)	Daytime	48	49/50	50/64	44
	Nighttime	41	44/46	44/58	39

Source: Veneklasen Associates, Private Recreation Club Acoustical Study, Revised October 3, 2024.
Note: Locations 2 and 3 are measured in the City and must comply with County and City criteria.

[51] Also refer to as a statistical sound level", L_n refers to the sound level that is exceeded for nth percent of a given measurement period. For example, L_{50} refers to the sound level that is exceeded for 50 percent of a measurement period, i.e., 30 minutes out of an hour. These metrics can be used to evaluate sound levels that are apparent for a given period of time at a measurement location.



Aerial Source: Google Earth Pro, Mar. 18, 2021. Geohub.lacity.org, June 1, 2023. Noise measurements: Veneklasen Associates, October 28-31, 2022.

MIDDLE RANCH

envicom

Sensitive Receptors and Measurement Locations Near Middle Ranch

FEET 0 200 400

FIGURE 2

Based on the Noise Criteria provided above and the measured maximum hourly L_{50} average ambient noise levels of Table 12, the ambient noise level measured at M(1) and M(4) currently exceed the County noise criteria of daytime and nighttime criteria of 50 dBA L_{50} daytime and 45 dBA L_{50} nighttime, so the daytime and nighttime criteria are set to 52 dBA and 48 dBA, respectively, for M(1) and 50 dBA/46 dBA daytime/nighttime for M(4). The M(2) and M(3) measured ambient noise levels will be used for the analysis of noise levels in the City and County. The maximum measured hourly L_{50} used for the County noise criteria both exceed the presumed ambient noise levels of 50 dBA daytime and 45 dBA nighttime, so the criteria will be 53 dBA/50 dBA for M(2) and 54 dBA/51 dBA for M(3). The average hourly L_{eq} City noise criteria for receptors near these locations will be the greater of the prescribed ambient noise level plus 5 decibels, 55 dBA/50 dBA, or the measured average L_{eq} ambient noise level plus 5 decibels. The City criteria is therefore 55 dBA/51 dBA for M(2) and 69 dBA/63 dBA for M(3). The resulting noise criteria are summarized below in **Table 13, Project Noise Level Criteria**.

Table 13
Project Noise Level Criteria

Jurisdiction	Time Period	Noise Level Criteria			
		Meter Location 1	Meter Location 2	Meter Location 3	Meter Location 4
County (L_{50})	Daytime	52	53	54	50
	Nighttime	48	50	51	46
City (L_{eq})	Daytime	-	55	69	-
	Nighttime	-	51	63	-
Source: Veneklasen Associates, Private Recreation Club Acoustical Study, Revised October 3, 2024.					

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☐	☒	☐

Less than Significant Impact.

Construction

The construction planned for the Middle Ranch venue is minimal, limited to enclosing an outdoor patio utilizing hand construction tools. The existing patio, which is currently open on three sides, would be enclosed with walls and windows/sliding glass doors. This short-term renovation activity would not require grading or major construction equipment; therefore, the noise levels due to construction using hand tools would not cause a significant effect at the closest sensitive receptors, which are located approximately 750 feet from the patio enclosure. Temporary construction-related trips would include daily trips for workers and the delivery of materials via passenger vehicles and small utility trucks, respectively, which would occur over approximately one month. As the construction crew is anticipated to consist of 5-7 workers, the number of construction

trips would be minimal and similar to that generated by regular maintenance activities that occur at Middle Ranch as part of equestrian operations, including but not limited to repairing fencing, painting, receiving hay deliveries, and collecting manure. No heavy equipment deliveries would be required, and construction related deliveries would not occur every day of the construction period. Therefore, construction trip noise levels during the limited construction-period is expected to be within the established construction noise thresholds and would not create a significant effect at the closest sensitive receptors.

Operation

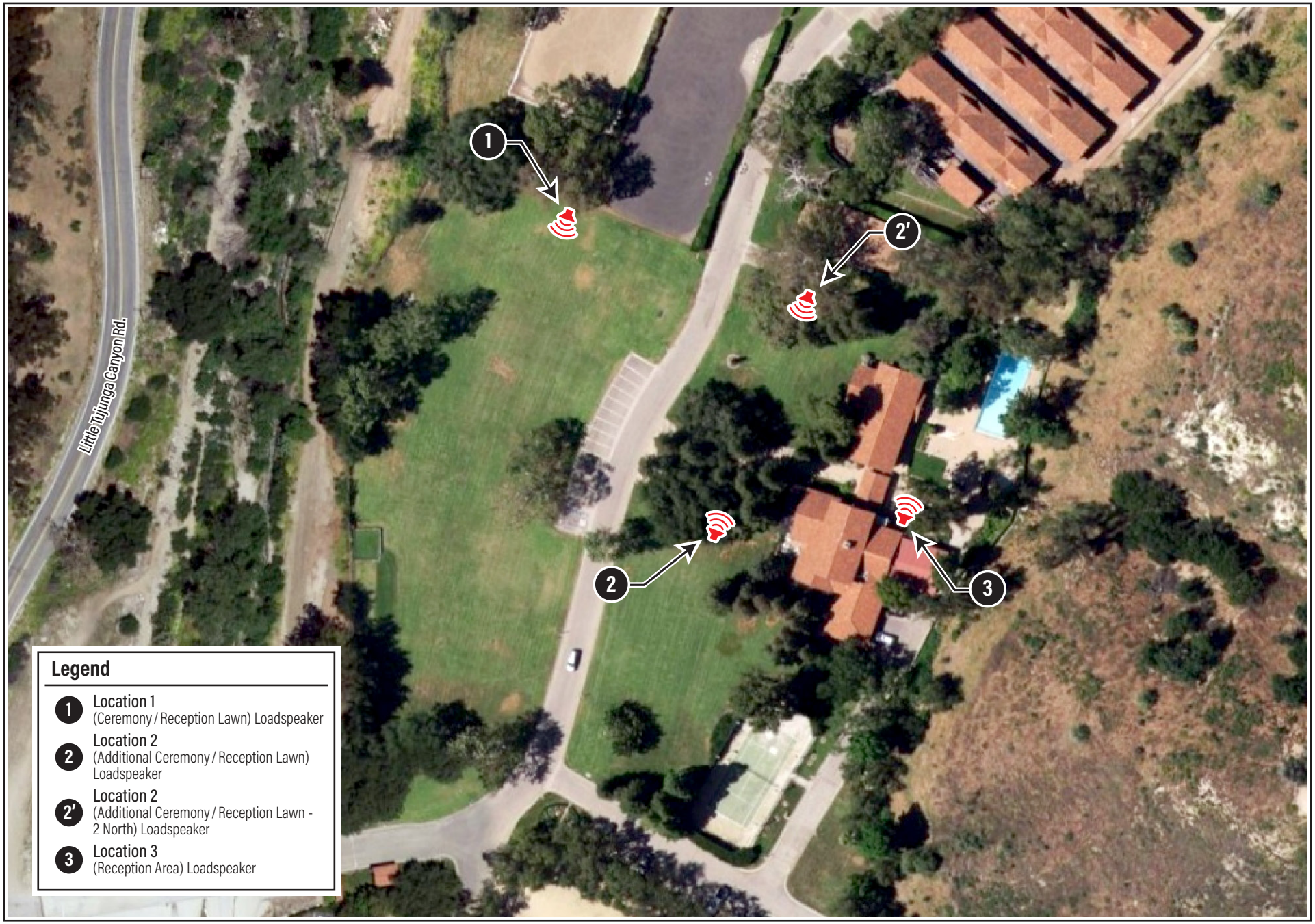
Event Noise During Operation

The acoustical analysis process evaluates the sound level generated within the proposed event space that propagates to the adjacent property lines and the respective sensitive receptors. The proposed locations for event speakers are shown on an aerial image in **Figure 3, Loudspeaker Locations for Events**, and include Event Location 1 (Ceremony/Reception Lawn), Event Location 2 (Additional Ceremony/Reception Area), and Event Location 3 (Reception Area). The four locations are planned for and are expected to be used one at a time, so each event location is analyzed individually. The locations of the closest sensitive receptors are indicated on Figure 2, above. SR(A) and SR(E) are located within the County, and noise levels predicted at these locations will be compared to the County Noise Ordinance. Noise levels predicted at all other receptors will be compared to the City Noise Regulations.

Outdoor noise events analyzed in the Noise Study include a non-amplified string quartet (or other non-amplified performance groups)[52] and amplified music at Event Location 1; amplified music at Event Location 2, and Event Location 3. The non-amplified string quartet is often used during a ceremony and amplified music may be played for receptions. While the non-amplified string quartet or other non-amplified performance groups could possibly perform at each of the event locations, the initial analysis indicates the lower source noise levels produce lower noise levels at the sensitive receptors and the limiting source noise levels are produced by the amplified music. The source noise levels used in the analysis are typical of the range of proposed events and those expected to generate the most noise propagating into the adjacent areas. The nighttime analysis considers the operation hours between 10:00 P.M. and midnight, as the Code defines nighttime as 10:00 P.M. to 7:00 A.M., but Project event operations would cease at midnight.

Veneklasen used SoftNoise Predictor-LimA noise modeling software to calculate the propagation of noise from the proposed event locations to the sensitive receptors. The modeling software is an industry standard and yields accurate predicted noise levels, and the model includes the effects of terrain, buildings, and barriers. The sound levels for a non-amplified string quartet and for amplified music were utilized in the computer noise model to predict sound levels at the receptors. The reference sound levels for the non-amplified string quartet and the amplified music/performance group were 70 dBA and 101 dBA L_{eq} (average sound levels at 10 feet[53], respectively). Note that, in the Veneklasen experience in monitoring event sound levels, as the measured sound level of the event approaches the ambient sound level, the L_{eq} measures approximately 2 decibels higher than the L_{50}. The reference sound levels for other non-amplified performance groups range between these two sound levels. The non-amplified string quartet reference level is the published sound level

[52] Non-amplified performance groups may include string quartets, mariachi bands, and other similar groups.
[53] 70 dBA and 101 dBA at 10 feet correspond to 56 dBA and 87 dBA at 50 feet, respectively.



Aerial Source: Google Earth Pro, Mar. 18, 2021. Geohub.lacity.org, June 1, 2023. Speaker locations: Veneklasen Associates, Private Recreational Club Acoustical Study, October 3, 2024.

MIDDLE RANCH

envicom

Loudspeaker Locations for Events

FEET 0 50 100

FIGURE 3

produced by a typical string quartet, and the amplified music level is a Project Design Feature reference level for most event locations and time periods. The loudspeaker directivity used in the prediction simulates a QSC KLA 12 loudspeaker, a typical outdoor loudspeaker used for amplified sound.

To evaluate noise impacts associated with amplified music played over loudspeakers, this analysis evaluated the placement of loudspeakers located in four areas, as shown in Figure 3:

1. At the north end of Event Location 1 pointed south;
2. At the south end of Event Location 2 pointed north;
3. At the north end of Event Location 2 pointed south (called 2 North, or 2'); and
4. Adjacent to the buildings in Event Location 3, pointed north.

Each Event Location sound system is planned for and is expected to operate without other sound systems in the other locations operating simultaneously.

In order to assure that amplified music does not exceed applicable noise criteria, the Applicant will implement the following Project Design Features:

PDF-NOISE-1: The Applicant will limit amplified music as follows:

- Event Location 1 daytime and nighttime use – 101 dBA at 10 feet.
- Event Location 2 daytime and nighttime – 101 dBA at 10 feet.
- Event Location 2' daytime use – 97 dBA at 10 feet.
- Event Location 2' nighttime use – 93 dBA at 10 feet.
- Event Location 3 daytime and nighttime – 101 dBA at 10 feet.

PDF-NOISE-2: During the first ten events following approval of the Project, Veneklasen Associates, or another qualified acoustical engineer to be approved by the County of Los Angeles Department of Regional Planning and Department of Public Health, will monitor sound levels to fine tune the sound system sound levels for the particular equipment utilized and note proper system settings for use in future events, to ensure proper loudspeaker sound levels at 10 feet and that sound levels comply with applicable noise criteria.

PDF-NOISE-3: Non-amplified performance groups other than string quartets will not perform at any time in Event Location 2' (Event Location 2 North).

The L_{eq} sound level metric is the average sound level measured over a period of time but is a different metric from those specified in the Los Angeles County Code Sound Level Limits. However, the L_{eq} metric often measures a few decibels higher than the L_{50} metric found in the Los Angeles County Code. This provides approximately a 2 dBA safety factor for the County sensitive receptors. The resulting computer noise analysis is summarized in **Figure 4, Predicted Event Sound Levels Compared to Noise Criteria at Sensitive Receptors**, and the computer modeling noise contours (see Noise Study in Appendix G). The predicted noise levels in the following tables and in the computer modeled noise contours include the PDF-NOISE-1 noise reductions.

As shown in Figure 4, the non-amplified string quartet is predicted to be significantly below both the daytime and the nighttime criteria at all receptors. The amplified music from Event Location 1 is predicted to be below

Predicted Event Noise Levels (L_{eq} dBA) Compared to Noise Criteria (L_{50} dBA, L_{eq} dBA)																																		
Receiver	Receptor A						Receptor B							Receptor C*							Receptor D							Receptor E					
Source Location	1	1	2	2'	3	---	1	1	2	2'	3	---	---	1	1	2	2'	3	---	---	1	1	2	2'	3	---	---	1	1	2	2'	3	---
Sound Source	Quartet	Music	Music	Music	Music	L_{50} Criteria	Quartet	Music	Music	Music	Music	L_{50} Criteria	L_{eq} Criteria	Quartet	Music	Music	Music	Music	L_{50} Criteria	L_{eq} Criteria	Quartet	Music	Music	Music	Music	L_{50} Criteria	L_{eq} Criteria	Quartet	Music	Music	Music	Music	L_{50} Criteria
Daytime	26	30	49	25	43	52	20	46	34	36	32	53	55	18	50	38	54	36	53	55	24	53	39	48	36	54	69	18	24	38	19	0	50
Nighttime	26	30	49	21	43	48	20	46	34	32	32	50	51	18	50	38	50	36	50	51	24	53	39	44	36	51	63	18	24	38	15	0	46

Source: Veneklasen Associates, Private Recreational Club Acoustical Study, October 3, 2024.

Notes: "Quartet" = String Quartet measuring 70 dBA at 10 feet "Music" = Music measuring 101 dBA at 10 feet
"Criteria" - See Project Noise Level Criteria Table "Nighttime" = 10:00 PM to Midnight
* Ambient noise level was not measured at Receptor C, but ambient most likely similar to Receptor B
Source Location 2' places the loudspeaker at the north end of Location 2 facing south.
The predicted event sound levels are listed in L_{eq} dBA. Veneklasen experience has indicated the L_{50} will be 2 dBA

NOTE: Includes PDF-Noise-1 Noise Reductions

Predicted Event Sound Levels Compared to Noise Criteria at Sensitive Receptors

the daytime criteria at all receptor locations, but close to the daytime criteria at SR(C) and SR(D). The amplified music played during nighttime operating hours between 10:00 P.M. and midnight is predicted to be below the nighttime criteria at all receptor locations except at SR(D) where the predicted L_{eq} sound level exceeds the L_{50} criteria by 2 dBA. These predicted operating levels will be compared with the City Noise Regulations and County Noise Ordinance below, after including the patron/staff speech noise analysis results.

The County has received noise concerns from residents located nearly one mile to the northwest of Middle Ranch in the north Kagel Canyon area, which is approximately 0.4 miles northwest from the M(4) noise measurement and farther from the Project site than the M(4) noise measurement. Noise contour mapping in the Noise Study includes SR(E) and visually illustrates the noise levels reaching the southern portion of the Kagel Canyon area. The computer noise modeling analysis predicts that noise levels in the Kagel Canyon area to be 21 dBA L_{eq} or lower than SR(E) due to both amplified music and non-amplified performance group music. These low noise levels of -3 dBA for non-amplified string quartet music and 3 dBA for amplified music from Event Location 1 are lower than the existing ambient noise level of 39 dBA at SR(E) and close to the threshold of hearing. As the predicted noise levels would be more than 10 dB below the ambient noise level, the amplified music and non-amplified performance group music would not be measurable and hardly, if at all, audible in Kagel Canyon; therefore, the noise impact would be less than significant.

Speech Noise During Operations

The requested CUP would permit a maximum of 225 event guests and 15 employees (a combination of Middle Ranch employees and other vendors). These individuals would create noise as they converse with each other. The speech noise analysis assumed that one-half of the patrons would be talking simultaneously with 87 patrons and 15 employees speaking in a normal voice, 15 speaking in a raised voice, and 10 speaking in a loud voice, with reference sound levels at three feet of 60 dBA, 66 dBA, and 72 dBA, respectively. The worst-case predicted patron speech level utilizing the event area closest to each of the receptor locations is indicated in **Table 14, Predicted Patron Speech Noise Levels.**

Table 14
Predicted Patron Speech Noise Levels

Predicted/Measured Noise Level	Predicted Patron Speech Noise Level (dBA L_{eq})				
	Receptor A	Receptor B	Receptor C	Receptor D	Receptor E
Speech	33	36	38	39	27
Nighttime Ambient – Maximum hourly L_{50}	48	50	50 [a]	51	46

Source: Veneklasen Associates, Private Recreation Club Acoustical Study, October 3, 2024.
[a] The ambient noise level was not measured at Receptor C, but the ambient is most likely similar to Receptor B.

Event Plus Speech Noise During Operations

The total operational noise analyzed for the venue includes the non-amplified performance group or amplified music and the speech noise. Traffic noise is analyzed separately, below, and is not combined with event and speech noise, because traffic would be generated prior to and following events. The results of this analysis are indicated in **Figure 5, Predicted Total Event Sound Levels Compared to Noise Criteria at Sensitive Receptors**. Note that an analysis for amplified music at Event Location 2 was added for the loudspeaker located at the north end and facing south (Event Location 2').

Predicted Hourly Noise Level Quantity	Predicted Event Noise Levels (L_{eq} dBA) Compared to Noise Criteria (L_{50} dBA or L_{eq} dBA)																																			
	Receiver	Receptor A						Receptor B							Receptor C*							Receptor D							Receptor E						
	Source Location	1	1	2	2'	3	---	1	1	2	2'	3	---	---	1	1	2	2'	3	---	---	1	1	2	2'	3	---	---	1	1	2	2'	3	---
	Sound Source	Quartet	Music	Music	Music	Music	L_{50} Criteria	Quartet	Music	Music	Music	Music	L_{50} Criteria	L_{eq} Criteria	Quartet	Music	Music	Music	Music	L_{50} Criteria	L_{eq} Criteria	Quartet	Music	Music	Music	Music	L_{50} Criteria	L_{eq} Criteria	Quartet	Music	Music	Music	Music	L_{50} Criteria
Source	Daytime	26	30	49	25	43	--	20	46	34	36	32	--	--	18	50	38	54	36	--	--	24	53	39	48	36	--	--	18	24	38	19	0	--
Crowd Noise		33	33	33	33	33	--	35	35	35	35	35	--	--	37	37	37	37	37	--	--	39	39	39	39	39	--	--	27	27	27	27	27	--
Source + Crowd	Daytime	34	35	49	34	43	52	35	46	38	39	37	53	55	37	50	41	54	40	53	55	39	53	42	49	41	54	69	28	29	38	28	27	50
Excess	Daytime	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Source	Nighttime	26	30	49	21	43	--	20	46	34	32	32	--	--	18	50	38	50	36	--	--	24	53	39	44	36	--	--	18	24	38	15	0	--
Source + Crowd	Nighttime	34	35	49	33	43	48	35	46	38	37	37	50	51	37	50	41	50	40	50	51	39	53	42	45	41	51	63	28	29	38	27	27	46
Excess	Nighttime	--	--	1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	2	--	--	--	--	--	--	--	--	--	--	--	--

Source: Veneklasen Associates, Private Recreational Club Acoustical Study, October 3, 2024.

Notes: "Quartet" = String Quartet measuring 70 dBA at 10 feet "Music" = Amplified Music measuring 101 dBA at 10 feet
"Criteria" - See Project Noise Level Criteria Table "Nighttime" = 10:00 PM to Midnight
* - Ambient noise level was not measured at Receptor C, but ambient most likely similar to Receptor B
Source Location 2' places the loudspeaker at the north end of Location 2 facing south.
The predicted event sound levels are listed in L_{eq} dBA. Veneklasen experience has indicated the L_{50} will be 2 dBA lower.

NOTE: Includes PDF-Noise-1 Noise Reductions

The analysis indicated in Figure 5 predicts that, at all receptors, the predicted venue L_{eq} noise level is below both the L_{50} daytime criterion and nighttime criterion for the County, with three exceptions:

1. SR(A) – the predicted L_{eq} sound from Event Location 2 exceeds the L_{50} criteria by 1 dB.
2. SR(C) – the predicted L_{eq} sound from Event Location 2' exceeds the L_{50} criteria by 1 dB.
3. SR(D) – the predicted L_{eq} sound from Event Location 1 exceeds the L_{50} criteria by 1 dB.

However, the predicted Leq noise level when adjusted to the L_{50} noise is 2 decibels lower. Therefore, the predicted sound levels reaching the analyzed receptors do not exceed the County ambient noise levels.

Event noise levels reaching SR(B), SR(C), and SR(D), located in the City, are predicted to satisfy the City criterion of no more than 5 dBA[54] above the ambient for both daytime and nighttime operations.

Therefore, as the predicted noise levels comply with both the County and the City noise criteria, the Project would result in a less than significant noise impact related to amplified music combined with speech noise.

The volume of louder non-amplified performance groups, however, is not controllable, as PDF-NOISE-1 will control amplified music/performance groups. As louder non-amplified performance group sound levels, when combined with speech noise, may exceed the City standard for daytime and nighttime events occurring at Event Location 2', the Applicant will implement PDF-NOISE-3, prohibiting these groups from performing in this area. Therefore, the Project would result in a less than significant noise impact related to non-amplified music.

Traffic Noise

The Site Access Assessment for the Project, prepared by ATE, analyzed event traffic that would occur with the Project as compared with the existing traffic.[55] The Site Access Assessment concluded the maximum hourly increase in traffic for the Event Start and for the Event End to be 90 vehicles. The existing traffic volumes and event traffic volumes at the intersection of Little Tujunga Canyon Road and the Middle Ranch driveway, with the predicted traffic noise increases, are summarized in **Table 15, Total Traffic Volumes and Predicted Traffic Noise Increase**.

Table 15
Total Traffic Volumes and Predicted Traffic Noise Increase

Event Timeframe	Existing Baseline	Project Events	Project Traffic Noise Increase (dBA)	Future 2024 Baseline(dBA)	Future 2024 Noise Increase (dBA)
Event Start	(247), 173	(90), 90	(+1.4), +1.8	(247), 173	(+1.4), +1.8
Event End	(247), 173	(90), 90	(+1.1), +1.8	(247), 173	(+1.4), +1.8
Source: Veneklasen Associates, Private Recreation Club Acoustical Study, October 3, 2024. Note: Traffic Volumes (xx), xx given as (Mid-Day), Afternoon Peak Hour Volume.					

Utilizing the traffic volumes from the Site Access Assessment, the predicted worst-case noise increase due to Project traffic would be 1.8 dBA. Per Caltrans Traffic Noise Analysis Protocol, "It is important to note as

[54] The City Ordinance refers to decibels, and defines sound levels as measured in A-weighted decibels or dBA.
[55] Associated Transportation Engineers, Site Access Assessment for the Middle Ranch CUP Project – Los Angeles County, January 2024.

well that a 3 dBA difference is generally the point at which the human ear will perceive a difference in noise level." Therefore, the typical significance threshold for a significant impact due to noise is an increase of 3 dBA. This 1.8 dBA increase, occurring along Little Tujunga Canyon Road south of the Project, is not a substantial noise increase. As the event trips occur prior to and after events, the associated traffic noise increase does not add cumulatively to the Project operational noise (the combined music and speech noise levels, analyzed above). In considering the worst-case impact that the traffic noise increase directly increases the existing measured long-term L_{50} ambient noise levels by 1.8 dBA, the predicted resulting long-term L_{50} and long-term L_{eq} ambient noise levels with traffic included are compared to the noise criteria below in **Figure 6, Predicted Traffic Noise Increase Comparison to Noise Criteria at Sensitive Receptors**. As shown in Figure 6, none of the noise criteria are exceeded. Therefore, Project event traffic noise would result in a less than significant impact.

Valet/Rideshare Noise

Middle Ranch events would include valet/rideshare options for guests to reduce traffic. One valet/rideshare location would be located along the Middle Ranch driveway opposite the Indoor Event Location along with a second rideshare location further north along the driveway (refer to Event Traffic Management and Queuing Analysis Figure 7 in **Appendix H, Vehicle Miles Traveled (VMT) Analysis, Event Traffic Management Plan and Queuing Analysis, and Site Access Assessment**). Both valet/rideshare locations are located approximately 850 feet from the nearest receptor and are located more than 800 feet from each other.

Veneklasen measured the noise level from valet activities at similar outdoor event locations, and this activity measured 58 dBA at 100 feet. Using this data, the noise level from valet/rideshare activities at the closest receptor 800 feet away is predicted to be 40 dBA. At SR(A), both valet/rideshare locations may contribute to the overall valet/rideshare noise yielding 41.5 dBA. These predicted noise levels would comply with both the County Code and the City Ordinance noise standards, as they are more than 10 dBA below the measured ambient noise levels and would not increase the existing ambient noise level at SR(A), SR(B), SR(C) and SR(D). At SR(E), the distance from the valet/rideshare locations is approximately 2,250 feet. The predicted valet/rideshare noise at SR(E) would be 28 dBA, also 10 dBA or more below the measured ambient noise level. Therefore, Project event valet/rideshare noise would result in a less than significant impact.

Traffic Plus Valet/Rideshare Noise

Similar to the overlap in noise sources that would occur with event noise (music) and patron speech, before and after events, traffic noise would overlap with valet/rideshare noise. The calculated valet/rideshare noise levels at each Receptor location combined with the Project traffic noise levels are indicated in **Figure 7, Predicted Traffic Plus Valet/Rideshare Noise Levels Compared to Noise Criteria**. As shown in Figure 7, none of the noise criteria would be exceeded. Therefore, combining the valet/rideshare activity noise with the Project event traffic noise would result in a less than significant impact.

Other Operational Noise Sources

Events that would occur within the clubhouse and that would include no outdoor activities are not addressed further in this analysis, because noise from indoor events would be reduced as it transmits through the clubhouse building envelope by 25 dB or more before propagating outside, and it would be further reduced

Predicted Traffic Noise Levels Compared to Noise Criteria (L_{50} dBA, L_{eq} dBA)																								
Receiver	Receptor A			Receptor B						Receptor C*						Receptor D						Receptor E		
Sound Source	Average Ambient (dBA L_{50})	Total with Traffic (dBA L_{50})	County Criterion (dBA L_{50})	Average Ambient (dBA L_{50})	Average Ambient (dBA L_{eq})	Total with Traffic (dBA L_{50})	Total with Traffic (dBA L_{eq})	County Criterion (dBA L_{50})	City Criterion (dBA L_{eq})	Average Ambient (dBA L_{50})	Average Ambient (dBA L_{eq})	Total with Traffic (dBA L_{50})	Total with Traffic (dBA L_{eq})	County Criterion (dBA L_{50})	City Criterion (dBA L_{eq})	Average Ambient (dBA L_{50})	Average Ambient (dBA L_{eq})	Total with Traffic (dBA L_{50})	Total with Traffic (dBA L_{eq})	County Criterion (dBA L_{50})	City Criterion (dBA L_{eq})	Average Ambient (dBA L_{50})	Total with Traffic (dBA L_{50})	County Criterion (dBA L_{50})
Daytime	48	49.8	52	49	50	50.8	52	53	55	49	50	50.8	52	53	55	50	64	51.8	65.8	54.0	69	44	45.8	50
Nighttime	41	42.8	48	44	46	45.6	48	50	51	44	46	45.6	48	50	51	44	58	45.8	59.8	51.0	63	39	40.8	46

Source: Veneklasen Associates, Private Recreational Club Acoustical Study, October 3, 2024.

* - Ambient noise level was not measured at Receptor C, but ambient most likely similar to Receptor B

Predicted Traffic Noise Increase Comparison to Noise Criteria at Sensitive Receptors

Predicted Traffic Plus Valet/Rideshare Noise Levels Compared to Noise Criteria (L_{50} dBA, L_{eq} dBA)																			
Receiver	Receptor A				Receptor B				Receptor C*				Receptor D				Receptor E			
Sound Source	Valet/Rideshare (dBA L_{eq})	Traffic Plus Ambient (dBA L_{50})	Total with Traffic (dBA L_{50})	County Criterion (dBA L_{50})	Valet/Rideshare (dBA L_{eq})	Traffic Plus Ambient (dBA L_{50})	Total with Traffic (dBA L_{50})	County Criterion (dBA L_{50})	Valet/Rideshare (dBA L_{eq})	Traffic Plus Ambient (dBA L_{50})	Total with Traffic (dBA L_{50})	County Criterion (dBA L_{50})	Valet/Rideshare (dBA L_{eq})	Traffic Plus Ambient (dBA L_{50})	Total with Traffic (dBA L_{50})	County Criterion (dBA L_{50})	Valet/Rideshare (dBA L_{eq})	Traffic Plus Ambient (dBA L_{50})	Total with Traffic (dBA L_{50})	County Criterion (dBA L_{50})
Daytime	41.5	49.8	50.4	52	40	50.8	51.1	53	39	50.8	51.1	53	38	51.8	52.0	54.0	28	45.8	45.9	50
Nighttime	41.5	42.8	45.2	48	40	45.6	46.7	50	39	45.6	46.5	50	38	45.8	46.5	51.0	28	40.8	41.0	46

Source: Veneklasen Associates, Private Recreational Club Acoustical Study, October 3, 2024.

* - Ambient noise level was not measured at Receptor C, but ambient most likely similar to Receptor B

Predicted Traffic Plus Valet / Rideshare Noise Levels Compared to Noise Criteria

by the distance between the building and neighboring receptors, thus resulting in noise levels that would be well below the City and County standards.

Other Middle Ranch operations include existing equestrian activities, which are already represented in the existing, ambient noise environment. These operations would not be changed by the Project and would not cause an increase in noise.

As shown in the analysis above, with implementation of the specified Project Design Features (PDF-NOISE-1, PDF-NOISE-2, and PDF-NOISE-3), the proposed events, including amplified music, non-amplified music, and patron speech, as well as the related traffic and valet/rideshare activities, would result in less than significant noise impacts as compared to both the County and City Noise Regulations, and no mitigation measures are required.

b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒

No Impact. Construction of the enclosed patio would occur with the use of hand tools. No grading is required, and the renovation would not utilize heavy construction equipment. Therefore, the Project would not result in vibration impacts related to construction activities. Since the proposed events at Middle Ranch would not utilize vibration-generating equipment, the Project would result in no impact related to vibration during operations. No mitigation measures are required.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

No Impact. The closest airport to the Project site is Whiteman Airport, which is located approximately 2.6 miles to the southwest. The Project site is not located within this airport's Noise Contours.[56] The Project site is not located within an airport land use plan. As such, the Project would result in no impact related to airport noise.

[56] County of Los Angeles, Airport Noise Contours, Access on March 12, 2024, at: https://www.arcgis.com/apps/mapviewer/index.html?layers=326047ef43d548a4b92d8d450a379859.

14. POPULATION AND HOUSING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

No Impact. The Project proposes to enclose a patio and host events at an existing equestrian facility. The Project would not introduce new housing or public infrastructure within the Project area; therefore, the Project would result in no impact related to unplanned population growth, and no mitigation measures are required.

b) Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No Impact. The Project site is already developed with an operational equestrian facility. The Project would not displace housing units or residents; therefore, the Project would result in no impact related to the displacement of people or housing, and no mitigation measures are required. As the Project site does not propose to displace any existing housing or substantial number of people, the project would have no impact.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐

Less than Significant Impact. The Project site is located within the jurisdiction of the LACoFD, within Division III, and the closest station to the Project site is LACoFD Station 74 at 12587 Dexter Park Rd.[57] This station is located approximately 2.2 driving miles from the Project site. The Project would add an event use to the Project site; however, equestrian events are permitted with the existing equestrian facility use, and the proposed private recreation club would be similar in nature. In addition, public service ratios are based on the number of LACoFD personnel per residents in a service area, and the Project would not add residents to the Project area. The Project would also be required to comply with applicable State and County regulations, codes, and LACoFD review requirements that address site access, road widths, fire truck turnaround areas, fire flow and pressure, and fire hydrant number and placement. In the event of an emergency or evacuation, such as for a wildfire, the Project would be required to adhere to State and local emergency and evacuation plans, as well as with Project Design Feature PDF-HAZ-1, which will implement wildfire risk protocols. Therefore, the Project would result in a less than significant impact related to fire protection services, and no mitigation measures are required.

Sheriff protection?	☐	☐	☒	☐

Less than Significant Impact. The Project site is located within jurisdiction of the Los Angeles County Sheriff's Department (LASD). The closest station to the Project site is Crescenta Valley station at 4556 N. Briggs Ave., which is located approximately 11.5 driving miles from the Project site. However, the LASD maintains mutual aid agreements with other County and State law enforcement agencies such that additional support may be requested and received as needed to respond to emergencies or natural disasters. The Project would add an event use to the Project site; however, equestrian events are permitted with the existing equestrian facility use, and the proposed private recreation club would be similar in nature. As with fire protection services, public service ratios are based on the number of LASD personnel per residents in a service

[57] Los Angeles County, General Plan 2035, Figure 12.7 Fire Department Battalions and Stations, May 2014.

area, and the Project would not add residents to the Project area. Therefore, the Project would result in a less than significant impact related to sheriff protection services, and no mitigation measures are required.

Schools? ☐ ☐ ☐ ☒

No Impact. The Project site is located within the Los Angeles Unified School District – Northeast jurisdiction, which serves kindergarten through 12th grade. As the Project does not include any residential development, it would not increase school enrollment. Therefore, the Project would result in no impact related to an increase in demand for school services or facilities, and no mitigation measures are required.

Parks? ☐ ☐ ☐ ☒

No Impact. The Project would enclose a patio and utilize the existing Project site equestrian facilities to host events for dues-paying members and their guests. The Project site is located within the unincorporated County, and the County parks that are located within a five mile radius of the Project site include Dexter Park (one mile from the Project site), Tujunga Ponds Wildlife Sanctuary (two miles from the Project site), El Cariso Golf Course (four miles from the Project site), El Cariso Community Regional Park (four miles from the Project site), San Fernando Recreation Park and Aquatic Center (four miles from the Project site), and Veterans Memorial Community Regional Park (five miles from the Project site).[58] As the Project does not include any residential development, it would not increase the demand for park services or facilities. Therefore, the Project would result in no impact related to an increase in demand for park services or facilities, and no mitigation measures are required.

Libraries? ☐ ☐ ☐ ☒

No Impact. The Project site and surrounding area are served by the County of Los Angeles Public Library system. The nearest public library to the Project site is the San Fernando Library, which is located approximately 5.5 driving miles away at 217 N. Maclay Avenue.[59] The proposed patio renovation and event use would not introduce a residential population to the Project site; therefore, the Project would result in no impact related to an increase in demand for library services or facilities, and no mitigation measures are required.

Other public facilities? ☐ ☐ ☐ ☒

No Impact. The Project does not propose changes to other public facilities, such as public roadways; therefore, no impact would occur, and no mitigation measures are required.

[58] Los Angeles Parks and Recreation, Parks, Accessed on April 18, 2023, at: https://parks.lacounty.gov/park-search-2/.
[59] Los Angeles County Library, Library Locator, Accessed on April 18, 2023, at: https://lacountylibrary.org/library-locator/.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

No Impact. The Project would enclose a patio and utilize the existing Project site equestrian facilities to host events for dues-paying members and their guests. The Project site is located within the unincorporated County, and the County parks that are located within a five mile radius of the Project site include Dexter Park (one mile from the Project site), Tujunga Ponds Wildlife Sanctuary (two miles from the Project site), El Cariso Golf Course (four miles from the Project site), El Cariso Community Regional Park (four miles from the Project site), San Fernando Recreation Park and Aquatic Center (four miles from the Project site), and Veterans Memorial Community Regional Park (five miles from the Project site).[60] As the Project does not include any residential development, it would not increase the demand for recreation facilities. Therefore, the Project would result in no impact related to the deterioration of recreation facilities, and no mitigation measures are required.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

No Impact. The Project site currently provides a private recreation use (equestrian use), which would continue with the Project, which would add a private recreation club use with a CUP. The Project would also retroactively permit and enclose a patio. The Project would not alter the existing equestrian operations, nor would it expand the equestrian facilities. Therefore, the Project would result in no impact related to the construction or expansion of recreation facilities, and no mitigation measures are required.

c) Would the project interfere with regional trail connectivity?	☐	☐	☐	☒

No Impact. The Project would enclose a patio within the existing development footprint. Therefore, the Project would result in no impact related to interference with regional trail connectivity, and no mitigation measures are required.

[60] Los Angeles Parks and Recreation, Parks, Accessed on April 18, 2023, at: https://parks.lacounty.gov/park-search-2/.

17. TRANSPORTATION

The following analysis of Project consistency with applicable programs, plans, ordinances, and policies addressing the circulation system, emergency access, and roadway conditions, as well as of VMT impacts, is based on the analyses prepared by ATE for the Project and included in Appendix H, Vehicle Miles Traveled (VMT) Analysis, Event Traffic Management Plan and Queuing Analysis, and Site Access Assessment.

As previously described, the only construction activity associated with the Project is limited to enclosing and retroactively permitting an existing outdoor patio. This short-term renovation would be accomplished with the use of hand tools and would not require grading or use of major (heavy) construction equipment. Temporary construction-related trips would include daily trips for workers and the delivery of materials via passenger vehicles and small utility trucks, respectively, which would occur over approximately 30 days. No heavy equipment deliveries would be required, and construction related deliveries would not occur every day of the construction period. As the construction crew is anticipated to consist of 5-7 workers, the number of construction trips would be minimal and similar to that generated by regular maintenance activities that occur at Middle Ranch as part of equestrian operations, including but not limited to repairing fencing, painting, receiving hay deliveries, and collecting manure. Therefore, transportation impacts associated with Project construction would be less than significant, and the focus of the following analysis is the proposed event use.

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐

Less than Significant Impact. Due to its location in an unincorporated area of the County, the Project is subject to the Los Angeles County Code, Chapter 7 (Mobility Element) of the Los Angeles County General Plan 2035,[61] Access Management for Private Developments Guidelines Manual (AMFPDGM),[62] Vision Zero: A Plan for Safer Roadways 2020-2025,[63] Step by Step Los Angeles County: Pedestrian Plans for Unincorporated Communities,[64] and the 2012 County of Los Angeles Bicycle Master Plans,[65] as well as the 2020 Los Angeles County Department of Public Works Transportation Impact Analysis (TIA) Report Guidelines (TIA Guidelines) (which is discussed in Section 17.b, below).[66]

[61] Los Angeles, General Plan, Adopted October 6, 2015.
[62] Los Angeles County Public Works, Access Management for Private Developments Guideline Manual, May 2011.
[63] Los Angeles County, Vision Zero: A Plan for Safer Roadways, November 2019.
[64] Los Angeles County Department of Public Health, Step by Step Los Angeles County: Pedestrian Plans for Unincorporated Communities, September 2019.
Los Angeles County Department of Public Works, Bicycle Master Plan, March 2012.
[66] Los Angeles County Department of Public Works, Transportation Impact Analysis Guidelines, July 23, 2022.

Los Angeles County Code

County Code, Section 22.112, Parking, would apply to Project. The Project is designed to be in conformance with the County Code as a matter of regulatory compliance. Pursuant to County Code Table 22.112.070-A, there is no parking space requirements for weddings and special uses. The most similar use in the County Code is for assembly and dining. According to the Event Management Plan and Queuing Analysis, the assembly and dining use requires one parking spot per three persons; therefore, for 225 people (guests and employees/vendors), 80 parking spaces would be required.

As described in the Project Description, event parking would be provided entirely on-site by utilizing existing parking spaces that are located adjacent to the clubhouse/office building (Lot H), in row lots along the primary driveway (Lots C, E, F, and G1), and in one existing paved parking area and one existing unpaved parking area at the northern terminus of the primary driveway (Lots A and B). The existing Lot G1 would be re-striped to provide adequate accessible parking. In addition, new parking spaces (only requiring striping) would be provided along an existing paved loop road (Lot D) and in an area just north of the site entrance (Lot I), as shown on Figure 1. The Project site would provide 128 spaces, which would meet and exceed the County Code requirement. However, based on analyses prepared for similar event projects by ATE, events typically require an AVO of 2.5 for guests, 1.1 for employees, and 1.5 for vendors, which yields a more conservative estimate for the parking space requirement than County Code's assembly and dining use requirement of one parking space per three persons. The AVO method would require 90 vehicles for 225 guests, five vehicles for five employees, and seven vehicles for 10 vendors for a total of 102 vehicles. Therefore, using this method, the Project parking space requirement would be 102 spaces, rather than 80 spaces. The Project site's 128 parking spaces would also meet this demand.

In order to assure that Middle Ranch would be able to accommodate the existing equestrian use parking demand as well as the proposed event use parking demand, ATE also evaluated the equestrian parking demand. While existing equestrian operations are not anticipated to substantially overlap with the proposed event use, peak parking demands for the existing on-site equestrian uses were determined based on parking surveys conducted on Thursday, Friday, and Saturday, June 8-10, 2023, which showed a peak parking demand of 21 spaces within the County jurisdiction for the equestrian use at 1 P.M. on Saturday, June 10, 2023. Conservatively assuming that events and peak equestrian use overlap, the Project site would still provide 128 spaces where 123 may be required (102 spaces, using the more conservative AVO calculation method, for the event use and 21 spaces for the equestrian use totals 123 spaces). Furthermore, portions of the Middle Ranch property that are located in the City jurisdiction and that are not involved with the Project include additional parking spaces for the equestrian use that not considered in this calculation. Therefore, additional parking is also available to the equestrian users of Middle Ranch, and sufficient parking spaces are available at Middle Ranch for the existing equestrian use, which would continue, and the proposed event use. Therefore, the Project would not conflict with the applicable parking requirements of the County Code.

Mobility Element

The Mobility Element, Chapter 7 of the Los Angeles County General Plan, provides an overview of the transportation infrastructure and strategies for developing an efficient and multimodal transportation network, assesses the challenges and constraints of the Los Angeles County transportation system, and offers policy guidance to reach the County's long-term mobility goals. Goals and policies include but are not limited to street

designs that incorporate the needs of all users, safe bicycle and pedestrian friendly streets, sidewalks, paths and trails that promote active transportation and transit use, and efficient multimodal transportation system that serves the needs of all residents. The nearest public transit facility to the Project site is a bus stop for Bus 690 at Foothill Boulevard and Osborne Street (located approximately 1.4 miles from the Project site). The Project does not propose to expand transportation options but would not impair existing public transit. The Project would not propose permanent modifications to public streets, sidewalks, transit stops or bicycle lanes.

Policy M 4.7 of the Mobility Element includes a stated goal to maintain Levels of Service (LOS) D or better. ATE completed a LOS analysis in the Site Access Assessment for the Little Tujunga Canyon Road/Project driveway intersection, using the operations methodology outlined in the Highway Capacity Manual (HCM), which is adopted by the County. The LOS analysis evaluated LOS during "event start" and "event end" for "Year 2024" and "Year 2024 + Project." ATE concluded that Little Tujunga Canyon Road/Project driveway intersection would operate in the LOS A-B range with "Year 2024 + Project" traffic volumes, indicating acceptable operations with low delays. Project operations would not conflict with the Mobility Element. Additional details of ATE's LOS analysis are provided in the Guidelines discussion, below.

Access Management for Private Developments Guidelines Manual

AMFPDGM guidelines were established (1) to assist in the formulation and preparation of conditions of approval for tentative maps, parcel maps, and plot plans (associated with conditional use permits and other single-lot developments, subject to conditions) and (2) to provide a standardized approach in analyzing the need for implementation of left-turns lanes on two-lane rural highways fronting private developments. AMFPDGM guidelines are applicable to all private developments subject to discretionary approval where traffic studies are required by the Los Angeles County Department of Public Works' Traffic and Lighting Division. In the Site Access Assessment, ATE analyzed whether left-turn and right-turn lanes would be warranted on Little Tujunga Canyon Road using "event start" and "event end" scenarios and applying AMFPDGM guidelines to "Year 2024 + Project conditions." This Turn-Lane Warrant Analysis was undertaken utilizing the required three step process (determine design parameters, evaluate sight distance, and complete warrant analysis). The analysis concluded that the volumes forecast for the Little Tujunga Canyon Road/Project driveway intersection did not meet the warrants for left-turn or right-turn lane implementation under "Year 2024 + Project conditions." Therefore, the Project would not necessitate turn lane modifications to Little Tujunga Canyon Road. Additional details of ATE's Site Access Assessment are provided in the TIA Guidelines discussion, below.

Vision Zero: A Plan for Safer Roadways 2020-2025

The County's Vision Zero: A Plan for Safer Roadways 2020-2025 (November 2019) includes a safety policy that guides the County's efforts on eliminating traffic-related fatalities and severe injuries on unincorporated County roadways. Vision Zero has identified Collision Concentration Corridors; any 0.50-mile roadway segment where three or more fatal or severe injury collisions occurred between January 1, 2013 and December 31, 2017, and where the County will look for opportunities to implement traffic safety infrastructure enhancements and programs over the next five years. There are no streets identified as a Collision Concentration Corridor within ATE's study area for the Project. Therefore, Vision Zero does not directly apply to the Project. Nevertheless, the Project would not preclude future Vision Zero enhancements.

Step by Step: Los Angeles County Pedestrian Plans for Unincorporated Communities

Step by Step Los Angeles County: Pedestrian Plans for Unincorporated Communities includes a policy framework by the County that is focused on increasing safe pedestrian activity in the County. It also includes Community Pedestrian Plans for specific unincorporated communities in the County; however, there is no such Community Pedestrian Plan for the Project area. The Pedestrian Plans provide guidance on developing a network of sidewalks, off-street paths, and trails and facilities. The Project does not include modifications to public sidewalks, crosswalks, lighting, or other pedestrian-related facilities, but the Project would not impede the County's implementation of Step by Step Los Angeles County: Pedestrian Plans for Unincorporated Communities or the development of new Community Pedestrian Plans.

County of Los Angeles Bicycle Master Plan

The County of Los Angeles Bicycle Master Plan was completed in March 2012 as a sub-element of the Mobility Element of the General Plan to provide a diverse regional bicycle system of interconnected bicycle corridors, support facilities, and programs to make bicycling more practical. Within the Bicycle Master Plan, the existing bicycle infrastructure and the proposed improvements are shown, none of which are proposed or located on or in the immediate vicinity of the Project site. Presumably, due to the varied and steep topography of the area that surrounds the Project site, no formal bicycle lanes are located near the Project site. Based on the Project's proposed use, employees and guests are not likely to utilize bicycles as a form of transportation to the site. However, the Project would not interfere with the County's ability to implement the Bicycle Master Plan should such enhancements be proposed in the Project site vicinity in the future.

Transportation Impact Analysis Guidelines

The TIA Guidelines prepared by the Los Angeles County Department of Public Works provides requirements for preparation of VMT analysis, which is discussed below in Section 17(b). The TIA Guidelines also provide guidance on non-CEQA transportation analyses to assess potential impacts to the local transportation system in general. This may include up to four additional analyses for a project: Construction Phase Analysis, Operational Analysis, Local Residential Street Cut-Through Analysis, and Additional Site Access Analysis. Through consultation with the Los Angeles County Department of Public Works, it was determined that the Project would be required to prepare site access and queuing analyses, in addition to an event traffic management plan, which are attached in Appendix H and are summarized below.

Operational Analysis

Site Access Assessment

ATE prepared a Site Access Assessment for the Project, and, as requested by County staff, the study contains an assessment for left-turn and right-turn lane implementation for the Project driveway on Little Tujunga Canyon Road based on the AMFPDGM. As previously described, the AVO method was used to determine the number of vehicles expected to access the Project site for events. The AVO analysis determined that 90 vehicles would be expected for 225 guests, five vehicles for five employees, and seven vehicles for 10 vendors for a total of 102 vehicles. The 225-guest event would generate 204 ADT, with 90 peak hour trips (PHT) occurring during the one-hour period at the start of events and 90 PHT occurring during the one-hour period at the end of events. Access to the Project site is proposed via an existing driveway on Little Tujunga Canyon Road. The driveway is approximately 25 feet wide at the Little Tujunga Road intersection and accommodates two-way flow. An additional gated driveway is located on Orcas Avenue for secondary emergency access. Project-generated traffic was distributed onto the study-area roadway system based on the existing traffic

patterns observed in the study-area and consideration of the land uses in the surrounding area. The Project trip distribution percentage is 100 percent south on Little Tujunga Canyon Road.

The AMFPDGM requires that traffic operations be analyzed for the build out year, and the Project is anticipated to begin hosting events starting on 2024. The AMFPDGM shows that the Sylmar area has a 0.42 percent growth factor from 2020-2025. The Year 2024 volumes were forecast for the Project driveway intersection assuming an ambient growth factor of 0.42 percent applied to the 2023 volumes for a one- year period. In the Site Access Assessment, ATE analyzed whether left-turn and right-turn lanes would be warranted on Little Tujunga Canyon Road using "event start" and "event end" scenarios and applying AMFPDGM guidelines to "Year 2024 + Project conditions." As previously described, the Turn-Lane Warrant Analysis was determined by utilizing the required three step process (determine design parameters, evaluate sight distance, and complete warrant analysis), which yielded the conclusion that the volumes forecast for the Little Tujunga Canyon Road/Project driveway intersection did not meet the warrants for left-turn or right-turn lane implementation under "Year 2024 + Project conditions." Therefore, the Project would not necessitate turn lane modifications to Little Tujunga Canyon Road.

Additional Level of Service Analysis

ATE also completed a LOS analysis for the Little Tujunga Canyon Road/Project Driveway intersection to assess if the intersection would operate acceptably with the existing geometry and the forecast event traffic volumes. The LOS for the intersection was calculated using the operations methodology outlined in the HCM, which is the methodology adopted by the County. For the unsignalized intersection, each movement required to stop or yield has a LOS rating and there is an overall level of service rating presented for the intersection. Pursuant to the HCM methods, LOS were calculated and reported based on the average seconds of delay per vehicle for the stop and yield movements. The unsignalized LOS assume the lane geometries at the intersections as well as the HCM recommended inputs values for other attributes of the intersection (percentage of heavy vehicles, flared approaches, etc.). The LOS analysis evaluated LOS during "event start" and "event end" for "Year 2024" and "Year 2024 + Project." ATE concluded that Little Tujunga Canyon Road/Project driveway intersection would operate in the LOS A-B range with "Year 2024 + Project" traffic volumes, indicating acceptable operations with low delays.

Event Traffic Management Plan and Queuing Analysis

The Project is proposing to host 150 events per year with a maximum capacity of 225 guests, as outlined below:

- Up to 150 events per year, with only 1 event/day
- Up to 225 guests per event
- Up to 15 employees/vendors
- Events would generally occur on weekends and Fridays with occasional events on Monday – Thursday. Events would be scheduled for seven to eight hours in duration, and would start no earlier than 9:00 A.M. and end no later than 12:00 A.M.

Access for the Project would remain unchanged. The Project site is accessed via an existing private driveway on Little Tujunga Canyon Road and a secondary/emergency access is provided from the property to Orcas Avenue.

The following trip generation analysis assumes a maximum size event with 225 guests, five employees, and 10 vendors. The trip generation calculations assumed an AVO of 2.5 guests per vehicle based on surveys conducted at similar venues as well as data provided by other firms and agencies (survey data included in Appendix H). The peak hour flow analysis assumes that 100 percent of the attendees would arrive and depart from the events during a one-hour period, a conservative assumption since arrival and departure patterns for events typically spread beyond a one-hour period (based on observations at other event venues). As the AVO method would require 90 vehicles for 225 guests, five vehicles for five employees, and seven vehicles for 10 vendors for a total of 102 vehicles, the 225-guest event would generate 204 ADT, with 90 PHT occurring during the one-hour period at the start of events and 90 PHT occurring during the one-hour period at the end of events.

Parking

Based on the parking evaluation summarized above in the County Code discussion, the Project site's 128 spaces would meet Project parking demand, whether the County Code calculation is used (which would require 80 parking spaces for the Project) or the AVO calculation is used (which would require 102 parking spaces for the Project). In addition, the equestrian uses, which would continue with the Project, require an additional 21 parking spaces. While the Project site would also accommodate these 21 parking spaces, it is noted here that additional parking spaces are available to the equestrian users of Middle Ranch that are located on the portion of the property that lies within the City of Los Angeles jurisdiction and are not included in the Project or the parking evaluation.

The Project proposes the utilization of two different event parking and traffic control options: a self-park option or a valet parking option. Project Design Feature PDF-TRANS-1 will implement a Parking Management Plan that address both options, as described below.

PDF-TRANS -1: The Project Applicant will implement the following steps as part of a Parking Management Plan for events that utilize the self-park option:

1. "Special Event Parking" signs with directional arrows will be implemented at the entrance to the site on Little Tujunga Canyon Road and after the second gate to direct guests on-site.

2. Parking Lot I (12 spaces) will be used for employee and vendor parking. These spaces will be occupied prior to the event start.

3. Parking Lots G1 and H will provide 11 parking spaces for the bridal party/event hosts and ADA vehicles. The majority of these spaces will be occupied prior to the event start.

4. A drop-off and pick-up zone with a sign will be implemented just south of the paved walkway to the entrance of the event venue. An additional drop-off exit sign with a directional arrow will be implemented after Lot E to direct drivers through Lot D to turnaround and exit the site.

5. A Parking attendant will be stationed at the entrance to the event venue to direct guests to the on-site parking lots. The parking attendant will also manage traffic flows at the drop-off zone.

6. An additional parking attendant will be stationed at the parking lots to direct guests to the open lots in sequence (Parking Lot F would be used first, then Parking lot E, then Parking Lot D, etc.). The attendant will start at the first open parking lot to direct traffic and then move to the next lot when it becomes full.

7. Golf carts or small shuttle vans will be used to transport guests from parking lots A – F to the clubhouse and associated lawns where events will be held.

The Project Applicant will implement the following steps as part of a Parking Management Plan for events that utilize the valet option:

1. "Special Event Parking" signs with directional arrows will be implemented at the entrance to the site on Little Tujunga Canyon Road and after the second gate to direct guests on-site.

2. Parking Lot I (12 spaces) will be used for employee and vendor parking. These spaces will be occupied prior to the event start.

3. Parking Lots G1 and H will provide 11 parking spaces for the bridal party/event hosts and ADA vehicles. The majority of these spaces will be occupied prior to the event start.

4. Three valet parking attendants will be deployed just south of the paved walkway at the entrance of the event venue to meet the arriving guests and valet park their vehicles. It is noted for smaller events, a minimum of two valet parking attendants will be required.

5. A drop-off and pick-up zone with a sign will be implemented just south of the paved walkway to the entrance of the event venue. An additional drop-off exit sign with a directional arrow will be implemented after Lot E to direct drivers through Lot D to turnaround and exit the site.

Vehicle Queuing

The vehicle queuing analysis focuses on the valet park option, as it has the potential to generate the highest queues on the site at the start of an event. A queue of approximately 37 vehicles (730 feet) could be accommodated in the area between the valet station and Little Tujunga Canyon Road.

The queuing analysis assumes that all 225 guests would arrive for the event during a 1-hour period. This equates to a peak arrival of 90 vehicles (based on 2.5 AVO). The average arrival rate for vehicles would therefore be 1.5 vehicles per minute (90/60 = 1.5). It is anticipated that a valet attendant would take approximately 30 seconds to obtain the vehicle from the guest. The valet attendant would then take approximately 20 seconds to drive and drop- off the vehicle to an additional valet attendant on stand-by at Lot D, who would then park the vehicle in an available parking space. The valet attendant would then take approximately 131 seconds to walk back to the valet station where a vehicle would be ready to drive. The average service rate would be 0.33 vehicle per minute (181 seconds per vehicle = 3.02 minutes per vehicle). Refer to the figures provided within the Event Traffic Management Plan and Queuing Analysis in Appendix H, for additional details and a graphic representation of queuing.

As requested by County staff, the Poisson Distribution was used to analyze the probability of the queues at the valet station. Assuming the average vehicle arrival of 1.5 vehicles per minute, a service rate of 0.33 vehicles per minute, and 5 valet attendants driving the vehicles from the valet station, there is a 95 percent or greater probability that there will be 37 or less vehicles in queue. The provided storage of 37 vehicles (730 feet) would therefore accommodate the valet queue forecasts.

It is noted that for events with less than 125 guests, the additional valet attendant at Lot D would not be necessary and only a minimum of 2 valet attendants would be required. With events less than 125 guests, vehicles would likely not be parked in Lots A, B, and C; thus, the valet attendants would not have a long distance to cover when walking back.

Based on the evaluation provided above, the Project would result in a less than significant impact related to conflicts with applicable programs, plans, ordinances, or policies addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and no mitigation measures are required.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? ☐ ☐ ☐ ☒

No Impact. The County TIA Guidelines contain thresholds, guidelines, and screening criteria for evaluating potential VMT impacts. In accordance with Section 3.1.2.1 – Non-Retail Project Trip Generation Screening Criteria of the TIA Guidelines, a project that generates less than 110 daily vehicle trips is not required to prepare further analysis (a VMT analysis). As discussed above, trip generation was estimated based on operational data of maximum guest and employees, which forecast 204 ADT on the day an event is held. The traffic generated by the Project would occur a maximum of 150 days per year and thus does not represent the AADT volumes that are used for the VMT analysis, however. The annual average daily traffic generation for the Project is 84 AADT.[67] The Project would therefore not exceed the County's screening criteria for VMT analysis (less than 110 ADT) and would result in no VMT impact (no conflict with CEQA Guidelines Section 15064.3). No mitigation measures are required.

[67] 204 ADT x 150 days/365 days = 84 AADT.

c) Substantially increase hazards due to a road design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)? ☐ ☐ ☐ ☒

No Impact. The Project site is accessed by an existing driveway from Little Tujunga Canyon Road, and the proposed event activity areas would be accessed by the same driveway. Secondary access is available from Orcas Avenue, which would also remain intact with the Project. The only construction associated with the Project would be enclosing the existing patio, which would not impact road features. In addition, as discussed above in Section 11.a, turn-lanes are not warranted for the implementation of the Project. Therefore, the Project would result in no impact related to the creation of hazards due to a road design feature or incompatible uses, and no mitigation measures are required.

d) Result in inadequate emergency access? ☐ ☐ ☒ ☐

Less than Significant Impact. The Project site is currently developed with equestrian uses including stables, riding areas, a clubhouse/office building with a commercial-grade kitchen, and a tack room building with a locker room. The equestrian use would continue to operate with the Project. The Project site is accessed by a private driveway from Little Tujunga Canyon Road, and a secondary access road is available from Orcas Avenue. As discussed in Section 9.f, the County General Plan Safety Element identifies evacuation routes, and Little Tujunga Canyon Road and Osborne Street near the Project site are listed as routes. Middle Ranch is also located in the vicinity of two County-designated disaster routes: the 210 Freeway is a primary disaster route, and Foothill Boulevard is a secondary disaster route. Both routes are located within approximately 0.5 mile from the Project site and are accessible from both Little Tujunga Canyon Road, which becomes Osborne Street south of the Project site, and Orcas Avenue. The Middle Ranch equestrian facility's existing evacuation plan consists of trailers hauling horses south off-site via the driveways on Little Tujunga Canyon Road and Orcas Avenue. The route from the Project site to Foothill Boulevard is approximately 3,316 feet via Little Tujunga Canyon Road and approximately 2,309 feet via Orcas Avenue. The evacuation routes would be the same for the proposed events as they are for existing equestrian operations. In addition, the Applicant will implement Project Design Feature PDF-HAZ-1, which includes wildfire risk protocols that could be used in the event of any type of emergency or evacuation, as needed. Therefore, the Project would result in a less than significant impact related to inadequate emergency access, and no mitigation measures are required.

18. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k), or	☐	☐	☐	☒
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

No Impact. As stated above in Section 5, Cultural Resources, the Project site is currently developed with equestrian uses including stables, riding area, a clubhouse/office building with a commercial-grade kitchen, and a tack room building with a locker room. An existing outdoor patio area, swimming pool, and landscaped grounds are located adjacent to the clubhouse building, and parking areas are also provided. The requested private recreation club CUP is for the use of the Project site and existing facilities for hosting weddings and similar events. The Project patio renovation would not require ground disturbing activities, and the proposed event use would not change the equestrian operations on the site. As no ground disturbance activities would occur on the Project site, the Project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing the California Register of Historical Resources or in a local register of historical resources as defined in the Public Resources Code, or a resource determined by the lead agency to be significant.

Nevertheless, pursuant to California AB 52, lead agencies must provide notice to California Native American tribes that are traditionally and culturally affiliated with the geographic area wherein a Project is proposed, inviting consultation, if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe is required to respond in writing within 30 days of the County's AB 52 notice if consultation is sought. The County is the Lead Agency for the Project and is required to send AB 52

Notification letters to the Native American Tribes that have requested notification. Should a request for consultation regarding the Project and Project site be received within 30 days of the AB 52 Notification letters, the County as Lead Agency is required to conduct such consultation.

On October 3, 2024, the LACDRP sent letters to the Native American tribes that are culturally affiliated with the Project area, notifying the tribes of the Project. This outreach included representatives of the Gabrielino Tongva Indians of California, the Gabrieleno Tongva, the Fernandeño Tatavium Band of Mission Indians, and the Gabrieleño Band of Mission Indians-Kizh Nation. On November 1, 2024, the LACDRP received a written request for consultation from a representative for the Gabrieleño Band of Mission Indians – Kizh Nation, requesting consultation under Assembly Bill 52 (AB 52). Consultation between the LACDRP (Sean Donnelly, AICP, Senior Planner) and the Gabrieleño Band of Mission Indians – Kizh Nation (Chairman Andrew Salas) occurred on December 5, 2024. During consultation, Mr. Donnelly provided clarification of the Project description details. No additional information related to tribal cultural resources for inclusion in the environmental analysis was provided by Chairman Salas, and both parties concluded that no mitigation measures are necessary. Thus, consultation with the Gabrieleño Band of Mission Indians – Kizh Nation concluded on January 16, 2025. No response or request for consultation was received by the LACDRP from the remaining Native American tribes. Therefore, AB 52 consultation with all tribes that are culturally affiliated with the Project area has been concluded for the Project. Refer to **Appendix I, Tribal Cultural Resource Consultation**, for documentation regarding the consultation process.

Based on the preceding analysis, the Project would result in no impact on tribal cultural resources, and no mitigation measures are required.

19. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒

No Impact. The Project site is served by existing public utilities and service connections, including an existing OWTS. The requested Project CUP is for the accessory use of the existing facilities and would not change the equestrian use operations on the site. Retroactive permitting and renovation of the existing patio would not require construction, negligible modification, or relocation of utilities and service systems. As determined by Leighton Consulting, Inc. in their Review of Septic Tank Capacity (June 23, 2023, revised April 23, 2024), which is included in Appendix C, the existing capacity of the OWTS, which includes two 3,500-gallon septic tanks with leach field disposal, is adequate to serve both the existing facilities and the proposed events of the Project. Therefore, no additional OWTS features are required. The Project would continue to be served by the existing systems. As the Project would not require the construction of new or expanded utilities systems, no impact would occur, and no mitigation measures are required.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐

Less Than Significant Impact. The Project site currently receives water from the LADWP. As shown in the Water Availability Will Serve Letter,[68] provided in Appendix F, the Project site is able to be supplied with water from the municipal system subject to the rules of the LADWP via the water main in Little Tujunga Canyon Road. The LADWP supplies water through an extensive distribution system, comprising 7,336 miles of distribution pipes, 115 tanks and reservoirs, 84 pump stations, and a total storage capacity of 323,851 acre-feet.[69] According to the 2020 LADWP Urban Water Management Plan (UWMP),[70] the LADWP does not anticipate water shortages as demands are met by the available supplies under all hydrologic scenarios (average year, single-dry and multi-dry year). Water supplies for 2025 for an average weather year are projected by the UWMP to be 674,700 acre-feet per year.[71] As determined by Leighton Consulting, Inc. in their Review of Septic Tank Capacity (June 23, 2023, revised April 23, 2024), which is included in Appendix C, the event use

[68] Gonzalez, Liz, Manager-Business Arrangements and Water Distribution Engineering, Los Angeles Department of Water and Power, Water Availability Will Serve, 11700 Little Tujunga Canyon Road, May 2, 2023.

[69] LADWP, Facts and Figures, Accessed on May 22, 2023, at: https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-factandfigures?_adf.ctrl-state=16h1taiqfk_4&_afrLoop=337967006889129.

[70] Los Angeles Department of Water and Power, 2020 Urban Water Management Plan, Adopted May 25, 2021.

[71] Los Angeles Department of Water and Power, 2020 Urban Water Management Plan, Exhibit ES-R, Service Area Reliability Assessment for Single Dry Year, Adopted May 25, 2021.

would generate 3,225 gallons of wastewater per day (for the maximum-attended event of 225 guests and 15 employees/vendors), based on Los Angeles County Code Plumbing Code flow rates for restaurant employees, restaurant customers, and restaurant kitchens. Conservatively assuming that the water demand is 20 percent greater than the wastewater generation (considering the loss of water that occurs), the water demand for the maximum-attended event would be 3,870 gallons per day. As existing equestrian uses would continue to operate with the Project, the water demand related to equestrian uses would not change. Therefore, the equestrian uses are not included in the total proposed water demand totals. Similarly, the Project site is landscaped in the existing condition, and as no changes to landscaping are proposed with the Project, irrigation for landscaping is not included in the total proposed water demand totals. The water demand per event represents a conservative estimate, as the majority of individuals attending an event at Middle Ranch would be utilizing water resources elsewhere in the region if not for their attendance at the event. Based on LADWP's stated ability to serve the Project, impacts to water supplies would be less than significant, and no mitigation measures are required.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Less Than Significant Impact. The Project site does not rely on public wastewater infrastructure, rather, the site manages wastewater through an OWTS. As previously described, the existing OWTS includes two 3,500-gallon septic tanks with leach field disposal, and the event use would generate 3,225 gallons of wastewater per day (for the maximum-attended event of 225 guests and 15 employees/vendors), based on Los Angeles County Code Plumbing Code flow rates for restaurant employees, restaurant customers, and restaurant kitchens (refer to Appendix C). Therefore, the existing OWTS is adequate to serve both the existing facilities and the proposed events of the Project. The Project would result in a less than significant impact related to wastewater capacity, and no mitigation measures are required.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

Less Than Significant Impact. The construction of the Project does not propose any grading; therefore, the Project would not generate soils for disposal. The Project would generate minimal construction waste that would be transported to Sunshine Canyon Landfill, which is permitted to take construction and demolition waste. During operations, the Project would generate solid waste from hosting events (weddings, banquets, etc.) for disposal at a landfill that is permitted for mixed municipal waste. The closest landfill to the Project site is the Sunshine Canyon Landfill, which is located approximately 10.5 miles northwest of the Project site. The Sunshine Canyon Landfill is permitted to accept 12,100 tons per day (tpd), and the landfill's current remaining capacity will provide disposal until approximately 2037. The Sunshine Canyon Landfill accepts mixed municipal solid waste, as well as green waste materials.[72]

[72] CalRecycle, Solid Waste Information System Facility/Site Activity Details, Sunshine Canyon City/County Landfill, Accessed on May 22, 2023, at: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/259?siteID=4702.

As stated above, the requested private recreation club CUP would allow up to 150 events per year to be held at the Project site with up to 225 guests and 15 workers/vendors, limited to one per day. The estimated Project-generated operational waste is provided in **Table 16, Operational Solid Waste Generation.**

Table 16
Operational Solid Waste Generation

Type of Use [a]	# of People	Generation Rate (pounds/person/day)	# of Days (Maximum)	Total Waste (pounds/day)	Total Waste (tons/day) [d]
Events (wedding, banquet) [b]	225 guests	4.9	150	165,375	82.7
	15 employees	4.9	150	11,025	5.5
Total Operational Waste Generation				**176,400**	**88.2**
Waste Diversion of 50%[c]				**88,200**	**44.1**
Total Operational Waste for Landfill Disposal				**88,200**	**44.1**

Source: Environmental Protection Agency, National Overview: Facts and Figures on Materials, Wastes and Recycling, Accessed on May 22, 2023, at: https://www.epa.gov/facts-and-figures-about-materials-waste-and-recycling/national-overview-facts-and-figures-materials.

[a] As existing equestrian uses would continue to operate under the Project, the wastewater generation related to equestrian uses would not change. Therefore, the equestrian uses are not included in the solid waste generation totals.
[b] The requested CUP would allow up to 150 events per year to be held at the site with up to 225 guests and 15 workers/vendors, limited to one per day. The total operational waste for landfill disposal represents a conservative estimate, as it considers the maximum number of events to be held per year, at maximum capacity.
[c] Required by AB 939 – the California Integrated Waste Management Act.
[d] One pound = 0.0005 tons.

As shown in Table 16, the Project would generate approximately 44.1 tpd of solid waste from events operations (with a maximum number of events, at maximum capacity), after mandatory waste diversion (e.g., recycling). The Project's maximum daily operational solid waste generation would represent approximately 0.4 percent of the Sunshine Canyon's daily permitted capacity. Therefore, Project impacts related to solid waste capacity would be less than significant, and no mitigation measures are required.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? ☐ ☐ ☐ ☒

No Impact. Construction of the Project does not propose any grading; therefore, the Project would not generate soils for disposal. Construction and operation waste generated by the patio renovation would be disposed of at a permitted landfill and in accordance with State and local regulations related to waste reduction, trash removal and disposal, and recycling, including but not limited to AB 939, the California Integrated Waste Management Act, which requires 50 percent waste diversion from landfills. Therefore, the Project would result in no impact related to compliance with solid waste regulations, and no mitigation measures are required.

20. WILDFIRE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Less Than Significant Impact. As evaluated in Section 9, Hazards and Hazardous Materials, the Project is located within a VHFHSZ. Every emergency response institution within the State is bound by the terms of the California Disaster and Civil Defense Master Mutual Aid Agreement. Therefore, although the LACoFD fire stations in closest proximity to the Project site would typically be the designated first responders to the Project site, in an emergency, such as a wildfire, additional resources needed for the response would be determined by the agencies at the time of the emergency. Emergency response by the LACoFD is guided by the November 2023 County of Los Angeles OAEOP from the Office of Emergency Management, which provides guidance to agencies and jurisdictions within the Operational Area on how to interface with the coordinator of the OAEOP during emergencies and disasters. It follows the structure of, and allows integration into, the SEMS and the National Incident Management System. It clarifies each element of the emergency management organization and their responsibilities in the maintenance of appropriate and current Standard Operating Procedures resource lists and checklists that detail how assigned responsibilities are performed to support implementation of the EOP and to ensure an effective response during a major disaster. The EOP delineates the organization, framework, and command hierarchy for the County's response to major disasters, and all other responsible agencies maintain their own version of the EOP for proper organization of their people and facilities, based upon the same organizing SEMS framework. At the core of the operations of SEMS in an emergency is the ICS, which provides guidance for how to organize assets to respond to an incident and processes to manage the response through its successive stages.

The County General Plan Safety Element identifies evacuation routes, and Little Tujunga Canyon Road and Osborne Street near the Project site are listed as routes. Middle Ranch is also located in the vicinity of two County-designated disaster routes: the 210 Freeway is a primary disaster route, and Foothill Boulevard is a secondary disaster route. Both routes are located within approximately 0.5 mile from the Project site and are accessible from both Little Tujunga Canyon Road, which becomes Osborne Street south of the Project site, and Orcas Avenue. The Middle Ranch equestrian facility's existing evacuation plan consists of trailers hauling horses south off-site via the driveways on Little Tujunga Canyon Road and Orcas Avenue. The route from the Project site to Foothill Boulevard is approximately 3,316 feet via Little Tujunga Canyon Road and approximately 2,309 feet via Orcas Avenue. The evacuation routes would be the same for the proposed events as they are for existing equestrian operations.

ATE forecasted the existing and proposed evacuation traffic flows for the Project driveways at Little Tujunga Canyon Road and Orcas Avenue (refer to Appendix D and Appendix H). The equestrian facility currently boards 74 horses and has a maximum of 78 horses boarded. This use would require approximately 20 trailers to evacuate horses. The equestrian center staff and visitors on-site would equate to an additional 29 vehicles (49 vehicles total), determined based on parking surveys conducted by ATE within the entire Middle Ranch property (and including both City and County parcels). The event evacuation flows would include 90 vehicles for guests and 12 vehicles for staff and vendors (102 vehicles). Thus, a total of 151 vehicles would need to evacuate the site when a maximum capacity event is held, and the equestrian center is active. The evacuation analysis assumes that 76 vehicles would use the Little Tujunga Canyon Road driveway and 75 vehicles would use the Orcas Avenue driveway during an evacuation scenario (dividing the evacuation flow roughly in half between the two driveways).

Little Tujunga Canyon Road and Orcas Avenue have a capacity of approximately 1,500 vehicles per hour in each direction. Based on the existing traffic volumes, the forecast evacuation volumes, and the roadway capacities, evacuation times were estimated for the two driveway locations. ATE determined that, under existing conditions, the equestrian use on the Project site would add 6.3 minutes to the Little Tujunga Canyon Road evacuation time and one minute to the Orcas Avenue evacuation time. An event proposed by the Project would additionally contribute 2.1 minutes to the Little Tujunga Canyon Road evacuation time and 2 minutes to the Orcas Avenue evacuation time, for a total of 8.4 minutes on Little Tujunga Canyon Road and three minutes on Orcas Avenue.

In an evacuation scenario, roadways would be congested; however, the residential density near the Project site is relatively low, and Osborne Street (Little Tujunga Canyon Road) and Orcas Avenue would be the most convenient routes only for a small portion of the residences in the Project area. These two streets are not the closest evacuation routes for any residence located approximately .75 mile east or west from the Project site.

There are currently no State or County quantitative standards for evacuation travel time, thus, this evacuation timing information has been provided for informational purposes. Evacuating the Project site during events in a timely fashion is achievable, through proper planning and preparation. As such, the Applicant will implement wildfire risk protocols as part of Project Design Feature PDF-HAZ-1, which will be adhered to by staff and vendors, as well as event planners.

As such, the Project would result in a less than significant impact related to the impairment of an emergency response plan or emergency evacuation plan, and no mitigation measures are required.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐

Less Than Significant Impact. As described in Appendix D, Evaluation of Potential Wildfire Risk to the Middle Ranch Project, The frequency of wildfire in any location is dependent on several factors, such as topography, vegetation type and composition, wind, and temperature. The Project site is located at the southern terminus of Little Tujunga Canyon, which is a small canyon located in the west-southwestern end of the San Gabriel Mountains. The mountains stretch roughly 10 miles north of the Project site and 50 miles east and are primarily preserved as wilderness. Directly south of the Project site at the base of the foothills is

the beginning of the San Fernando Valley. Development in the valley closest to the Project site is primarily suburban in nature with the majority of land containing single-family houses. Interstate 210 (210 Freeway) runs east-west approximately 0.5 miles south of the Project site. Hansen Dam Park is located on the south side of the 210 Freeway directly south of the Project site and is the end point for both Little Tujunga Creek and Big Tujunga Creek to the east.

Chapparal is the dominant plant community in much of the San Gabriel Mountains, but in the south-facing foothills, vegetation is not as dense owing to the greater amount of sun exposure. Winds in the area tend to blow in a north or northwesterly direction, coming in from offshore, except in Santa Ana years when winds come down from the north and blow through the mountains in a southwesterly direction. According to State fire records, four wildfires have reached the borders of the Project site since recording began in 1878. A fire return interval is the number of years between fires at a location and/or for a particular plant community. Different plant communities have different average fire return intervals from each other, a result of hundreds of thousands of years of prehistoric ecological development. Chapparal is the dominant plant community in the San Gabriel Mountains, and a fire return interval between 30 to 90 years could be considered a "normal" amount of wildfire activity. When a fire return interval is too far outside of a normal range, especially when wildfires occur more frequently, a landscape can be susceptible to invasion from non-native grasses and forbs and become permanently converted to a non-native grassland or other disturbed habitat. Such places are more vulnerable to wildfire as the landscape retains less water. The plants reproduce, grow, and dry out more quickly than natives, and thus a great deal of highly flammable, quick-burning fuel is produced on an annual basis. This is common on denuded hills in southern California, where historically vegetation was removed for grazing cattle. The hills located east of the Project site are not in this state and are fairly intact. The Project site itself has not experienced many overlapping fires.

The topography of a particular location plays a significant part in a site's vulnerability or susceptibility to wildfire risk. Fire naturally moves more rapidly uphill than downhill or across a flat area. In addition, the aspect of a slope (the direction it's facing) determines how much solar radiation it receives. North (and east) aspect slopes receive far less solar radiation than south (and west) aspect slopes, and therefore will tend to have lower temperatures throughout the year, retain more moisture, and therefore have denser vegetation. These characteristics make north and east aspect slopes less susceptible to wildfire relative to south and west aspect slopes, which will have more flammable fuels, higher temperatures, and lower humidity. Increased density of vegetation on a north or east aspect slope does mean there is more potential fuel. However, the shade from dense vegetation also helps reduce soil temperature, which in turn helps the plants retain moisture for longer into the year, all of which reduces the likelihood of the start and spread of wildfire. Topography also influences how much wind a location will receive, which may contribute to the drying of vegetation and the effects of wind during a wildfire event. For example, wind speed increases where the air becomes constricted, such as in a saddle between two peaks, within a narrow canyon, or at the crest of a hill. The Project site is oriented generally north-south, located at the base of a hill to the east, and on a terrace adjacent to Little Tujunga Creek to the west. The adjacent hill to the east has an east-west ridge that splits into two diagonal ridges above the Project site. This results in a complex profile that abuts the Project site, with both north and south aspect slopes rising above. These slopes appear to have more vegetation than the nearby south aspect slopes that face into the valley; therefore, they likely maintain lower temperatures, higher humidity, and more moisture in comparison. This, along with the presence of the creek on the west border

of the Project site, would overall reduce the Project site's susceptibility to wildfire relative to more exposed locations containing less moisture.

Extreme wildfire conditions are recognizable and predictable, however. When extreme fire conditions are forecast, the National Weather Service (NWS) issues a "Red Flag" warning, indicating that conditions will be ideal for wildfire combustion and spread within the time period of the warning. The NWS can also issue a "Fire Weather Watch," which is an alert issued when Red Flag conditions are predicted but not imminent. This is to say that the most extreme wildfires that have threatened the Project site have occurred when they would be expected to, and as a result, wildfire danger to the Project site is predictable to a meaningful extent.

The Forestry Division of the LACoFD assists and supports the implementation of the CAL FIRE FHSZ model designation in the County. In an effort to reduce threats to lives and property, the LACoFD has instituted a variety of regulatory programs and standards, including vegetation management, pre-fire management and planning, and the brush clearance inspection program. The existing uses on-site are also required to comply with Title 32 (County Fire Code) requirements in the FHSZs. As the Project would comply with all applicable regulations regarding wildfire safety, would implement PDF-HAZ-1 (wildfire risk protocol), and would not construct new structures on the Project site, the Project would result in a less than significant impact related to the exacerbation of wildfire risks, and no mitigation measures are required.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒

No Impact. Project construction activity would be limited to the existing patio renovation, which would not require installation of associated infrastructure. The Project site would continue to be served by the existing water lines; OWTS; and electrical, gas, and telecommunications lines, as discussed in Section 19, Utilities and Service Systems. In addition, the Project would not modify or install new roads or fuel breaks. As such, the Project would result in no impact related to the installation or maintenance of infrastructure and their exacerbation of fire risk, and no mitigation measures are required.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Less Than Significant Impact. The Project site is located at the southern terminus of Little Tujunga Canyon, which is a small canyon located in the west-southwestern end of the San Gabriel Mountains. The Project site is oriented generally north-south, located at the base of a hill to the east, and on a terrace adjacent to Little Tujunga Creek to the west. As previously described in Sections 7 and 10, the Project site is located within a liquefaction zone, a landslide zone, and a 100-year flood hazard area. The Project site is comprised of existing equestrian facilities, including uses including stables, riding areas, a clubhouse/office building with a commercial-grade kitchen, and a tack room building with a locker room. The Project proposes a patio

renovation within the existing development footprint. Therefore, the Project would not alter slope stability, nor would it increase impervious areas resulting in increased runoff or drainage changes that would cause flooding or landslides in a post-fire scenario. The Project would result in less than significant impacts, and no mitigation measures are required.

e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Less Than Significant Impact. As discussed above and in Section 9, the Project proposes a patio renovation and the proposed events would accommodate up to 225 events and 15 staff/employees on the Project site. However, the Project would be required to comply with all applicable State and local fire and safety codes, as well as standards of the LACoFD related to brush clearance, fire access, hydrant, and fire flow standards. In addition, in the event of a wildfire (or other emergency), the Project Applicant would enact PDF-HAZ-1 (wildfire risk protocol), as well as be required to adhere to any active State or local evacuation order. Therefore, the Project would result in a less than significant impact related to the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires. No mitigation measures are required.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐

Less than Significant Impact. As discussed in Sections 4, Biological Resources; 5, Cultural Resources; 7, Geology and Soils; and 18, Tribal Cultural Resources, Project impacts to these resources would be less than significant, or the Project would result in no impact to these resources. Therefore, the Project would not significantly degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The Project would result in no impact or less than significant impacts to biological, cultural, paleontological, and tribal cultural resources, and no mitigation measures are required.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

Less than Significant Impact. To date, no related projects have been identified within 500 feet of the Project site. As detailed in the analyses provided throughout Section 4.0, the Project would result in no impact or a less than significant impact for all environmental issues. Where appropriate, cumulative impacts are addressed, as for air quality (Section 3) and GHG emissions (Section 8), in addition to noise (Section 13) and traffic (Section 17), which incorporate an ambient growth factor to capture anticipated growth in the Project area. As discussed throughout this document, with Project Design Features or through required regulatory compliance, none of the Project's impacts would be significant and unavoidable, including cumulative impacts. The Project's contribution to cumulative impacts would be less than significant, and no mitigation measures are required.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Less than Significant Impact. Impacts to human beings are generally related to air quality, hazards and hazardous materials, excessive noise or vibration, transportation/circulation safety, and wildfire. As detailed in the analyses provided throughout Section 4.0, the Project would not result, either directly or indirectly, in substantial adverse effects related to these hazards. As all Projects impacts to human beings would be less than significant with Project Design Features or through required regulatory compliance; impacts to human beings would be less than significant, and no mitigation measures are required.

Appendix A

CalEEMod Version 2022.1.1.29 Computer Model Output

Middle Ranch Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

2.5. Operations Emissions by Sector, Unmitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Middle Ranch
Operational Year	2024
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	1.40
Location	11700 Little Tujunga Canyon Rd, Sylmar, CA 91342, USA
County	Los Angeles-South Coast
City	Unincorporated
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	3791
EDFZ	7
Electric Utility	Los Angeles Department of Water & Power
Gas Utility	Southern California Gas
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Quality Restaurant	6.00	1000sqft	0.14	6,000	132,500	120,000	—	—
Parking Lot	128	Space	1.15	0.00	0.00	0.00	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Unmit.	0.57	0.61	5.29	0.01	1.08	0.29	2,022
Daily, Winter (Max)	—	—	—	—	—	—	—
Unmit.	0.53	0.65	4.48	0.01	1.08	0.29	1,965
Average Daily (Max)	—	—	—	—	—	—	—
Unmit.	0.49	0.47	3.03	0.01	0.59	0.16	1,446
Annual (Max)	—	—	—	—	—	—	—
Unmit.	0.09	0.09	0.55	< 0.005	0.11	0.03	239
Exceeds (Daily Max)	—	—	—	—	—	—	—
Threshold	55.0	55.0	550	150	150	55.0	—
Unmit.	No	No	No	No	No	No	—
Exceeds (Average Daily)	—	—	—	—	—	—	—
Threshold	55.0	55.0	550	150	150	55.0	—
Unmit.	No	No	No	No	No	No	—

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—

Mobile	0.37	0.42	4.87	0.01	1.06	0.27	1,223
Area	0.19	< 0.005	0.26	< 0.005	< 0.005	< 0.005	1.08
Energy	0.01	0.19	0.16	< 0.005	0.01	0.01	700
Water	—	—	—	—	—	—	78.0
Waste	—	—	—	—	—	—	10.3
Refrig.	—	—	—	—	—	—	9.38
Total	0.57	0.61	5.29	0.01	1.08	0.29	2,022
Daily, Winter (Max)	—	—	—	—	—	—	—
Mobile	0.37	0.46	4.33	0.01	1.06	0.27	1,167
Area	0.15	—	—	—	—	—	—
Energy	0.01	0.19	0.16	< 0.005	0.01	0.01	700
Water	—	—	—	—	—	—	78.0
Waste	—	—	—	—	—	—	10.3
Refrig.	—	—	—	—	—	—	9.38
Total	0.53	0.65	4.48	0.01	1.08	0.29	1,965
Average Daily	—	—	—	—	—	—	—
Mobile	0.30	0.28	2.70	0.01	0.57	0.15	647
Area	0.18	< 0.005	0.18	< 0.005	< 0.005	< 0.005	0.74
Energy	0.01	0.19	0.16	< 0.005	0.01	0.01	700
Water	—	—	—	—	—	—	78.0
Waste	—	—	—	—	—	—	10.3
Refrig.	—	—	—	—	—	—	9.38
Total	0.49	0.47	3.03	0.01	0.59	0.16	1,446
Annual	—	—	—	—	—	—	—
Mobile	0.06	0.05	0.49	< 0.005	0.10	0.03	107
Area	0.03	< 0.005	0.03	< 0.005	< 0.005	< 0.005	0.12
Energy	< 0.005	0.03	0.03	< 0.005	< 0.005	< 0.005	116
Water	—	—	—	—	—	—	12.9

Waste	—	—	—	—	—	—	1.71
Refrig.	—	—	—	—	—	—	1.55
Total	0.09	0.09	0.55	< 0.005	0.11	0.03	239

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Quality Restaurant	0.37	0.42	4.87	0.01	1.06	0.27	1,223
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.37	0.42	4.87	0.01	1.06	0.27	1,223
Daily, Winter (Max)	—	—	—	—	—	—	—
Quality Restaurant	0.37	0.46	4.33	0.01	1.06	0.27	1,167
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.37	0.46	4.33	0.01	1.06	0.27	1,167
Annual	—	—	—	—	—	—	—
Quality Restaurant	0.06	0.05	0.49	< 0.005	0.10	0.03	107
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.06	0.05	0.49	< 0.005	0.10	0.03	107

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	395
Parking Lot	—	—	—	—	—	—	83.5
Total	—	—	—	—	—	—	478
Daily, Winter (Max)	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	395
Parking Lot	—	—	—	—	—	—	83.5
Total	—	—	—	—	—	—	478
Annual	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	65.4
Parking Lot	—	—	—	—	—	—	13.8
Total	—	—	—	—	—	—	79.2

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Quality Restaurant	0.01	0.19	0.16	< 0.005	0.01	0.01	222
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.01	0.19	0.16	< 0.005	0.01	0.01	222
Daily, Winter (Max)	—	—	—	—	—	—	—
Quality Restaurant	0.01	0.19	0.16	< 0.005	0.01	0.01	222
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.01	0.19	0.16	< 0.005	0.01	0.01	222
Annual	—	—	—	—	—	—	—
Quality Restaurant	< 0.005	0.03	0.03	< 0.005	< 0.005	< 0.005	36.8
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total	< 0.005	0.03	0.03	< 0.005	< 0.005	< 0.005	36.8

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Consumer Products	0.13	—	—	—	—	—	—
Architectural Coatings	0.02	—	—	—	—	—	—
Landscape Equipment	0.04	< 0.005	0.26	< 0.005	< 0.005	< 0.005	1.08
Total	0.19	< 0.005	0.26	< 0.005	< 0.005	< 0.005	1.08
Daily, Winter (Max)	—	—	—	—	—	—	—
Consumer Products	0.13	—	—	—	—	—	—
Architectural Coatings	0.02	—	—	—	—	—	—
Total	0.15	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—
Consumer Products	0.02	—	—	—	—	—	—
Architectural Coatings	< 0.005	—	—	—	—	—	—
Landscape Equipment	0.01	< 0.005	0.03	< 0.005	< 0.005	< 0.005	0.12
Total	0.03	< 0.005	0.03	< 0.005	< 0.005	< 0.005	0.12

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—

Quality Restaurant	—	—	—	—	—	—	78.0
Parking Lot	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	78.0
Daily, Winter (Max)	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	78.0
Parking Lot	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	78.0
Annual	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	12.9
Parking Lot	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	12.9

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	10.3
Parking Lot	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	10.3
Daily, Winter (Max)	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	10.3
Parking Lot	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	10.3
Annual	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	1.71
Parking Lot	—	—	—	—	—	—	0.00

Total	—	—	—	—	—	—	1.71

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	9.38
Total	—	—	—	—	—	—	9.38
Daily, Winter (Max)	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	9.38
Total	—	—	—	—	—	—	9.38
Annual	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	1.55
Total	—	—	—	—	—	—	1.55

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—

—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Quality Restaurant	84.0	84.0	84.0	30,660	530	1,488	1,488	293,350
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	9,000	3,000	3,011

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Quality Restaurant	207,782	690	0.0489	0.0069	690,790
Parking Lot	43,959	690	0.0489	0.0069	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Quality Restaurant	1,821,202	3,915,196
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Quality Restaurant	5.47	—
Parking Lot	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Quality Restaurant	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Quality Restaurant	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Quality Restaurant	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	16.3	annual days of extreme heat
Extreme Precipitation	7.10	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	22.7	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	95.3
AQ-PM	56.7
AQ-DPM	51.0
Drinking Water	83.1
Lead Risk Housing	64.1

Pesticides	0.00
Toxic Releases	58.4
Traffic	86.4
Effect Indicators	—
CleanUp Sites	25.6
Groundwater	0.00
Haz Waste Facilities/Generators	16.6
Impaired Water Bodies	0.00
Solid Waste	87.1
Sensitive Population	—
Asthma	51.3
Cardio-vascular	41.4
Low Birth Weights	56.6
Socioeconomic Factor Indicators	—
Education	49.8
Housing	53.6
Linguistic	46.0
Poverty	47.8
Unemployment	39.2

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	36.05800077
Employed	29.51366611
Median HI	49.76260747
Education	—

Bachelor's or higher	46.25946362
High school enrollment	17.07943026
Preschool enrollment	34.18452457
Transportation	—
Auto Access	54.54895419
Active commuting	56.85871936
Social	—
2-parent households	40.06159374
Voting	46.37495188
Neighborhood	—
Alcohol availability	50.39137688
Park access	81.35506224
Retail density	27.4092134
Supermarket access	34.65930964
Tree canopy	64.0189914
Housing	—
Homeownership	60.41319133
Housing habitability	46.74708071
Low-inc homeowner severe housing cost burden	19.02989863
Low-inc renter severe housing cost burden	19.70999615
Uncrowded housing	66.9190299
Health Outcomes	—
Insured adults	39.29167201
Arthritis	11.5
Asthma ER Admissions	39.9
High Blood Pressure	21.3
Cancer (excluding skin)	17.3
Asthma	43.1

Coronary Heart Disease	7.5
Chronic Obstructive Pulmonary Disease	12.3
Diagnosed Diabetes	28.6
Life Expectancy at Birth	37.5
Cognitively Disabled	11.9
Physically Disabled	7.5
Heart Attack ER Admissions	21.4
Mental Health Not Good	40.6
Chronic Kidney Disease	27.1
Obesity	40.5
Pedestrian Injuries	92.2
Physical Health Not Good	30.9
Stroke	17.3
Health Risk Behaviors	—
Binge Drinking	61.9
Current Smoker	36.3
No Leisure Time for Physical Activity	45.8
Climate Change Exposures	—
Wildfire Risk	75.5
SLR Inundation Area	0.0
Children	48.8
Elderly	16.8
English Speaking	54.6
Foreign-born	63.2
Outdoor Workers	39.8
Climate Change Adaptive Capacity	—
Impervious Surface Cover	79.4
Traffic Density	81.0

Traffic Access	23.0
Other Indices	—
Hardship	48.4
Other Decision Support	—
2016 Voting	26.7

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	60.0
Healthy Places Index Score for Project Location (b)	38.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Operations: Road Dust	—

Land Use	Using quality restaurant since it has less turnover compared to high turnover - sit down restaurant land use. Operations of the event include preparing food which would occur in the buildings. Area 1 (83,0000) + Area 2 (37,000) + Area 3 (12,500) = landscaped area. Special Landscape area is Area 1 + Area 2 = special landscape area (120,000) since the lawn would be used as an event area which people would disturb by walking/standing on. 128 combined parking spots (paved and unpaved parking spaces with lighting).
Characteristics: Utility Information	Client confirmed Project site electricity is provided by LADWP
Operations: Vehicle Data	The project would create 84 Annual Average Daily Trips (AADT)(Associated Transportation Engineers, Site Access Assessment, Approved by DPW on July 29, 2024). The manually inputed 14 trip rate would generate mobile emissions based on 84 AADT calculated by ATE (6 [size] x 34 [trip rate] = 204 ADT). VMT is calculated based on the CalEEMod default trip lengths.

Appendix B
General Biological Assessment

GENERAL BIOLOGICAL ASSESSMENT
FOR
ASSESSOR'S IDENTIFICATION NUMBERS
2526-024-022, 2526-024-026, 2526-025-009, 2526-025-011, 2526-025-022, 2526-024-270, 2526-024-028, 2526-024-021, 2581-027-004, 2526-025-012, 2526-025-013, 2526-025-016, 2526-025-017, and 2581-026-012

LOS ANGELES COUNTY, CALIFORNIA

Prepared for:

RJ's Property Management LLC,
1135 E. Florence Avenue
Inglewood, CA 90302

Prepared by:

Hernandez Environmental Services
17037 Lakeshore Drive
Lake Elsinore, CA 92530

OCTOBER 2020

TABLE OF CONTENTS

1.0 Introduction 3
1.1 Project Site Location 3
2.0 Methodology 3
2.1 Literature Review 3
2.2 Field Survey 3
3.0 Existing Conditions and Results 4
3.1 Environmental Setting 4
3.2 Soils 4
3.3 Plant and Habitat Communities 5
4.0 Sensitive Biological Resources 6
4.1 Special Status Species 6
4.1.1 Special Status Plants 6
4.1.2 Other Sensitive Plants 9
4.1.3 Special Status Wildlife 11
4.2 Critical Habitat 16
4.3 Nesting Birds 16
4.4 Wildlife Movement Corridors 16
4.5 State and Federal Jurisdictional Drainages 17
5.0 Project Impacts 17
5.1 Impacts to Habitats 17
5.2 Impacts to Sensitive Species 17
5.3 Migratory Nesting Birds 23
5.4 Impacts to Critical Habitat 24
5.5 Impacts to Wildlife Movement Corridors 24
5.6 Conflict with Local Policies or Ordinances Protecting Biological Resources 24
5.7 Conflicts with the Provisions of an Adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Other Approved Local, Regional, or State Habitat Conservation Plan 24
5.8 State and Federal Drainages 25
6.0 Recommendations 25
7.0 Certification 28
8.0 References 29

FIGURES

Figure 1 - Location Map
Figure 2 - Vicinity Map
Figure 3 - Habitat Map

APPENDICES

Appendix A - Species List
Appendix B - Species Potential List
Appendix C - Site Photographs
Appendix D - Soils Map
Appendix E - Jurisdictional Delineation

1.0 Introduction

HES was contracted by RJ's Property Management LLC, to prepare a General Biological Assessment (GBA) for the approximate 487.57-acre project site located within unincorporated San Fernando Valley area of Los Angeles County, California. The purpose of this GBA is to identify any biological resources that may be present or have the potential to be present on or adjacent to the project site.

1.1 Project Site Location

The project site is located at 11700 Little Tujunga Canyon Road, Lake View Terrace, Los Angeles County, California. The project site consists of Los Angeles County Assessor's Identification Numbers (AINs) 2526-024-022, 2526-024-026, 2526-025-009, 2526-025-011, 2526-025-022, 2526-024-270, 2526-024-028, 2526-024-021, 2581-027-004, 2526-025-012, 2526-025-013, 2526-025-016, 2526-025-017, and 2581-026-012 (Figure 1, *Location Map*). Specifically, the project site is located within Townships 2 and 3 north, Range 14 west, Sections 4, 5, 33, and 34 of the *Sunland* United States Geological Survey (USGS) 7.5' topographic quadrangle (Figure 2, *Vicinity Map*). The center point latitude and longitude for the project site are 34°17'34.2111" North and 118°21'18.8951" West

2.0 Methodology

2.1 Literature Review

HES conducted a literature review and reviewed aerial photographs and topographic maps of the project location and surrounding areas. The following USGS quads were used to query the California Natural Diversity Database (CNDDB): *Mint Canyon, Agua Dulce, Acton, San Fernando, Sunland, Condor Peak, Van Nuys, Burbank,* and *Pasadena.* The United States Fish and Wildlife Service (USFWS) County Endangered Species Lists, and CNPS's rare plant lists were reviewed to obtain species information for the project area.

2.2 Field Survey

On August 25, 2020, HES conducted a field survey of the approximate 487.57-acre project site. Ambient temperature at 9:00 AM was 75° Fahrenheit, sunny, with winds ranging from 0 to 1 miles per hour from the southwest. The purpose of the field survey was to document the existing habitat conditions, obtain plant and animal species information, view the surrounding uses, assess the potential for state and federal waters, assess the potential for wildlife movement corridors, and assess for the presence of critical habitat constituent elements.

The majority of the 487.57-acre project site was surveyed by walking linear transects approximately 50 feet apart were walked for 100 percent coverage. Areas that were not accessible due to dangerous terrain were surveyed with binoculars. All species observed were recorded and Global Positioning System (GPS) way points were taken to delineate specific habitat types, species

locations, state or federal waters, or any other information that would be useful for the assessment of the project site.

3.0 Existing Conditions and Results

3.1 Environmental Setting

The project site is located within the unincorporated San Fernando Valley area of Los Angeles County, California. The site is surrounded by rural and residential uses and the Angeles National Forest. The project site is developed with an equestrian training and boarding facility. Onsite habitats include a mix of developed and disturbed areas, California sagebrush-California buckwheat, mulefat dominant ephemeral drainages, red willow riparian forest, and coast live oak woodlands. Little Tujunga Creek and multiple ephemeral streams traverse the project site, generally flowing from northeast to southwest. Onsite elevations range from 1,113 feet above mean sea-level (AMSL) to 1,892 AMSL.

3.2 Soils

Sixteen soil classes are identified to occur on the project site by the USDA Web Soil Survey. Soils at the project site are classified as:

- Riverwash (21);
- Modesto, moderately deep Trigo families complex (24), 25 to 75 percent slopes;
- Trigo-Modesto-San Andreas families association (48), 15 to 70 percent slopes;
- Soboba and Tujunga soils (1266LA), 0 to 5 percent slopes, frequently flooded;
- Trigo-Modesto-San Andreas families association (48af), 15 to 70 percent slopes;
- Rock outcrop-Lithic Xerorthents-Rubble land association, 15 to 70 percent slopes;
- Balcom silty clay loam (105), 30 to 50 percent slopes, MLRA 20;
- Capistrano-Urban land complex (107), 0 to 2 percent slopes;
- Capistrano-Urban land complex (108), 2 to 9 percent slopes;
- Chualar-Urban land complex (109), 2 to 9 percent slopes;
- Gazos silty clay loam (119), 30 to 50 percent slopes;
- San Emigdio-Urban land complex (127), 0 to 2 percent slopes;
- Saugus loam (128), 15 to 30 percent slopes;
- Saugus loam (129), 30 to 50 percent slopes;

- Soper gravelly sandy loam (132), 15 to 30 percent slopes; and,
- Xerorthents-Urban land-Balcom complex, 5 to 15 percent slopes.

The soils classified as Riverwash are hydric soils.

3.3 Plant and Habitat Communities

The project site contains seven habitat types, including 317.06 acres of California sagebrush-California Buckwheat series, 6.96 acres of disturbed California sagebrush, 40.75 acres of disturbed areas, 63.02 acres of developed areas, 6.60 acres of mulefat dominant ephemeral drainages, 27.38 acres of Coast live oak woodland, and 25.80 acres of red willow series habitat (Figure 4, *Habitat Map*). Following is a description of each habitat type:

California sagebrush-California Buckwheat series
The project site contains approximately 317.06 acres of coastal sage brush habitat dominated by California buckwheat *(Eriogonum fasciculatum*). Other species in this habitat include California sagebrush (*Artemisia californica)*, white sage (*Salvia apiana*), laurel sumac (*Malosma laurina*), bush monkeyflower (*Mimulus aurantiacus)* and some non-native invasive species including *Brassica spp.,* jimson weed (*Datura stramonium*), and Canada horseweed (*Erigeron canadensis*). This habitat is located on the undeveloped hillsides.

Disturbed California sagebrush
The project site contains approximately 6.96 acres of areas that contain reemerging coastal sage scrub habitat. These areas appear to have been previously disturbed by grading. There is a greater amount of non-native species such as *Brassica spp*., Canada horseweed, and telegraph weed (*Heterotheca grandiflora)* in these areas than in the undisturbed California sagebrush. However, California sagebrush, California buckwheat, white sage and laurel sumac were still noted within these areas.

Disturbed Areas
The project site contains approximately 40.75 acres of disturbed areas. These areas include previously graded areas, equestrian trails, and roadways. These areas are not vegetated or contain very little non-native vegetation and appear to be previously graded. Species found in these areas include *Brassica spp*., doveweed (*Croton setiger*), and Russian thistle (*Salsola australis*).

Developed Areas
The project site contains approximately 63.02 acres of developed areas. These areas include equestrian training areas, the Little Tujunga Ranch buildings, and paved roads. There are some ornamental species in these areas including eucalyptus spp. (*Eucalyptus spp.*), pine sp. (*Pinus sp.*), and Peruvian pepper tree (*Schinus molle*).

Mulefat Dominant Ephemeral Drainages
The project site contains approximately 6.60 acres of ephemeral drainages dominated by mulefat (*Baccharis salicifolia)* riparian habitat. Other species found within these areas include poison oak (*Toxicodendron diversilobum*), and willow (*Salix sp*.).

Coast live oak woodland
The project site contains approximately 27.38 acres of coast live oak woodland dominated by coast live oak (*Quercus agrifolia*). Other species noted within this habitat include, laurel sumac, poison oak, and toyon (*Heteromeles arbutifolia*).

Red Willow
The project site contains approximately 25.08 acres of red willow habitat. The dominant species in this habitat include red willow (*Salix laevigata*), Fremont cottonwood (*Populus fremontii*), California sycamore (*Platanus racemose*), and mulefat (*Baccharis salicifolia*). This habitat is located within Little Tujunga Creek. Little Tujunga Creek flows from northeast to southwest across the project site, adjacent to the east site of Little Tujunga Canyon Road. Little Tujunga Creek consists of a sparsely vegetated, braided channel system in the northeast onsite portion and is a densely vegetated, confined channel near the southwest portion of the project site.

4.0 Sensitive Biological Resources

4.1 Special Status Species

A total of 40 sensitive species of plants and 48 sensitive wildlife species have the potential to be present on, or in the vicinity, of the project site. This includes those listed, or candidates for listing by the USFWS, the California Department of Fish and Wildlife (CDFW), and the CNPS. All habitats with the potential to be used by sensitive species were evaluated during the site visit and a determination has been made for the presence or probability of presence within this report. This section will address those species listed as Candidate, Rare, Threatened, or Endangered under the state and federal endangered species laws. Sensitive species which have a potential to occur will also be discussed in this section. Other special status species are addressed within Appendix B.

4.1.1 Special Status Plants

A total of six plant species listed as state and/or federal Threatened, Endangered, or Candidate species, or 1B.1 listed plants on the CNPS Rare Plan Inventory have been found to have a potential to exist on the project site, as determined within Appendix B. The site visit was not conducted during the blooming season for the majority of these plant species.

Parish's Brittlescale
Parish's brittlescale (*Atriplex parishii*) is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes shadescale scrub, alkali sink, playas, vernal pools and wetland. It is usually found on drying alkali flats with fine soils. No habitat for this species is present on the project site. **This species is not present.**

Nevin's Barberry
Nevin's barberry (*Berberis nevinii*) is a federally and state listed endangered species. The species habitat includes chaparral, cismontane woodland, riparian scrub, and coastal scrub. The project area does contain potentially suitable habitat for this species. **This species has a potential to be present.**

Mt. Gleason paintbrush
Mt. Gleason paintbrush (*Castilleja gleasoni*) is ranked a state listed rare species. This species habitat includes chaparral, lower montane coniferous forest, and pinyon and juniper woodland. It prefers open flats or slopes in granitic soil and is restricted to the San Gabriel Mountains. No habitat for this species is present on the project site. **This species is not present.**

Southern Tarplant
Southern tarplant (*Centromadia parryi ssp. australis*) is ranked 1B.1 in the CNPS rare plant inventory. It is often in disturbed sites near the coast, at marsh edges. It is also grows in alkaline soils, sometimes with saltgrass, and on vernal pool margins. Its habitat includes marsh and swamp, salt marsh, valley and foothill grassland, vernal pool, and wetland. No habitat for this species is present on the project site. **This species is not present.**

Smooth Tarplant
Smooth tarplant (*Centromadia pungens ssp. laevis*) is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes alkali playa, chenopod scrub, meadows and seeps, riparian woodlands, wetlands, and valley and foothill grasslands. It is commonly found in alkali meadow, alkali scrub, and disturbed habitat. The project area does contain potentially suitable habitat for this species. **This species has a potential to be present.**

San Fernando Valley Spineflower
San Fernando Valley spineflower (*Chorizanthe parryi var. Fernandina*) is a federally proposed Threatened species, a state listed Endangered species, and is ranked 1B.1 in the CNPS rare plant inventory. It is found in sandy soils. Its habitat includes coastal scrub, and valley and foothill grassland. The project area does contain potentially suitable habitat for this species. **This species has a potential to be present.**

Parry's spineflower
Parry's spineflower (*Chorizanthe parryi var. parryi*) is ranked 1B.1 in the CNPS rare plant inventory. The species occurs in dry, sandy soils on dry slopes and flats, sometimes at the interface of two vegetations types, such as chaparral and oak woodland. Its habitat includes coastal scrub, chaparral, cismontane woodland, valley and foothill grassland. The project area does contain potentially suitable habitat for this species. **This species has a potential to be present.**

Mesa horkelia
Mesa horkelia (*Horkelia cuneate var. puberula*) is ranked 1B.1 in the CNPS rare plant inventory. It is typically found in sandy or gravelly sites. Its habitat includes chaparral, cismontane woodland, and coastal scrub. The project site does contain potentially suitable habitat for this species. **This species has a potential to be present.**

California Satintail
California satintail (*Imperata brevifolia*) is ranked 1B.1 in the CNPS rare plant inventory. This species habitats include chaparral, coastal scrub, riparian scrub, mojavean desert scrub, and seeps. It is often found on mesic sites, alkali seeps, and riparian areas. The project area does contain potentially suitable habitat for this species. **This species has a potential to be present.**

Coulter's Goldfields
Coulter's goldfields (*Lasthenia glabrata ssp.coulteri*) is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes alkali playas, marsh, swamp, salt marsh, vernal pool, and wetland. It is usually found on alkaline soils in playas, sinks, and grasslands. No habitat for this species is present on the project site. **This species is not present.**

Spreading Navarretia
Spreading navarretia (*Navarretia fossalis*) is a federally listed threatened species and is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes alkali playa, chenopod scrub, marsh and swamp, vernal pools, and wetlands. This species is typically found in swales and vernal pools, often surrounded by other habitat types. No habitat for this species is present on the project site. **This species is not present.**

Piute Mountains Navarretia
Piute Mountains Navarretia is ranked 1B.1 in the CNPS rare plant inventory. This species habitats include cismontane woodland, pinon and juniper woodlands, and valley and foothill grassland. It prefers red clay soils or gravelly loam. No habitat for this species is present on the project site. **This species is not present.**

California Orcutt Grass
California Orcutt grass (*Orcuttia californica*) is a federal and state Endangered species. It is ranked 1B.1 in the CNPS rare plant inventory. It is found in coastal salt marshes, playas, and vernal pools. No habitat for this species is present on the project site. **This species is not present.**

Mason's Netstraw
Mason's Netstraw is ranked 1B.1 in the CNPS rare plant inventory. This species habitats include chenopod scrub, pinyon and juniper woodland. It also prefers sandy desert washes. No habitat for this species is present on site. **This species is not present.**

4.1.2 Other Sensitive Plants

Slender Mariposa-Lily
Slender mariposa-lily (*Calochortus clavatus var. gracilis*) is a ranked 1B.2 in the CNPS rare plant inventory. Its habitats include chaparral, coastal scrub, and valley and foothill grassland. It is often found in shaded foothill canyons and often on grassy slopes within other habitat. The project area does contain potentially suitable habitat for this species. **This species has a potential to be present.**

Plummer's mariposa-lily
Plummer's mariposa-lily (*Calochortus plummerae*) is ranked 4.2 in the CNPS rare plant inventory. The species can be commonly found after fire and typically occurs on rocky and sandy sites, usually of granitic or alluvial material. Its habitat includes coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, and lower montane coniferous forest. The project area does contain potentially suitable habitat for this species. **This species has a potential to be present.**

Peirson's Morning Glory
Peirson's morning glory (*Calystegia peirsonii*) is ranked 4.2 in the CNPS rare plant inventory. This species habitats include chaparral, chenopod scrub, coastal scrub, cismontane woodland, lower montane coniferous forest, and valley and foothill grassland. It is often found in disturbed areas, along roadsides or in grassy open areas. The project area does contain potentially suitable habitat for this species. **This species has a potential to be present.**

Many-Stemmed Dudleya
Many-stemmed dudleya (*Dudleya multicaulis*) is ranked 1B.2 in the CNPS rare plant inventory. This species habitats include chaparral, coastal scrub, and valley and foothill grassland. It is often found in heavy, often clayey soils or grassy slopes. The project area does contain potentially suitable habitat for this species. **This species has a potential to be present.**

Palmer's Grapplinghook
Palmer's grapplinghook (*Harpagonella palmeri)* is ranked 4.2 in the CNPS rare plant inventory. This species habitats include chaparral, coastal scrub, and valley and foothill grassland. It is often found in open grassy areas within shrubland. The project area does contain potentially suitable habitat for this species. **This species has a potential to be present.**

Robinson's pepper grass
Robinson's pepper-grass (*Lepidium virginicum var. robinsonii*) is ranked 4.3 in the CNPS rare plant inventory. This species is typically found in dry soils and shrubland. Its habitat includes chaparral and coastal scrub. The project area does contain potentially suitable habitat for this species. **This species has a potential to be present.**

Davidson's Bush-Mallow
Davidson's bush mallow (*Malacothamnus davidonii*) is ranked 1B.2 in the CNPS rare plant inventory. This species habitats include chaparral, coastal scrub, riparian woodland, and cismontane woodland. It is often found in sandy washes. The project area does contain potentially suitable habitat for this species. **This species has a potential to be present.**

White Rabbit Tobacco
White rabbit tobacco (*Pseudognaphalium leucocephalum*) is ranked 2B.2 in the CNPS rare plant inventory. This species habitats include riparian woodland, cismontane woodland, coastal scrub, chaparral. It is often found on sandy, gravelly sites. The project area does contain potentially suitable habitat for this species. **This species has a potential to be present**

Salt Spring Checkerbloom
Salt spring checkerbloom (*Sidalcea neomexicana*) is ranked 2B.2 in the CNPS rare plant inventory. This species habitats include playas, chaparral, coastal scrub, lower montane coniferous forest, and Mojavean desert scrub. It is often found in alkali springs and marshes. The project area does contain potentially suitable habitat for this species. **This species has a potential to be present**

Greata's Aster
Greata's aster (*Symphyotrichum greatae*) is ranked 1B.3 in the CNPS rare plant inventory. This species habitats include chaparral, cismontane woodland, broad-leafed upland forest, lower montane coniferous forest, and riparian woodland. The project area does contain potentially suitable habitat for this species. **This species has a potential to be present.**

4.1.3 Special Status Wildlife

A total of fifteen animal species are listed as threatened, endangered, or candidate species under state and federal endangered species laws, or for special consideration under the California Environmental Quality Act. Following are descriptions of the fifteen species and their potential of occurring on the site. (Note: Included in this list are California Species of Special Concern and other sensitive species that are present or have a potential to be present.)

Southern California Rufous-Crowned Sparrow
Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens)* is on the CDFW watch list. Its habitat includes chaparral and California coastal sage scrub. This species frequents relatively steep, often rocky hillsides with grass and forb patches. The project site does contain suitable habitat for this species. **This species has the potential to be present.**

Arroyo Toad
Arroyo Toad (*Anaxyrus californicus*) is a federally listed Endangered species and a CDFW Species of Special Concern. The most favorable breeding habitat for this species consists of slow-moving shallow pools, nearby sandbars, and adjacent stream terraces. The project site does contain the open water or pools necessary to support this species. The project site does contain suitable habitat for this species. **This species has the potential to be present.**

California Legless Lizard
California legless lizard (*Anniella spp*.) is a CDFW Species of Special Concern. This species is found in a variety of habitats in Contra Costa County south to San Diego. They prefer loose soils with a high moisture content. The project site does contain suitable habitat for this species. **This species has the potential to be present.**

Southern California Legless Lizard
Southern California legless lizard (*Anniella stebbinsi*) is a CDFW Species of Special Concern. It is found in a variety of habitats, generally around moist, loose soil. This species is generally found south of the Transverse Range, extending to northwestern Baja California, with disjunct populations found in the Tehachapi and Piute Mountains in Kern County. Its habitat includes broadleaved upland forest, chaparral, coastal dunes, and coastal scrub. The project site does contain suitable habitat for this species. **This species has the potential to be present.**

Pallid Bat
The pallid bat (Antrozous pallidus) is a CDFW Species of Special Concern. It is found in many habitats including Mojavean desert scrub, coastal scrub, riparian woodland, valley and foothill grassland, and Sonoran desert scrub. It is most common in open, dry habitats with rocky areas for

roosting. The project site does contain suitable habitat for this species. **This species has the potential to be present.**

Golden Eagle

The golden eagle (*Aquila chrysaetos*) is a CDFW Fully Protected Species. Its habitats include rolling foothills and mountain areas. They mostly nest in cliff-walled canyons and large trees in open areas. The project site does contain suitable habitat for this species. **This species has the potential to be present.**

California Glossy Snake

California glossy snake (*Arizona elegans occidentalis)* is a CDFW Species of Special Concern. This species is found in a range of scrub and grassland habitats. It often prefers loose or sandy soils. The project site does contain suitable habitat for this species. **This species has the potential to be present.**

Coastal Whiptail

The coastal whiptail (*Aspidoscelis tigris stejnegeri)* is a CDFW Species of Special Concern. It is typically found in hot, dry, flat open spaces in deserts or semi-arid areas. It is also found in woodland and riparian areas. It is also found in woodland and riparian areas. The project site does contain suitable habitat for this species. **This species has the potential to be present.**

Crotch bumble bee

Crotch bumble bee (*Bombus crotchii*) is a state listed candidate Endangered species. This species typically lives in coastal California east to the Sierra Cascade crest and south into Mexico. Its food plant includes *Antirrhinum sp.*, *Clarkia sp*., *Dendromecon sp.*, *Eschscholzia sp.*, and *Erigonum sp*. No habit for this species is present on the project site. **This species is not present.**

Vernal Pool Fairy Shrimp

Vernal pool fairy shrimp (*Branchinecta lynchi*) is a federally listed Threatened species. This species is found in seasonal pools of water in valley and foothill grasslands. This species typically inhabits small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools. The project site does not contain suitable habitat for this species. **This species is not present.**

Swainson's Hawk

The Swainson's hawk (*Buteo swainsoni*) is a state Threatened species. It is found in riparian forests and woodlands and in valley foothills and grasslands. The species requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields that support rodent populations. The project site does contain habitat suitable for this species. **This species has the potential to be present.**

Santa Ana Sucker
Santa Ana sucker (*Catostomus santaanae*) is a federally listed Threatened species. Its habitat includes aquatic and south coast flowing waters. This species prefers sand-rubble-boulder bottoms, cool and clear water, and algae. It is endemic to Los Angeles Basin south coastal streams. The project site does contain aquatic habitat and flowing waters. The project site does contain suitable habitat for this species. **This species has the potential to be present.**

Western Yellow-Billed Cuckoo
Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) is a federally listed Threatened and state listed endangered species. This species typically nests in riparian jungles of willows, often mixed with cottonwoods, with a lower story of blackberry, nettles, or wild grape. It is found in riparian forest habitat. The project site does contain suitable habitat for this species. **This species has the potential to be present.**

San Bernardino Ringneck Snake
San Bernardino ringneck snake (*Diadophis punctatus modestus*) is a United States Forest Service (USFS) Sensitive Species. It is most common in open, relatively rocky areas. It is often in somewhat moist microhabitats near intermittent streams. The project site does contain suitable habitat for this species. **This species has the potential to be present.**

Southwestern Willow Flycatcher
Southwestern willow flycatcher (*Empidonax trailii extimus*) is a federally and state listed Endangered species. The species occurs in dense riparian woodlands associated with rivers, swamps, and other wetlands, including lakes. The project site does contain a perennial stream with associated riparian woodland. The project site contains habitat suitable for this species. **This species has the potential to be present.**

Western Mastiff Bat
Western mastiff bat (*Eumops perotis californicus*) is a CDFW Species of Special Concern. It roosts in crevices in cliff faces, high buildings, trees, and tunnels. It is found in open, semi-arid to arid habitats. Its habitat includes chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland. The project site contains habitat suitable for this species. **This species has the potential to be present.**

Quino checkerspot butterfly
Quino checkerspot butterfly (*Euphydryas editha quino*) is a federally listed Endangered species. It is found in chaparral and coastal sage scrub. This species requires high densities of food plants, including *Plantago erecta*, *P. insularis*, and *Orthocarpus purpurescens*. The project site does not contain high densities of food plants for this species. **This species is not present.**

American Peregrine Falcon
American peregrine falcon (*Falco peregrinus anatum*) has been both federally and state delisted. It prefers to nest near wetlands, lakes, rivers, or other water on cliffs, banks, dunes, mounds, and human made structures. The project site contains habitat suitable for this species. **This species has the potential to be present.**

Unarmored Threespine Stickleback
Unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*) is a federally and state listed Endangered species. It is lives in south coast flowing waters. Its habitats include weedy pools, backwaters, and at the stream edge in small Southern California streams. There is suitable habitat for this species on site, but the project site is out of its current range. **This species is not present.**

Loggerhead Shrike
Loggerhead shrike (*Lanius ludovicianus*) is a CDFW Species of Special Concern. This species prefers open country for hunting, with perches for scanning, and dense shrubs and brush for nesting. Its habitat includes broadleaved upland forest, desert wash, Joshua tree woodland, Mojavean desert scrub, pinon and juniper woodlands, riparian woodland, and Sonoran desert scrub. There is suitable habitat for this species on site. **This species has the potential to be present.**

San Diego black-tailed jackrabbit
San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) is a CDFW Species of Special Concern. This species inhabits coastal sage scrub habitats in Southern California. It prefers intermediate canopy stages of shrub habitats and open shrub. The project site contains suitable habitat for this species. **This species has the potential to be present.**

Los Angeles Pocket Mouse
Los Angeles pocket mouse (*Perognathus longimembris brevinasus*) is a CDFW Species of Special Concern. This species is typically found on open ground with fine, sandy soils and may not dig extensive burrows, hiding under weeds and dead leaves instead. Its habitat includes lower elevation grasslands and coastal sage communities in and around the Los Angeles Basin. There is potential habitat for this species to be present on the project site. **This species has the potential to be present.**

Coast horned lizard
Coast horned lizard (*Phrynosoma blainvillii*) is a CDFW Species of Special Concern. This species is found in chaparral, coastal bluff, coastal scrub, riparian scrub, riparian woodland, and valley and foothill grassland habitats. It prefers to have open areas for sunning, bushes for cover, patches of

loose soil for burial, and abundant supply of ants and other insects. The project site does contain suitable habitat for this species. **This species has the potential to be present.**

Coastal California gnatcatcher

Coastal California gnatcatcher (*Polioptila californica californica*) is a federally listed Threatened species and CDFW Species of Special Concern. This species is found in coastal bluff scrub and coastal scrub habitat. This species is typically found in low, coastal sage scrub in arid washes, on mesas and slopes. There is suitable habitat for this species present on the project site. **This species has the potential to be present.**

California Red-Legged Frog

California red-legged frog (*Rana draytonii*) is a federally listed Threatened species and a CDFW Species of Special Concern. Its habitat includes aquatic, artificial flowing waters, artificial standing waters, freshwater marsh, marsh and swamp, riparian forest, riparian scrub, riparian woodland, Sacramento and San Juaquin flowing and standing waters, and south coast. It requires 11 to 20 weeks for larval development and must have access to estivation habitat. It is most commonly found in lowlands and foothills, in or near permanent sources of deep water, with dense, shrubby, or emergent riparian vegetation. The project site does not contain suitable habitat for this species. The aquatic features on site are not deep enough. **This species is not present.**

Southern mountain yellow-legged frog

Southern mountain yellow-legged frog (*Rana muscosa*) is a federally and state listed Endangered species. It is found in aquatic habitat. This species is always encountered within a few feet of water. Tadpoles may require two to four years to complete their aquatic development. The project site does contain aquatic habitat however the project site is out of this species range. The project site does not contain suitable habitat for this species. **This species is not present.**

Bank Swallow

Bank swallow (*Riparia riparia*) is a state listed Threatened species. It nests primarily in riparian and other lowland habitats west of the desert. This species requires vertical banks or cliffs with fine-textured or sandy soils near streams, rivers, lakes, or oceans to dig nesting holes. Its habitat includes riparian scrub and riparian woodland. There is suitable habitat for this species present on the project site. **This species has the potential to be present.**

Yellow Warbler

Yellow warbler (*Setophaga petechia*) is a CDFW Species of Special Concern. It is frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, and ash. It also nests in montane shrubbery in open conifer forests. Its habitat includes Riparian forest, Riparian scrub, and Riparian woodland. There is suitable habitat for this species present on the project site. **This species has the potential to be present.**

American badger
American badger (*Taxidea taxus*) is a CDFW Species of Special Concern. This species is most abundant in drier open stages of most shrub, forest, and herbaceous habitats with friable soils. It needs sufficient food, friable soils and open, uncultivated ground. The American badger preys on burrowing rodents and digs burrows. There is suitable habitat for this species present on the project site. **This species has the potential to be present.**

Two Stripped Gatersnake
The two stripped gartersnake (*Thamnophis hammondii*) is a CDFW Species of Special Concern. This species is highly aquatic found in or near permanent fresh water. Often along streams with rocky beds and riparian growth. There is suitable habitat for this species present on the project site. **This species has the potential to be present.**

Least Bell's Vireo
Least Bell's vireo (*Vireo bellii pusillus)* is a federal and state listed Endangered species. This species is found in riparian forest, riparian scrub, and riparian woodland. Nesting habitat of this species is restricted to willow and/or mulefat dominated riparian scrub along permanent or nearly permanent streams. The project site does contain the riparian habitat required to support this species. During biological surveys HES biologists heard least Bell's vireo on site. **This species is present.**

4.2 Critical Habitat

The project site is not within or adjacent to any federal critical habitat for endangered species. The closest critical habitat is Southwestern willow flycatcher and Santa Ana sucker critical habitat that is located approximately 0.8 miles south of the project site.

4.3 Nesting Birds

Migratory non-game native bird species are protected under the federal Migratory Bird Treaty Act. Additionally, Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests. Trees and shrubs located on the site can be used by nesting song birds or raptors during the nesting bird season of February 1 to September 15.

4.4 Wildlife Movement Corridors

Wildlife movement corridors can be local or regional in scale; their functions may vary temporally and spatially based on conditions and species present. Wildlife corridors represent areas where wildlife movement is concentrated due to natural or anthropogenic constraints. Local corridors provide access to resources such as food, water, and shelter. Animals use these corridors, which are often hillsides or riparian areas, to move between different habitats. Regional corridors provide

these functions and link two or more large habitat areas. They provide avenues for wildlife dispersal, migration, and contact between otherwise distinct populations.

The project site is not located within a designated wildlife corridor or linkage. However, the project area was evaluated for its function as a wildlife corridor that species use to move between wildlife habitat zones. The project site consists of a hillsides dominated by coast live oak woodland and coastal sage scrub habitat. Ephemeral drainages are located on the north and south facing hillsides on site. Further, Little Tujunga Creek, a perennial stream, flows from northeast to southwest across the site. The hillsides, ephemeral drainages, and perennial stream provide located within the project area have the potential to function as corridors or linkages to facilitate wildlife movement and dispersal.

4.5 State and Federal Jurisdictional Drainages

The project site contains approximately 40.08 acres (31,846 linear feet) of perennial stream and ephemeral drainages and associated riparian habitat that would be regulated under Section 1602 of the Fish and Game Code by the California Department of Fish and Wildlife (CDFW). The project site also contains approximately 9.36 acres (8,218 linear feet) of "waters of the United States" (WUS) which would be regulated under Sections 401 and 404 of the Clean Water Act (CWA) by the United States Army Corps of Engineers (USACE) and the Regional Water Quality Control Board (RWQCB). In addition, the project site contains approximately 26.96 acres (31,846 linear feet) of waters of the state subject to Porter-Cologne and regulated by the Los Angeles RWQCB. Refer to Appendix E, *Jurisdictional Delineation*.

5.0 Project Impacts

5.1 Impacts to Habitats

The project site contains seven habitat types, including 317.06 acres of California sagebrush-California Buckwheat series, 6.96 acres of disturbed California sagebrush, 40.75 acres of disturbed areas, 63.02 acres of developed areas, 6.60 acres of mulefat dominant ephemeral drainages, 27.38 acres of Coast live oak woodland, and 25.80 acres of red willow series habitat. No project development plans are available at this time. Therefore, impacts to habitats cannot be evaluated.

5.2 Impacts to Sensitive Species

The following species have the potential to occur on the project site and may be impacted by future development of the site. Implementation of the measures identified in the Recommendations section of this report will ensure that potential impacts to these species are less than significant.

5.2.1 Sensitive Plant Species

Nevin's Barberry
Nevin's barberry is a federally and state listed Endangered species. The project site does contain potentially suitable habitat for this species within the California sagebrush, red willow habitat, and mulefat dominant ephemeral drainages. Development of these areas has the potential to result in impacts to this species.

Smooth Tarplant
Smooth tarplant is ranked 1B.1 in the CNPS rare plant inventory. The project site does contain potentially suitable habitat for this species in the coast live oak woodland surrounding drainages and in the red willow habitat on site. Development of these areas has the potential to result in impacts to this species.

San Fernando Valley Spineflower
San Fernando Valley spineflower is a state listed Endangered species, and is ranked 1B.1 in the CNPS rare plant inventory. The project site does contain potentially suitable habitat for this species in the California sagebrush habitat. Development of these areas has the potential to result in impacts to this species.

Parry's spineflower
Parry's spineflower is ranked 1B.1 in the CNPS rare plant inventory. The project area does contain potentially suitable habitat for this species in the California sagebrush and coast live oak woodland habitats. Development of these areas has the potential to result in impacts to this species.

Mesa horkelia
Mesa horkelia is ranked 1B.1 in the CNPS rare plant inventory. The project site does contain potentially suitable habitat for this species in the California sagebrush habitat. Development of these areas has the potential to result in impacts to this species.

California Satintail
California satintail is ranked 1B.1 in the CNPS rare plant inventory. The project site does contain potentially suitable habitat for this species in the California sagebrush, red willow habitat and mulefat dominant ephemeral drainage habitats. Development of these areas has the potential to result in impacts to this species.

Slender Mariposa-Lily
Slender mariposa-lily is a ranked 1B.2 in the CNPS rare plant inventory. The project site does contain potentially suitable habitat for this species in the California sagebrush habitat. Development of these areas has the potential to result in impacts to this species.

Plummer's mariposa-lily
Plummer's mariposa-lily is ranked 4.2 in the CNPS rare plant inventory. The project area does contain potentially suitable habitat for this species in the California sagebrush on site. Development of these areas has the potential to result in impacts to this species.

Peirson's Morning Glory
Peirson's morning glory is ranked 4.2 in the CNPS rare plant inventory.. The project site does contain potentially suitable habitat for this species in the California sagebrush habitat. Development of these areas has the potential to result in impacts to this species.

Many-Stemmed Dudleya
Many-stemmed dudleya is ranked 1B.2 in the CNPS rare plant inventory. The project site does contain potentially suitable habitat for this species in the California sagebrush habitat. Development of these areas has the potential to result in impacts to this species.

Palmer's Grapplinghook
Palmer's grapplinghook is ranked 4.2 in the CNPS rare plant inventory. The project site does contain potentially suitable habitat for this species in the California sagebrush habitat. Development of these areas has the potential to result in impacts to this species.

Robinson's pepper grass
Robinson's pepper-grass is ranked 4.3 in the CNPS rare plant inventory. The project site does contain potentially suitable habitat for this species in the California sagebrush habitat. Development of these areas has the potential to result in impacts to this species.

Davidson's Bush-Mallow
Davidson's bush mallow is ranked 1B.2 in the CNPS rare plant inventory. The project site does contain potentially suitable habitat for this species in the California sagebrush and red willow habitats. Development of these areas has the potential to result in impacts to this species.

White Rabbit Tobacco
White rabbit tobacco is ranked 2B.2 in the CNPS rare plant inventory. The project site does contain potentially suitable habitat for this species in the California sagebrush, red willow and habitats. Development of these areas has the potential to result in impacts to this species.

Salt Spring Checkerbloom
Salt spring checkerbloom is ranked 2B.2 in the CNPS rare plant inventory. The project site does contain potentially suitable habitat for this species in the California sagebrush habitat. Development of these areas has the potential to result in impacts to this species.

Greata's Aster
Greata's aster is ranked 1B.3 in the CNPS rare plant inventory. The project area does contain potentially suitable habitat for this species in the red willow habitat. Development of these areas has the potential to result in impacts to this species.

5.2.1 Sensitive Wildlife Species

Southern California Rufous-Crowned Sparrow
Southern California rufous-crowned sparrow is on the CDFW watch list. The project site does contain suitable habitat for this species in the California sagebrush habitat. Development of these areas has the potential to result in impacts to this species.

Arroyo Toad
Arroyo Toad is a federally listed endangered species and a CDFW Species of Special Concern. The project site does contain the open water or pools necessary to support this species. The project site does contain suitable habitat for this species in the perennial stream. Development of these areas has the potential to result in impacts to this species.

California Legless Lizard
California legless lizard is a CDFW Species of Special Concern. The project site does contain suitable habitat for this species in the red willow habitat. Development of these areas has the potential to result in impacts to this species.

Southern California Legless Lizard
Southern California legless lizard is a CDFW Species of Special Concern. The project site does contain suitable habitat for this species in the California sagebrush surrounding the perennial stream. Development of these areas has the potential to result in impacts to this species.

Pallid Bat
The pallid bat is a CDFW Species of Special Concern. The project site does contain suitable habitat for this species in the California sagebrush and red willow habitats. Development of these areas has the potential to result in impacts to this species.

Golden Eagle
The golden eagle is a CDFW Fully Protected Species. Its habitats include rolling foothills and mountain areas. They mostly nest in cliff-walled canyons and large trees in open areas. The project site does contain suitable habitat for this species. Development of the project site in undisturbed areas has the potential to result in impacts to this species.

California Glossy Snake
California glossy snake is a CDFW Species of Special Concern. The project site does contain suitable habitat for this species in the California sagebrush surrounding the perennial stream. Development of these areas has the potential to result in impacts to this species.

Coastal Whiptail
The coastal whiptail is a CDFW Species of Special Concern. It is typically found in hot, dry, flat open spaces in deserts or semi-arid areas. It is also found in woodland and riparian areas. It is also found in woodland and riparian areas. Development of the project site has the potential to result in impacts to this species.

Swainson's Hawk
The Swainson's hawk is a state Threatened species. The project site does contain habitat suitable for this species in the red willow and coast live oak habitats. Development of these areas has the potential to result in impacts to this species.

Santa Ana Sucker
Santa Ana sucker is a federally listed Threatened species. The project site does contain aquatic habitat and flowing waters. The project site does contain suitable habitat for this species in the perennial stream within the red willow habitat. Development of these areas has the potential to result in impacts to this species.

Western Yellow-Billed Cuckoo
Western yellow-billed cuckoo is a federally listed Threatened and state listed Endangered species. The project site does contain suitable habitat for this species in the red willow habitat. Development of these areas has the potential to result in impacts to this species.

San Bernardino Ringneck Snake
San Bernardino ringneck snake is a United States Forest Service (USFS) Sensitive species. The project site does contain suitable habitat for this species in the red willow habitat. Development of these areas has the potential to result in impacts to this species.

Southwestern Willow Flycatcher
Southwestern willow flycatcher is a federally and state listed Endangered species. The project site does contain a perennial stream with associated riparian woodland. The project site contains habitat suitable for this species. Development of these areas has the potential to result in impacts to this species.

Western Mastiff Bat
Western mastiff bat is a CDFW Species of Special Concern. The project site contains habitat suitable for this species in the California sagebrush habitat. Development of these areas has the potential to result in impacts to this species.

American Peregrine Falcon
American peregrine falcon has been both federally and state delisted. It prefers to nest near wetlands, lakes, rivers, or other water on cliffs, banks, dunes, mounds, and human made structures. The project site contains habitat suitable for this species. Development of the project site in undisturbed areas has the potential to result in impacts to this species.

Loggerhead Shrike
Loggerhead shrike is a CDFW Species of Special Concern. This species prefers open country for hunting, with perches for scanning, and dense shrubs and brush for nesting. Its habitat includes broadleaved upland forest, desert wash, Joshua tree woodland, Mojavean desert scrub, pinon and juniper woodlands, riparian woodland, and Sonoran desert scrub. There is suitable habitat for this species on site in the red willow and mulefat ephemeral drainage habitat. Development of these areas has the potential to result in impacts to this species.

San Diego black-tailed jackrabbit
San Diego black-tailed jackrabbit is a CDFW Species of Special Concern. The project site contains suitable habitat for this species in the California sagebrush. Development of these areas has the potential to result in impacts to this species.

Los Angeles Pocket Mouse
Los Angeles pocket mouse is a CDFW Species of Special Concern. There is potential habitat for this species to be present on the project site in the California sagebrush surrounding the perennial stream. Development of these areas has the potential to result in impacts to this species.

Coast horned lizard
Coast horned lizard is a CDFW Species of Special Concern. The project site does contain suitable habitat for this species in the California sagebrush, red willow, and mulefat dominant ephemeral drainage habitats. Development of these areas has the potential to result in impacts to this species.

Coastal California gnatcatcher
Coastal California gnatcatcher is a federally listed Threatened species and CDFW Species of Special Concern. There is suitable habitat for this species present on the project site in the California sagebrush surrounding the perennial stream. Development of these areas has the potential to result in impacts to this species.

Bank Swallow
Bank swallow is a state listed Threatened species. There is suitable habitat for this species present on the project site in the red willow and mulefat dominant ephemeral drainage habitats. Development of these areas has the potential to result in impacts to this species.

Yellow Warbler
Yellow warbler is a CDFW Species of Special ConcernThere is suitable habitat for this species present on the project site in the red willow and mulefat dominant ephemeral drainage habitats. Development of these areas has the potential to result in impacts to this species.

American badger
American badger is a CDFW Species of Special Concern. There is suitable habitat for this species present on the project site. Development of the project site in undisturbed areas has the potential to result in impacts to this species.

Two Stripped Gatersnake
The two stripped gartersnake (*Thamnophis hammondii*) is a CDFW Species of Special Concern. This species is highly aquatic found in or near permanent fresh water. Often along streams with rocky beds and riparian growth. There is suitable habitat for this species present on the project site in the red willow habitat. Development of these areas has the potential to result in impacts to this species.

Least Bell's Vireo
Least Bell's vireo is a federal and state listed Endangered species. The project site does contain the riparian habitat required to support this species in the red willow and mulefat dominant ephemeral drainages. Development in these areas has the potential to result in impacts to this species.

5.3 Migratory Nesting Birds

The project site contains shrubs and trees that can support nesting songbirds or raptors during the nesting bird season of February 1 through September 15. An active raptor nest was observed in a eucalyptus tree located on the north west corner of the site during the field survey. Potential impacts to nesting birds may occur if ground disturbing activities or vegetation removal occur during the bird nesting season. Implementation of the measures identified in the

Recommendations section of this report will ensure that potential impacts to nesting birds are less than significant.

5.4 Impacts to Critical Habitat

The project site is not located within designated federal critical habitat. No impacts to critical habitat would occur.

5.5 Impacts to Wildlife Movement Corridors

The project site is not located within a designated wildlife corridor or linkage. However, the project area was evaluated for its function as a wildlife corridor that species use to move between wildlife habitat zones. The project site consists of a hillsides dominated by coast live oak woodland and coastal sage scrub habitat. In addition, ephemeral drainages are located on the north and south facing hillsides of the site. Further, Little Tujunga Creek, a perennial stream, flows from northeast to southwest across the site. The hillsides, ephemeral drainages, and perennial stream provide located within the project area have the potential to function as corridors or linkages to facilitate wildlife movement and dispersal. Impacts to these onsite features due to development activities would have the potential to impact wildlife movement corridors.

5.6 Conflict with Local Policies or Ordinances Protecting Biological Resources

The project site contains trees that may be fall under the protection of the Los Angeles County Oak Tree Ordinance. Any project activities that have the potential to impact the oak trees located on site would require a permit for removal. The permit is issued in compliance with Chapter 22.46.2100 (Oak Tree Regulations). The property includes approximately 35 acres consisting of AINs 2526-025-021, 2526-025-016, and 2526-025-013 that are within the City of Los Angeles. These areas would be required to follow the City of Los Angeles Tree Preservation Ordinance (Ordinance No.177,404). The ordinance protects all native oak tree species (*Quercus spp.*)., California sycamore, California Bay (*Umbellularia californica*), and California black walnut (*Juglans californica*).

5.7 Conflicts with the Provisions of an Adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Other Approved Local, Regional, or State Habitat Conservation Plan

Los Angeles County Department of Regional Planning Sensitive Ecological Areas (SEAs) are significant habitats identified by Los Angeles County as important for the preservation and maintenance of biodiversity. Los Angeles County defines SEAs as ecologically important land and water systems that support valuable habitat for plants and animals, and are often integral to the preservation of rare, threatened or endangered species and the conservation of biological diversity in the County. The Project site is not within a Los Angeles County Department of

Regional Planning SEA. Further, development of the project site would not result in conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Communtiy Conservation Plan or other approved local, regional or State habitat conservation plan as no plans are applicable to areas within or immediately adjacent to the project site.

5.8 State and Federal Drainages

The project site contains approximately 40.08 acres (31,846 linear feet) of perennial stream and ephemeral drainages and associated riparian habitat that would fall under the jurisdiction of the CDFW. The project site also contains approximately 9.36 acres (8,218 linear feet) WUS which would be regulated by the USACE and RWQCB. In addition, the project site contains approximately 26.96 acres (31,846 linear feet) of waters of the state regulated by the Los Angeles RWQCB. Implementation of the measures identified in the Recommendations section of this report will ensure that potential impacts to state and federal drainages are less than significant.

6.0 Recommendations

Implementation of the following measures will mitigate any potential impacts resulting from project activities.

Nesting Birds

- Project ground disturbing and vegetation clearing activities should occur outside of the bird nesting season of February 1 through September 15;

- If avoidance of ground disturbing and vegetation clearing activities cannot be implemented and these activities will occur during the bird nesting season, a qualified biologist shall conduct pre-construction nesting bird surveys during the nesting bird season within 3 days prior to vegetation removal and/or construction activities; and,

- If active nests are found during nesting bird surveys, they will be flagged and a 500-foot buffer for raptors and a 250-foot buffer for migratory song birds, shall be installed around the nests. The buffers must remain in place until the young have fledged and the nest becomes unoccupied.

Sensitive Species

- Prior to any ground disturbing activities within undisturbed or undeveloped areas on the project site, focused botanical surveys for the Nevin's barberry, smooth tarplant, San Fernando Valley spineflower, Parry's spineflower, mesa horkelia, California satintail, slender mariposa-lily, Plummer's mariposa-lily, Peirson's morning glory, many-stemmed dudleya, Palmer's grapplinghook, Robinson's pepper-grass, Davidson's bush mallow,

white rabbit tobacco, salt spring checkerbloom, and Greata's aster shall be conducted during the appropriate blooming season to determine the presence or absence of the species on the project site.

- Arroyo toad, Swainson's hawk, Santa Ana sucker, western yellow-billed cuckoo, southwestern willow flycatcher, coastal California gnatcatcher, bank swallow, and least Bell's vireo are federally or state listed threatened or endangered species that have the potential to occur on the site. To avoid impacts to these species, suitable habitats for these species should be avoided. If habitat suitable to support these species will be impacted, protocol surveys shall be conducted to determine the presence or absence of the species on the project site.

- Southern California rufous-crowned sparrow, golden eagle, American peregrine falcon, loggerhead shrike, and the yellow warbler are sensitive bird species that have the potential to be present on the site. If habitat suitable to support these species will be impacted, the measures identified to mitigate potential impacts to nesting birds would ensure that potential impacts to these species are less than significant.

- Due to the presence of suitable habitat for the pallid bat and western mastiff bat on the site, presence/absence surveys for roosting bats should be conducted within 30 days prior to any vegetation or structure removal. If the results of the bat survey finds roosting individuals, a Bat Management Plan shall be developed to ensure mortality to bats does not occur.

- In order to minimize potential impacts to California legless lizard, Southern California legless lizard, California glossy snake, coastal whiptail, San Bernardino ringneck snake, San Diego black-tailed jack rabbit, Los Angeles pocket mouse, coast horned lizard, American badger, and two stripped garter snake, a qualified biological monitor should be present on the project site during all ground disturbing activities in undisturbed and undeveloped areas to ensure no direct or indirect take of these species.

Local Policies or Ordinances Protecting Biological Resources

- Any project activities that have the potential to impact the oak trees located on site would require a permit for removal. The permit is issued in compliance with Chapter 22.46.2100 (Oak Tree Regulations).

- Any project activities occurring in AINs 2526-025-021, 2526-025-016, and 2526-025-013 would be required to follow the City of Los Angeles Tree Preservation Ordinance (Ordinance No.177,404). The ordinance protects all native oak tree species (*Quercus spp.*).,

California sycamore, California Bay (*Umbellularia californica*), and California black walnut (*Juglans californica*).

State and Federal Drainages

- CDFW, USACE, and RWQCB jurisdictional waters are regulated by state and federal governments under a no-net-loss policy. All impacts are considered significant and should be avoided to the greatest extent possible. Unavoidable and authorized impacts would require mitigation through habitat creation, restoration or enhancement as determined through consultation with the regulatory agencies during the permitting process. Any impacts to CDFW, USACE, and RWQCB jurisdictional waters would require a 1600 Streambed Alteration Agreement from the CDFW, a Section 404 permit authorization from the USACE, and a 401 State Water Quality Certification from the RWQCB.

7.0 Certification

*"**CERTIFICATION**: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief."*

DATE 10/30/2020 SIGNED 

PROJECT MANAGER

Fieldwork Performed By:

Elizabeth Gonzalez

Associate Biologist

8.0 References

Burt, W. H., 1986. A Field Guide to the Mammals in North American North of Mexico. Houghton Mifflin Company, Boston, Massachusetts.

California Department of Fish and Wildlife (CDFW), Natural Diversity Database (CNDDB). Accessed September 2020 California Department of Fish and Wildlife, Sacramento, California.

Garrett, K. and J. Dunn, 1981. Birds of Southern California. Los Angeles Audubon Society. The Artisan Press, Los Angeles, California.

Grenfell, W. E., M. D. Parisi, and D. McGriff, 2003. A Check-list of the Amphibians, Reptiles, Birds and Mammals of California. California Wildlife Habitat Relationship System, California Department of Fish and Game, Sacramento, California.

Grinnell, J., 1933. Review of the Recent Mammal Fauna of California. University of California Publications in Zoology, 40:71-234.

Hall, E. R., 1981. The Mammals of North America, Volumes I and II. John Wiley and Sons, New York, New York.

Hickman, J. C., ed. 1993. The Jepson Manual: Higher Plants of California. University of California Press.

Ingles, L. G., 1965. Mammals of the Pacific States. Stanford University Press, Stanford, California.

Jameson, jr., E. W. and H. J. Peters. California Mammals. University of California Press, Berkeley, Los Angeles, London. 403 pp.

Lackey, J. 1996. Chaetodipus fallax. Mammalian Species No. 517. American Society of Mammalogists.

List of Vegetation Alliances and Associations. Vegetation Classification and Mapping Program, California Department of Fish and Game. Sacramento, CA. September 2010.

Meserve, P. 1976. Food relationships of a rodent fauna in a California coastal sage scrub community. Journal of Mammalogy, 57: 300-319.

Munz, P.A., 1974. A Flora of Southern California. University of California Press, Berkeley, California.

Peterson, R. 1990 *A Field Guide to Western Birds*. Houghton Mifflin Company, Boston, MA.

Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens 2009 *A Manual of California Vegetation, 2nd edition*. California Native Plant Society Press, Sacramento, CA.

U.S Fish and Wildlife Service, 2014. Endangered and Threatened Wildlife and Plants. https://www.fws.gov/endangered/species/us-species.html. Accessed September 2020.

USGS (United States Geological Survey). *Sunland* 7.5' Topographic Quadrangle. 1966, revised 2015.

Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/. Accessed October 2020.

Williams, D. F., 1986. Mammalian Species of Special Concern in California. Wildlife Management Division Administrative Report 86-1. Prepared for The Resources Agency, California Department of Fish and Game.

Zeiner, D. C., W. F. Laudenslayer, Jr., K. E. Mayer and M. White, 1990. California's Wildlife, Volume III Mammals, The Resources Agency, Department of Fish and Game, Sacramento, California.

FIGURES

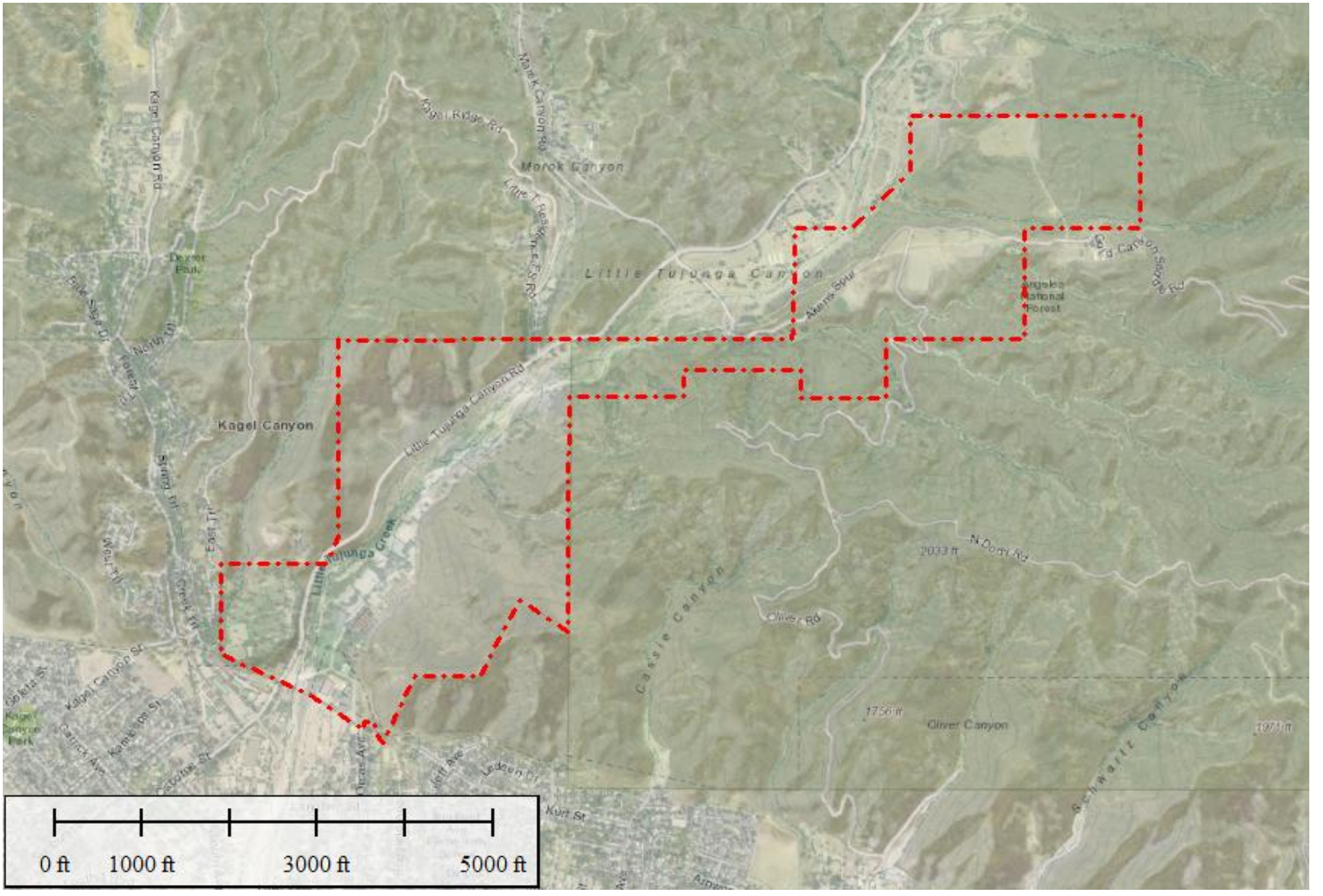


Figure 1

Location Map
Little Tujunga Ranch
Los Angeles County, California

Legend

Project Site Boundary

N

Hernandez Environmental Services

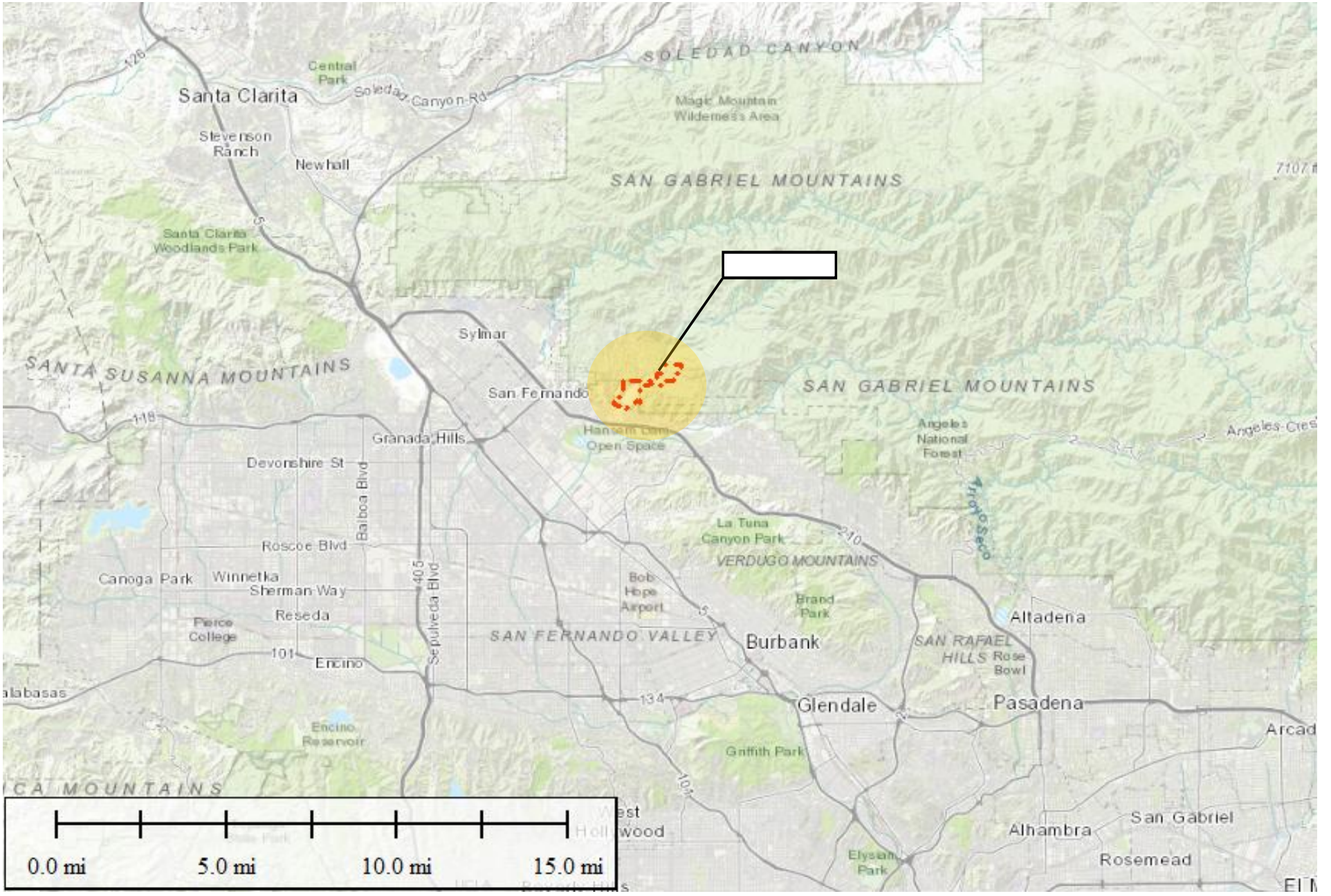


Figure 2
Vicinity Map
Little Tujunga Ranch
Los Angeles County, California

Legend

Project Site Boundary

N

Hernandez Environmental Services

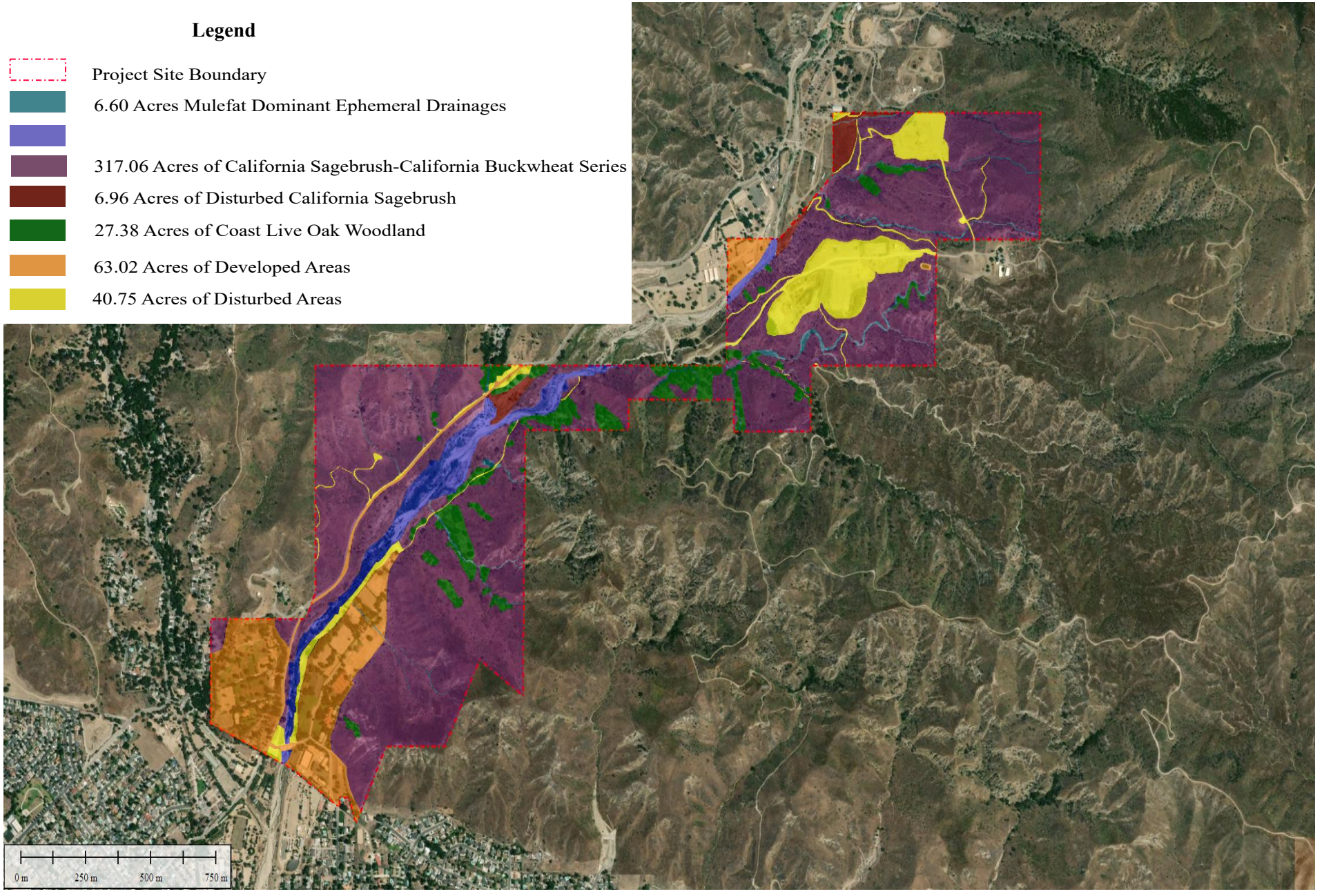


Figure 3

Habitat Map
Little Tujunga Ranch
Los Angeles County, California

N

Hernandez Environmental Services

APPENDIX A

Species List

Plant List

Amaranthis blitoides	Prostrate pigweed
Ambrosia acanthicarpa	Annual burweed
Anemopsis californica	Yerba mansa
Artemisia californica	California sagebrush
Baccharis salicifolia	Mulefat
Brassica spp.	Mustard spp.
Calystegia sp.	Morning glory
Centaurea melitensis	Maltese star thistle
Chenopodium album	Lamb's quarters
Croton setiger	Doveweed
Cylindropuntia sp.	Cholla
Datura wrightii	Jimsonweed
Dysphania botrys	Jerusalem oak goosefoot
Epilobium ciliatum	Fringed willowherb
Ericameria nauseosa	Rubber rabbitbrush
Erigeron canadensis	Canada horseweed
Eriodictyon crassifolium	Thickleaf yerba santa
Eriogonum fasiculatum	California buckwheat
Eucalyptus spp.	Eucalyptus spp.
Foeniculum vulgare	Sweet Fennel
Helianthus annuus	Common sunflower
Hesperoyucca whipplei	Chaparral yucca
Heteromeles arbutifolia	Toyon
Heterotheca grandiflora	Telegraph weed
Lepidospartum squamatum	Scalebroom
Logfia gallica	Narrowleaf cottonrose
Lupins arboreus	Yellow bush lupine
Malacothamnus sp.	Bush mallow sp.
Malacothrix saxatilis	Cliff aster
Malosma laurina	Laurel sumac

Marah macrocarpa	Wild cucumber
Melia azedarach	China berry tree
Melilotus albus	White sweetclover
Mimulus cardinalis	Scarlet monkey flower
Nasturtium officinale	Watercress
Nicotina glauca	Tree tobacco
Oenothera california	California primrose
Oenothera elata	Hooker's evening primrose
Penstemon sp.	Beardtongue
Persicaria lapathifolia	Pale Persicaria
Phacelia cicutaria	Caterpillar phacelia
Pinus sp.	Pine trees
Platanus racemosa	California sycamore
Polypogon monspeliensis	Annual rabbit's foot grass
Populus fremontii.	Freemont cottonwood
Pseudognaphalium beneolens	Cudweed
Quercus agrifolia	Coast live oak
Rhamnus ilicifolia	Hollyleaf redberry
Ricinus communis	Castor bean
Salix exigua	Narrowleaf willow
Salix googgingii	Black willow
Salix laevigata	Red willow
Salix lasiolepis	Arroyo willow
Salsola tragus	Russian thistle
Salvia apiana	White sage
Salvia mellifera	Black sage
Schinus molle	Peruvian peppertree
Silybum marianum	Blessed milkthistle
Solanum nigrum	Black nightshade
Sonchus oleraceus	Common sowthistle
Tamarix chinensis	Salt cedar
Toxicodendron diversilobum	Poison oak
Typha sp.	Cattail
Veronica anagallis-aquatica	Water speedwell

Xanthium strumarium Rough cockleburr

Animal List

Accipiter cooperii	Cooper's hawk
Aphelocoma californica	California scrub-jay
Archilochus alexandri	Black-chinned hummingbird
Buteo jamaicensis	Red-tailed hawk
Callipepla californica	California quail
Calypte anna	Anna's Hummingbird
Canis latrans	Coyote
Corvas brachyrhynchos	American crow
Corvus corax	Raven
Cathartes aura	Turkey vulture
Dryobates nuttallii	Nuttall's woodpecker
Haemorhous mexicanus	House finch
Melozone crissalis	California towhee
Myiarchus cinerascens	Ash-throated flycatcher
Otospermophilus beecheyi	Ground squirrel
Pheucticus melanocephalus	Black-headed grosbeak
Pipilo maculatus	Spotted towhee
Psaltriparus minimus	Bushtit
Sayornis nigricans	Black Phoebe
Sceloporus occidentalis	Western fence lizard
Selasphorus sasin	Allen's hummingbird
Spinus psaltria	Lesser goldfinch
Vireo bellii pusillus	Least Bell's vireo
Zenaida macroura	Mourning Dove

APPENDIX B

Scientific Name	Common Name	Taxon Group	Federal List	California List	R Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Arctostaphylos glandulosa ssp. gabrielensis	San Gabriel manzanita	Dicots	None	None	1B.2	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral	Chaparral.	Rocky outcrops; can be dominant shrub where it occurs. 960-2015 m.	No suitable habitat is present on site. This species is not present.
Atriplex parishii	Parish's brittlescale	Dicots	None	None	1B.1	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | USFS_S-Sensitive	Alkali playa | Chenopod scrub | Meadow & seep | Vernal pool | Wetland	Vernal pools, chenopod scrub, playas.	Usually on drying alkali flats with fine soils. 4-1420 m.	No suitable habitat is present on site. This species is not present.
Berberis nevinii	Nevin's barberry	Dicots	Endangered	Endangered	1B.1	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden	Chaparral | Cismontane woodland | Coastal scrub | Riparian scrub	Chaparral, cismontane woodland, coastal scrub, riparian scrub.	On steep, N-facing slopes or in low grade sandy washes. 90-1590 m.	Suitable habitat is present on site. This species has the potential to be present.
California Walnut Woodland	California Walnut Woodland	Woodland					Cismontane woodland			Not present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	R Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Calochortus clavatus var. gracilis	slender mariposa-lily	Monocots	None	None	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Coastal scrub | Valley & foothill grassland	Chaparral, coastal scrub, valley and foothill grassland.	Shaded foothill canyons; often on grassy slopes within other habitat. 210-1815 m.	Suitable habitat is present on site. This species has the potential to be present.
Calochortus palmeri var. palmeri	Palmer's mariposa-lily	Monocots	None	None	1B.2	BLM_S-Sensitive | SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden | USFS_S-Sensitive	Chaparral | Lower montane coniferous forest | Meadow & seep	Meadows and seeps, chaparral, lower montane coniferous forest.	Vernally moist places in yellow-pine forest, chaparral. 195-2530 m.	No suitable habitat is present on site. This species is not present.
Calochortus plummerae	Plummer's mariposa-lily	Monocots	None	None	4.2	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden	Chaparral | Cismontane woodland | Coastal scrub | Lower montane coniferous forest | Valley & foothill grassland	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest.	Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 60-2500 m.	Suitable habitat is present on site. This species has the potential to be present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	R Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Calystegia peirsonii	Peirson's morning-glory	Dicots	None	None	4.2		Chaparral | Chenopod scrub | Cismontane woodland | Coastal scrub | Lower montane coniferous forest | Valley & foothill grassland	Chaparral, coastal scrub, chenopod scrub, cismontane woodland, lower montane coniferous forest, valley and foothill grassland.	Often in disturbed areas or along roadsides or in grassy, open areas. 30-1500 m.	Suitable habitat is present on site. This species has the potential to be present.
Castilleja gleasoni	Mt. Gleason paintbrush	Dicots	None	Rare	1B.2	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Lower montane coniferous forest | Pinon & juniper woodlands	Lower montane coniferous forest, chaparral, pinyon and juniper woodland.	On open flats or slopes in granitic soil. Restricted to the San Gabriel Mountains. 975-1950 m.	No suitable habitat is present on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	R Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Centromadia parryi ssp. australis	southern tarplant	Dicots	None	None	1B.1	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | SB_SBBG-Santa Barbara Botanic Garden	Marsh & swamp | Salt marsh | Valley & foothill grassland | Vernal pool | Wetland	Marshes and swamps (margins), valley and foothill grassland, vernal pools.	Often in disturbed sites near the coast at marsh edges; also in alkaline soils sometimes with saltgrass. Sometimes on vernal pool margins. 0-975 m.	No suitable habitat is present on site. This species is not present.
Centromadia pungens ssp. laevis	smooth tarplant	Dicots	None	None	1B.1	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden	Alkali playa | Chenopod scrub | Meadow & seep | Riparian woodland | Valley & foothill grassland | Wetland	Valley and foothill grassland, chenopod scrub, meadows and seeps, playas, riparian woodland.	Alkali meadow, alkali scrub; also in disturbed places. 5-1170 m.	Suitable habitat is present on site. This species has the potential to be present.
Chorizanthe parryi var. fernandina	San Fernando Valley spineflower	Dicots	None	Endangered	1B.1	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Coastal scrub | Valley & foothill grassland	Coastal scrub, valley and foothill grassland.	Sandy soils. 15-1015 m.	Suitable habitat is present on site. This species has the potential to be present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	R Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Chorizanthe parryi var. parryi	Parry's spineflower	Dicots	None	None	1B.1	BLM_S-Sensitive | SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Cismontane woodland | Coastal scrub | Valley & foothill grassland	Coastal scrub, chaparral, cismontane woodland, valley and foothill grassland.	Dry slopes and flats; sometimes at interface of 2 vegetation types, such as chaparral and oak woodland. Dry, sandy soils. 90-1220 m.	Suitable habitat is present on site. This species has the potential to be present.
Dodecahema leptoceras	slender-horned spineflower	Dicots	Endangered	Endangered	1B.1	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden	Chaparral | Cismontane woodland | Coastal scrub	Chaparral, cismontane woodland, coastal scrub (alluvial fan sage scrub).	Flood deposited terraces and washes; associates include Encelia, Dalea, Lepidospartum, etc. Sandy soils. 200-765 m.	Suitable habitat is present on site. This species has the potential to be present.
Dudleya multicaulis	many-stemmed dudleya	Dicots	None	None	1B.2	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Coastal scrub | Valley & foothill grassland	Chaparral, coastal scrub, valley and foothill grassland.	In heavy, often clayey soils or grassy slopes. 1-910 m.	Suitable habitat is present on site. This species has the potential to be present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	R Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Harpagonella palmeri	Palmer's grapplinghook	Dicots	None	None	4.2	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral | Coastal scrub | Valley & foothill grassland	Chaparral, coastal scrub, valley and foothill grassland.	Clay soils; open grassy areas within shrubland. 20-955 m.	Suitable habitat is present on site. This species has the potential to be present.
Helianthus nuttallii ssp. parishii	Los Angeles sunflower	Dicots	None	None	1A		Freshwater marsh | Marsh & swamp | Salt marsh | Wetland	Marshes and swamps (coastal salt and freshwater).	35-1525 m.	No suitable habitat is present on site. This species is not present.
Horkelia cuneata var. puberula	mesa horkelia	Dicots	None	None	1B.1	USFS_S-Sensitive	Chaparral | Cismontane woodland | Coastal scrub	Chaparral, cismontane woodland, coastal scrub.	Sandy or gravelly sites. 15-1645 m.	Suitable habitat is present on site. This species has the potential to be present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	R Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Imperata brevifolia	California satintail	Monocots	None	None	2B.1	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden | USFS_S-Sensitive	Chaparral | Coastal scrub | Meadow & seep | Mojavean desert scrub | Riparian scrub | Wetland	Coastal scrub, chaparral, riparian scrub, mojavean desert scrub, meadows and seeps (alkali), riparian scrub.	Mesic sites, alkali seeps, riparian areas. 3-1495 m.	Suitable habitat is present on site. This species has the potential to be present.
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Dicots	None	None	1B.1	BLM_S-Sensitive | SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden	Alkali playa | Marsh & swamp | Salt marsh | Vernal pool | Wetland	Coastal salt marshes, playas, vernal pools.	Usually found on alkaline soils in playas, sinks, and grasslands. 1-1375 m.	No suitable habitat is present on site. This species is not present.
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	Dicots	None	None	4.3		Chaparral | Coastal scrub	Chaparral, coastal scrub.	Dry soils, shrubland. 4-1435 m.	Suitable habitat is present on site. This species has the potential to be present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	R Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Linanthus concinnus	San Gabriel linanthus	Dicots	None	None	1B.2	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Lower montane coniferous forest | Upper montane coniferous forest	Lower montane coniferous forest, upper montane coniferous forest, chaparral.	Dry rocky slopes, often in Jeffrey pine/canyon oak forest. 1310-2560 m.	No suitable habitat is present on site. This species is not present.
Malacothamnus davidsonii	Davidson's bush-mallow	Dicots	None	None	1B.2	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden	Chaparral | Cismontane woodland | Coastal scrub | Riparian woodland	Coastal scrub, riparian woodland, chaparral, cismontane woodland.	Sandy washes. 150-1525 m.	Suitable habitat is present on site. This species is present.
Navarretia fossalis	spreading navarretia	Dicots	Threatened	None	1B.1	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Alkali playa | Chenopod scrub | Marsh & swamp | Vernal pool | Wetland	Vernal pools, chenopod scrub, marshes and swamps, playas.	San Diego hardpan and San Diego claypan vernal pools; in swales & vernal pools, often surrouded by other habitat types. 15-850 m.	No suitable habitat is present on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	R Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Navarretia setiloba	Piute Mountains navarretia	Dicots	None	None	1B.1	BLM_S-Sensitive | USFS_S-Sensitive	Cismontane woodland | Pinon & juniper woodlands | Valley & foothill grassland	Cismontane woodland, pinyon and juniper woodland, valley and foothill grassland.	Red clay soils, or on gravelly loam. 180-1645 m.	No suitable habitat is present on site. This species is not present.
Opuntia basilaris var. brachyclada	short-joint beavertail	Dicots	None	None	1B.2	BLM_S-Sensitive | SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Joshua tree woodland | Mojavean desert scrub | Pinon & juniper woodlands	Chaparral, Joshua tree woodland, Mojavean desert scrub, pinyon and juniper woodland.	Sandy soil or coarse, granitic loam. 425-2015 m.	No suitable habitat is present on site. This species is not present.
Orcuttia californica	California Orcutt grass	Monocots	Endangered	Endangered	1B.1	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Vernal pool | Wetland	Vernal pools.	10-660 m.	No suitable habitat is present on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	R Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Pseudognaphalium leucocephalum	white rabbit-tobacco	Dicots	None	None	2B.2		Chaparral | Cismontane woodland | Coastal scrub | Riparian woodland	Riparian woodland, cismontane woodland, coastal scrub, chaparral.	Sandy, gravelly sites. 35-515 m.	Suitable habitat is present on site. This species has the potential to be present.
Ribes divaricatum var. parishii	Parish's gooseberry	Dicots	None	None	1A		Riparian woodland	Riparian woodland.	Salix swales in riparian habitats. 65-300 m.	No suitable habitat is present on site. This species is not present.
Riversidian Alluvial Fan Sage Scrub	Riversidian Alluvial Fan Sage Scrub	Scrub	None	None			Coastal scrub			Not present.
Sidalcea neomexicana	salt spring checkerbloom	Dicots	None	None	2B.2	USFS_S-Sensitive	Alkali playa | Chaparral | Coastal scrub | Lower montane coniferous forest | Mojavean desert scrub | Wetland	Playas, chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub.	Alkali springs and marshes. 3-2380 m.	Suitable habitat is present on site. This species has the potential to be present.
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Riparian	None	None			Riparian forest			Present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	R Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Southern Cottonwood Willow Riparian Forest	Southern Cottonwood Willow Riparian Forest	Riparian	None	None			Riparian forest			Not present.
Southern Mixed Riparian Forest	Southern Mixed Riparian Forest	Riparian	None	None			Riparian forest			Not present.
Southern Riparian Scrub	Southern Riparian Scrub	Riparian	None	None			Riparian scrub			Not present.
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Riparian	None	None			Riparian woodland			Not present.
Southern Willow Scrub	Southern Willow Scrub	Riparian	None	None			Riparian scrub			Present.
Stylocline masonii	Mason's neststraw	Dicots	None	None	1B.1	USFS_S-Sensitive	Chenopod scrub | Desert wash | Pinon & juniper woodlands	Chenopod scrub, pinyon and juniper woodland.	Sandy washes. 100-1200 m.	No suitable habitat is present on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	R Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Symphyotrichum greatae	Greata's aster	Dicots	None	None	1B.3	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden	Broadleaved upland forest | Chaparral | Cismontane woodland | Lower montane coniferous forest | Riparian woodland	Chaparral, cismontane woodland, broadleafed upland forest, lower montane coniferous forest, riparian woodland.	Mesic canyons. 335-2015 m.	Suitable habitat is present on site. This species has the potential to be present.
Thelypteris puberula var. sonorensis	Sonoran maiden fern	Ferns	None	None	2B.2	USFS_S-Sensitive	Meadow & seep | Wetland	Meadows and seeps.	Along streams, seepage areas. 60-930 m.	No suitable habitat is present on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	Birds	None	None	CDFW_WL-Watch List	Chaparral | Coastal scrub	Resident in Southern California coastal sage scrub and sparse mixed chaparral.	Frequents relatively steep, often rocky hillsides with grass and forb patches.	There is suitable habitat on site. Potential to be present.
Anaxyrus californicus	arroyo toad	Amphibians	Endangered	None	CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered	Desert wash | Riparian scrub | Riparian woodland | South coast flowing waters | South coast standing waters	Semi-arid regions near washes or intermittent streams, including valley-foothill and desert riparian, desert wash, etc.	Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.	There is suitable habitat on site. Potential to be present.
Anniella spp.	California legless lizard	Reptiles	None	None	CDFW_SSC-Species of Special Concern		Contra Costa County south to San Diego, within a variety of open habitats.This element represents California records of Anniella not yet assigned to new species within the Anniella pulchra complex.	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	There is suitable habitat on site. This species has the potential to be present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Anniella stebbinsi	Southern California legless lizard	Reptiles	None	None	CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	Broadleaved upland forest | Chaparral | Coastal dunes | Coastal scrub	Generally south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County.	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	There is suitable habitat on site. Potential to be present.
Antrozous pallidus	pallid bat	Mammals	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive | WBWG_H-High Priority	Chaparral | Coastal scrub | Desert wash | Great Basin grassland | Great Basin scrub | Mojavean desert scrub | Riparian woodland | Sonoran desert scrub | Upper montane coniferous forest | Valley & foothill grassland	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting.	Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	There is suitable habitat on site. Potential to be present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Aquila chrysaetos	golden eagle	Birds	None	None	BLM_S-Sensitive | CDF_S-Sensitive | CDFW_FP-Fully Protected | CDFW_WL-Watch List | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Broadleaved upland forest | Cismontane woodland | Coastal prairie | Great Basin grassland | Great Basin scrub | Lower montane coniferous forest | Pinon & juniper woodlands | Upper montane coniferous forest | Valley & foothill grassland	Rolling foothills, mountain areas, sage-juniper flats, and desert.	Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	There is suitable habitat on site. Potential to be present.
Arizona elegans occidentalis	California glossy snake	Reptiles	None	None	CDFW_SSC-Species of Special Concern		Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California.	Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	There is suitable habitat on site. Potential to be present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Artemisiospiza belli belli	Bell's sage sparrow	Birds	None	None	CDFW_WL-Watch List | USFWS_BCC-Birds of Conservation Concern	Chaparral | Coastal scrub	Nests in chaparral dominated by fairly dense stands of chamise. Found in coastal sage scrub in south of range.	Nest located on the ground beneath a shrub or in a shrub 6-18 inches above ground. Territories about 50 yds apart.	No suitbale habitat is present on site. Species is not present.
Aspidoscelis tigris stejnegeri	coastal whiptail	Reptiles	None	None	CDFW_SSC-Species of Special Concern		Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland & riparian areas.	Ground may be firm soil, sandy, or rocky.	There is suitable habitat on site. Potential to be present.
Athene cunicularia	burrowing owl	Birds	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Coastal prairie | Coastal scrub | Great Basin grassland | Great Basin scrub | Mojavean desert scrub | Sonoran desert scrub | Valley & foothill grassland	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	No suitable habitat is presnt on site. Species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Bombus crotchii	Crotch bumble bee	Insects	None	Candidate Endangered			Coastal California east to the Sierra-Cascade crest and south into Mexico.	Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	No suitable habitat is present on site. Species is not present.
Branchinecta lynchi	vernal pool fairy shrimp	Crustaceans	Threatened	None	IUCN_VU-Vulnerable	Valley & foothill grassland | Vernal pool | Wetland	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in astatic rain-filled pools.	Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	No suitable habitat is present on site. Species is not present.
Buteo swainsoni	Swainson's hawk	Birds	None	Threatened	BLM_S-Sensitive | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Great Basin grassland | Riparian forest | Riparian woodland | Valley & foothill grassland	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, & agricultural or ranch lands with groves or lines of trees.	Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	There is suitable habitat on site. Potential to be present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Catostomus santaanae	Santa Ana sucker	Fish	Threatened	None	AFS_TH-Threatened | IUCN_VU-Vulnerable	Aquatic | South coast flowing waters	Endemic to Los Angeles Basin south coastal streams.	Habitat generalists, but prefer sand-rubble-boulder bottoms, cool, clear water, and algae.	There is suitable habitat on site. Potential to be present.
Coccyzus americanus occidentalis	western yellow-billed cuckoo	Birds	Threatened	Endangered	BLM_S-Sensitive | NABCI_RWL-Red Watch List | USFS_S-Sensitive | USFWS_BCC-Birds of Conservation Concern	Riparian forest	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems.	Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.	There is suitable habitat on site. Potential to be present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Corynorhinus townsendii	Townsend's big-eared bat	Mammals	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive | WBWG_H-High Priority	Broadleaved upland forest | Chaparral | Chenopod scrub | Great Basin grassland | Great Basin scrub | Joshua tree woodland | Lower montane coniferous forest | Meadow & seep | Mojavean desert scrub | Riparian forest | Riparian woodland | Sonoran desert scru	Throughout California in a wide variety of habitats. Most common in mesic sites.	Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	No suitable habitat is present on site. Species is not present.
Diadophis punctatus modestus	San Bernardino ringneck snake	Reptiles	None	None	USFS_S-Sensitive		Most common in open, relatively rocky areas. Often in somewhat moist microhabitats near intermittent streams.	Avoids moving through open or barren areas by restricting movements to areas of surface litter or herbaceous veg.	There is suitable habitat present on site. Potential to be present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Empidonax traillii extimus	southwestern willow flycatcher	Birds	Endangered	Endangered	NABCI_RWL-Red Watch List	Riparian woodland	Riparian woodlands in Southern California.		There is suitable habitat present on site. Potential to be present.
Emys marmorata	western pond turtle	Reptiles	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable | USFS_S-Sensitive	Aquatic | Artificial flowing waters | Klamath/North coast flowing waters | Klamath/North coast standing waters | Marsh & swamp | Sacramento/San Joaquin flowing waters | Sacramento/San Joaquin standing waters | South coast flowing waters | South coast stan	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	No suitable habitat is present on site. Species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Eumops perotis californicus	western mastiff bat	Mammals	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | WBWG_H-High Priority	Chaparral | Cismontane woodland | Coastal scrub | Valley & foothill grassland	Many open, semi-arid to arid habitats, including conifer & deciduous woodlands, coastal scrub, grasslands, chaparral, etc.	Roosts in crevices in cliff faces, high buildings, trees and tunnels.	There is suitable habitat present on site. Potential to be present.
Euphydryas editha quino	quino checkerspot butterfly	Insects	Endangered	None		Chaparral | Coastal scrub	Sunny openings within chaparral & coastal sage shrublands in parts of Riverside & San Diego counties.	Hills and mesas near the coast. Need high densities of food plants Plantago erecta, P. insularis, and Orthocarpus purpurescens.	No suitable habitat is present on site. Species is not present.
Falco mexicanus	prairie falcon	Birds	None	None	CDFW_WL-Watch List | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Great Basin grassland | Great Basin scrub | Mojavean desert scrub | Sonoran desert scrub | Valley & foothill grassland	Inhabits dry, open terrain, either level or hilly.	Breeding sites located on cliffs. Forages far afield, even to marshlands and ocean shores.	No suitable habitat is present on site. Species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Falco peregrinus anatum	American peregrine falcon	Birds	Delisted	Delisted	CDF_S-Sensitive | CDFW_FP-Fully Protected | USFWS_BCC-Birds of Conservation Concern		Near wetlands, lakes, rivers, or other water; on cliffs, banks, dunes, mounds; also, human-made structures.	Nest consists of a scrape or a depression or ledge in an open site.	There is suitable habitat present on site. This species has the potential to be present.
Gasterosteus aculeatus williamsoni	unarmored threespine stickleback	Fish	Endangered	Endangered	AFS_EN-Endangered | CDFW_FP-Fully Protected	Aquatic | South coast flowing waters	Weedy pools, backwaters, and among emergent vegetation at the stream edge in small Southern California streams.	Cool (<24 C), clear water with abundant vegetation.	The site is outside of this species' current range. Speecies is not present.
Gila orcuttii	arroyo chub	Fish	None	None	AFS_VU-Vulnerable | CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	Aquatic | South coast flowing waters	Native to streams from Malibu Creek to San Luis Rey River basin. Introduced into streams in Santa Clara, Ventura, Santa Ynez, Mojave & San Diego river basins.	Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.	The water in the perrenial stream on site is not deep enough to support this species. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Lanius ludovicianus	loggerhead shrike	Birds	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Broadleaved upland forest | Desert wash | Joshua tree woodland | Mojavean desert scrub | Pinon & juniper woodlands | Riparian woodland | Sonoran desert scrub	Broken woodlands, savannah, pinyon-juniper, Joshua tree, and riparian woodlands, desert oases, scrub & washes.	Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	There is suitable habitat present on site. Potential to be present.
Lasionycteris noctivagans	silver-haired bat	Mammals	None	None	IUCN_LC-Least Concern | WBWG_M-Medium Priority	Lower montane coniferous forest | Oldgrowth | Riparian forest	Primarily a coastal and montane forest dweller, feeding over streams, ponds & open brushy areas.	Roosts in hollow trees, beneath exfoliating bark, abandoned woodpecker holes, and rarely under rocks. Needs drinking water.	There is suitable habitat for this species on site, but the project site is out of its current range. This species is not present.
Lasiurus cinereus	hoary bat	Mammals	None	None	IUCN_LC-Least Concern | WBWG_M-Medium Priority	Broadleaved upland forest | Cismontane woodland | Lower montane coniferous forest | North coast coniferous forest	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding.	Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	There is suitable habitat for this species on site, but the project site is out of its current range. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Lasiurus xanthinus	western yellow bat	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | WBWG_H-High Priority	Desert wash	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats.	Roosts in trees, particularly palms. Forages over water and among trees.	There is suitable habitat for this species on site, but the project site is out of its current range. This species is not present.
Lepus californicus bennettii	San Diego black-tailed jackrabbit	Mammals	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub	Intermediate canopy stages of shrub habitats & open shrub / herbaceous & tree / herbaceous edges.	Coastal sage scrub habitats in Southern California.	There is suitable habitat present on site. Potential to be present.
Neotoma lepida intermedia	San Diego desert woodrat	Mammals	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub	Coastal scrub of Southern California from San Diego County to San Luis Obispo County.	Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes.	There is suitable habitat present on site. Potential to be present.
Nyctinomops macrotis	big free-tailed bat	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | WBWG_MH-Medium-High Priority		Low-lying arid areas in Southern California.	Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	No suitable habitat is present on site. Species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Onychomys torridus ramona	southern grasshopper mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	Chenopod scrub	Desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover.	Feeds almost exclusively on arthropods, especially scorpions and orthopteran insects.	No suitable habitat is present on site. Species is not present.
Perognathus longimembris brevinasus	Los Angeles pocket mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub	Lower elevation grasslands and coastal sage communities in and around the Los Angeles Basin.	Open ground with fine, sandy soils. May not dig extensive burrows, hiding under weeds and dead leaves instead.	There is suitable habitat present on site. This species has the potential to be present.
Phrynosoma blainvillii	coast horned lizard	Reptiles	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Chaparral | Cismontane woodland | Coastal bluff scrub | Coastal scrub | Desert wash | Pinon & juniper woodlands | Riparian scrub | Riparian woodland | Valley & foothill grassland	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	There is suitable habitat present on site. This species has the potential to be present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Polioptila californica californica	coastal California gnatcatcher	Birds	Threatened	None	CDFW_SSC-Species of Special Concern | NABCI_YWL-Yellow Watch List	Coastal bluff scrub | Coastal scrub	Obligate, permanent resident of coastal sage scrub below 2500 ft in Southern California.	Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	There is suitable habitat present on site. This species has the potential to be present.
Rana draytonii	California red-legged frog	Amphibians	Threatened	None	CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable	Aquatic | Artificial flowing waters | Artificial standing waters | Freshwater marsh | Marsh & swamp | Riparian forest | Riparian scrub | Riparian woodland | Sacramento/San Joaquin flowing waters | Sacramento/San Joaquin standing waters | South coast flowi	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	No suitable habitat is present on site. Species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Rana muscosa	southern mountain yellow-legged frog	Amphibians	Endangered	Endangered	CDFW_WL-Watch List | IUCN_EN-Endangered | USFS_S-Sensitive	Aquatic	Federal listing refers to populations in the San Gabriel, San Jacinto and San Bernardino mountains (southern DPS). Northern DPS was determined to warrant listing as endangered, Apr 2014, effective Jun 30, 2014.	Always encountered within a few feet of water. Tadpoles may require 2 - 4 yrs to complete their aquatic development.	No suitbale habitat is present on site. Species is not present.
Rhinichthys osculus ssp. 3	Santa Ana speckled dace	Fish	None	None	AFS_TH-Threatened | CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	Aquatic | South coast flowing waters	Headwaters of the Santa Ana and San Gabriel rivers. May be extirpated from the Los Angeles River system.	Requires permanent flowing streams with summer water temps of 17-20 C. Usually inhabits shallow cobble and gravel riffles.	No suitable habitat is present on site. Species is not present.
Riparia riparia	bank swallow	Birds	None	Threatened	BLM_S-Sensitive | IUCN_LC-Least Concern	Riparian scrub | Riparian woodland	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert.	Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	There is suitable habitat present on site. Potential to be present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Setophaga petechia	yellow warbler	Birds	None	None	CDFW_SSC-Species of Special Concern | USFWS_BCC-Birds of Conservation Concern	Riparian forest | Riparian scrub | Riparian woodland	Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada.	Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.	There is suitable habitat present on site. Potential to be present.
Southern California Arroyo Chub/Santa Ana Sucker Stream	Southern California Arroyo Chub/Santa Ana Sucker Stream	Inland Waters	None	None					Not present.
Southern California Threespine Stickleback Stream	Southern California Threespine Stickleback Stream	Inland Waters	None	None					Not present.
Spea hammondii	western spadefoot	Amphibians	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened	Cismontane woodland | Coastal scrub | Valley & foothill grassland | Vernal pool | Wetland	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands.	Vernal pools are essential for breeding and egg-laying.	No suitable habitat is presnt on site. Species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Taricha torosa	Coast Range newt	Amphibians	None	None	CDFW_SSC-Species of Special Concern		Coastal drainages from Mendocino County to San Diego County.	Lives in terrestrial habitats & will migrate over 1 km to breed in ponds, reservoirs & slow moving streams.	No suitable habitat is presnt on site. Species is not present.
Taxidea taxus	American badger	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Alkali marsh | Alkali playa | Alpine | Alpine dwarf scrub | Bog & fen | Brackish marsh | Broadleaved upland forest | Chaparral | Chenopod scrub | Cismontane woodland | Closed-cone coniferous forest | Coastal bluff scrub | Coastal dunes | Coastal prairie |	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	There is suitable habitat present on site. Potential to be present.

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Thamnophis hammondii	two-striped gartersnake	Reptiles	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive	Marsh & swamp | Riparian scrub | Riparian woodland | Wetland	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation.	Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	There is suitable habitat present on site. Potential to be present.
Vireo bellii pusillus	least Bell's vireo	Birds	Endangered	Endangered	IUCN_NT-Near Threatened | NABCI_YWL-Yellow Watch List	Riparian forest | Riparian scrub | Riparian woodland	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	There is suitable habitat on site. HES biologists heard this species during surveys. This species is present.

APPENDIX C



View of onsite disturbed area.



View of developed area located within the equestrian facility.



View of drainage located within the equestrian facility.

Hernandez Environmental Services



View of ephemeral drainage located within the northeastern portion of the site.



View of coast live oak woodlands.



View of onsite coast live oak trees.

Hernandez Environmental Services



View of hillsides dominated by California sagebrush.



View of onsite disturbed area surrounded by California sagebrush habitat.



View of hillsides dominated by California sagebrush.

Hernandez Environmental Services



View of southwest portion of Little Tujunga Creek.



View of access road along Little Tujunga Creek.



View of access road along Little Tujunga Creek.

Hernandez Environmental Services



View of area of fill/access road area along the southeastern portion of Little Tujunga Creek.



View of red willow series habitat within Little Tujunga Creek.



View of northeast portion of Little Tujunga Creek.

Hernandez Environmental Services



View of Drainage B containing mulefat dominant habitat.



View of ephemeral drainage within northeast portion of site with mulefat dominant habitat.

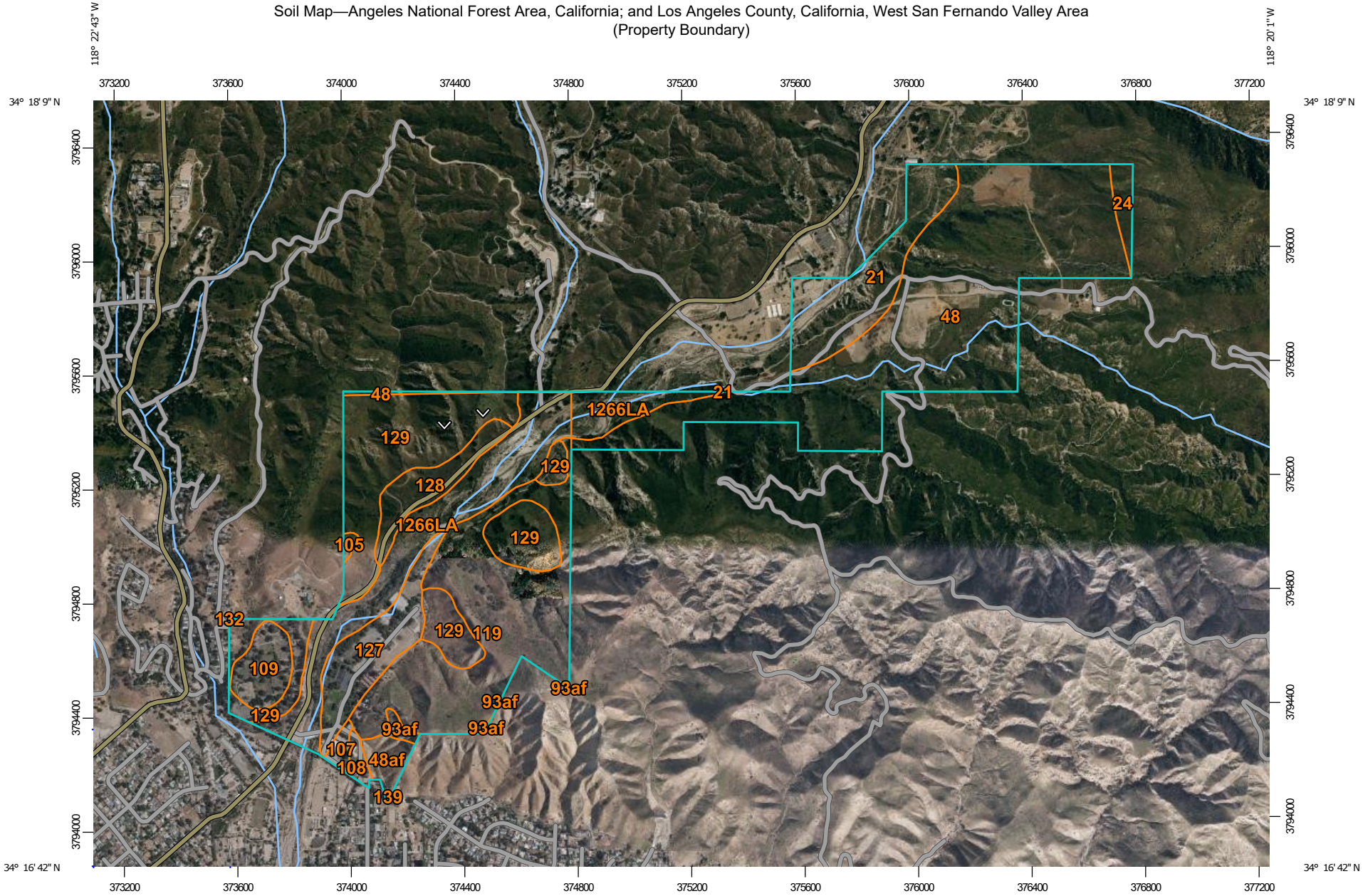


View of ephemeral drainage within northeast portion of site with mulefat dominant habitat.

Hernandez Environmental Services

APPENDIX D

Soil Map—Angeles National Forest Area, California; and Los Angeles County, California, West San Fernando Valley Area
(Property Boundary)



Map Scale: 1:19,000 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 250 500 1000 1500

Feet: 0 500 1000 2000 3000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Angeles National Forest Area, California
Survey Area Data: Version 14, May 27, 2020

Soil Survey Area: Los Angeles County, California, West San Fernando Valley Area
Survey Area Data: Version 13, May 27, 2020

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 9, 2018—Apr 13, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
21	Riverwash	35.3	7.3%
24	Modesto, moderately deep-Trigo families complex, 25 to 75 percent slopes	4.7	1.0%
48	Trigo-Modesto-San Andreas families association, 15 to 70 percent slopes	159.1	32.7%
1266LA	Soboba and Tujunga soils, 0 to 5 percent slopes, frequently flooded	11.3	2.3%
Subtotals for Soil Survey Area		**210.5**	**43.2%**
Totals for Area of Interest		**486.9**	**100.0%**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
48af	Trigo-Modesto-San Andreas families association, 15 to 70 percent slopes	5.9	1.2%
93af	Rock outcrop-Lithic Xerorthents-Rubble land association, 60 to 120 percent slopes	1.7	0.3%
105	Balcom silty clay loam, 30 to 50 percent slopes, MLRA 20	0.9	0.2%
107	Capistrano-Urban land complex, 0 to 2 percent slopes	2.4	0.5%
108	Capistrano-Urban land complex, 2 to 9 percent slopes	2.4	0.5%
109	Chualar-Urban land complex, 2 to 9 percent slopes	11.9	2.4%
119	Gazos silty clay loam, 30 to 50 percent slopes	81.0	16.6%
127	San Emigdio-Urban land complex, 0 to 2 percent slopes	24.4	5.0%
128	Saugus loam, 15 to 30 percent slopes	14.7	3.0%
129	Saugus loam, 30 to 50 percent slopes	81.8	16.8%
132	Soper gravelly sandy loam, 15 to 30 percent slopes	0.0	0.0%
139	Xerorthents-Urban land-Balcom complex, 5 to 15 percent slopes	0.1	0.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1266LA	Soboba and Tujunga soils, 0 to 5 percent slopes, frequently flooded	49.4	10.1%
Subtotals for Soil Survey Area		**276.4**	**56.8%**
Totals for Area of Interest		**486.9**	**100.0%**

APPENDIX E

JURISDICTIONAL DELINEATION
FOR
ASSESSOR'S IDENTIFICATION NUMBERS
2526-024-022, 2526-024-026, 2526-025-009, 2526-025-011, 2526-025-022, 2526-024-270, 2526-024-028, 2526-024-021, 2581-027-004, 2526-025-012, 2526-025-013, 2526-025-016, 2526-025-017, and 2581-026-012

LOS ANGELES COUNTY, CALIFORNIA

Prepared for:
RJ's Property Management LLC,
1135 E. Florence Avenue
Inglewood, CA 90302

Prepared by:
Hernandez Environmental Services
17037 Lakeshore Drive
Lake Elsinore, CA. 92530

OCTOBER 2020

Table of Contents

1.0 Introduction 3
1.2 Site Location 3
1.3 Background 3
2.0 Regulatory Background 4
2.1 California Department of Fish and Wildlife Lake and Streambed Alteration Agreement 4
2.2 United States Army Corps of Engineers Clean Water Act 404 Permit 4
2.3 Regional Water Quality Control Board Clean Water Act /Porter-Cologne Act 7
3.0 Methodology 9
3.1 Literature Review 9
3.2 Field Survey 9
4.0 Results 9
4.1 Environmental Setting 9
4.2 Existing Hydrological Features 9
4.3 Soils 10
4.4 Hydrology 11
4.5 California Department of Fish and Wildlife Jurisdiction 11
4.6 Waters of the United States 12
4.7 Regional Water Quality Control Board Jurisdiction 12
5.0 Recommendation 13
6.0 Certification 14
7.0 References 15

FIGURES

Figure 1 – Location Map
Figure 2 – Vicinity Map
Figure 3 – CDFW Jurisdiction Map
Figure 4 – CDFW Jurisdiction Impacts Map
Figure 5 – Waters of the U.S. Map
Figure 6 – Waters of the State Map
Figure 7 – Impacts to Waters of the State Map

APPENDICES

Appendix A – Site Photos
Appendix B – Soils Map

1.0 Introduction

Hernandez Environmental Services (HES) was contracted by RJ's Property Management LLC, to prepare a jurisdictional delineation (JD) for the Little Tujunga Ranch in compliance with the requirements of the Los Angeles Regional Water Quality Control Board (RWQCB) Notice of Violation and Directive pursuant to California Water Code Section 13267: Investigative Order No. R4-2020-0048: Unauthorized fill and dredge and grading (401 Certification File Number 19-064). The Little Tujunga Ranch site (project site) consists of Assessor's Identification Numbers (AINs) 2526-024-022, 2526-024-026, 2526-025-009, 2526-025-011, 2526-025-022, 2526-024-270, 2526-024-028, 2526-024-021, 2581-027-004, 2526-025-012, 2526-025-013, 2526-025-016, 2526-025-017, and 2581-026-012 located within the unincorporated San Fernando Valley area of Los Angeles County, California.

1.1 Purpose

The purpose of this JD is to:

- Determine if any state or federal jurisdictional waters are present within the project site boundaries;
- Quantify any impacts to jurisdictional waters due to the proposed project, if possible;
- Determine if the project will require state or federal permits for impacts to jurisdictional waters; and,
- Recommend mitigation measures to offset impacts to state or federal jurisdictional waters.

1.2 Site Location

The project site is located at 11700 Little Tujunga Canyon Road, Lake View Terrace, Los Angeles County, California. The site is located within the unincorporated San Fernando Valley area of Los Angeles County, California. The site consists of Los Angeles County AINs 2526-024-022, 2526-024-026, 2526-025-009, 2526-025-011, 2526-025-022, 2526-024-270, 2526-024-028, 2526-024-021, 2581-027-004, 2526-025-012, 2526-025-013, 2526-025-016, 2526-025-017, and 2581-026-012. Specifically, the project site is located within Townships 2 and 3 north, Range 14 west, Sections 4, 5, 33, and 34 of the *Sunland* United States Geological Survey (USGS) 7.5' topographic quadrangle. The center point latitude and longitude for the project site are 34°17'34.2111" North and 118°21'18.8951" West (Figures 1 and 2).

1.3 Background

On May 29, 2019, the Los Angeles County Department of Regional Planning (County) informed the Los Angeles RWQCB staff of alleged illegal grading and depositing of debris in the Little Tujunga Wash located within and adjacent to the project site. On July 6, 2020, the Los Angeles RWQCB issued a Notice of Violation and Directive pursuant to California Water Code Section 13267: Investigative Order No. R4-2020-0048: Unauthorized fill and dredge and grading (401 Certification File Number 19-064). On July 9, 2019, Los Angeles RWQCB and County staff

performed a site inspection. On September 3, 2019, Los Angeles RWQCB staff inspected the project site again to determine potential impacts to water quality of the Little Tujunga Wash. Based on the site inspections, it was determined that unauthorized land disturbance and fill and dredge activities affecting the east bank of the Little Tujunga Wash and areas in the vicinity of the Little Tujunga Wash had occurred. Erosion was also observed along the east bank of the Little Tujunga Wash and loose materials along a graded road located east of the Little Tujunga Wash within and adjacent to the project site.

2.0 Regulatory Background

2.1 California Department of Fish and Wildlife Lake and Streambed Alteration Agreement

The California Department of Fish and Wildlife (CDFW) is responsible for conserving, protecting, and managing California's fish, wildlife, and native plant resources. To meet this responsibility, the California Fish and Game Code (F&GC), requires that the CDFW be consulted if a proposed development project has the potential to detrimentally effect a river, stream, or lake and thereby fish or wildlife resources that depend on a river, stream, or lake for continued viability (F&GC Division 2, Chapter 5, section 1600-1616). A Section 1602 Lake or Streambed Alteration Agreement is required, should the CDFW determine that the proposed project may do one or more of the following:

- Substantially divert or obstruct the natural flow of any river, stream or lake;
- Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or
- Deposit debris, waste or other materials that could pass into any river, stream or lake.

For the purposes of clarification, a stream is defined by CDFW as "a body of water that flows perennially or episodically and that is defined by the area in which water currently flows, or has flowed, over a given course during the historic hydrologic regime, and where the width of its course can reasonably be identified by physical or biological indicators." The historic hydrologic regime is defined as circa 1800 to the present (CDFW 2010).

2.2 United States Army Corps of Engineers Clean Water Act 404 Permit

The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. Under Section 404 of the CWA, the United States Army Corps of Engineers (USACE) regulates the discharge of dredged or fill material into WUS, including wetlands. Section 404 requires a permit from the USACE or authorized state for the discharge of dredged or fill material into WUS, including wetlands.

On April 21, 2020, U.S. Environmental Protection Agency (EPA) and the USACE published the Navigable Waters Protection Rule in the Federal Register to finalize a revised definition of WUS under the CWA. The rule became effective on June 22, 2020. In this final rule, the agencies interpret the term WUS to encompass the following:

- The territorial seas and traditional navigable waters;
- perennial and intermittent tributaries that contribute surface water flow to such waters;
- certain lakes, ponds, and impoundments of jurisdictional waters; and,
- wetlands adjacent to other jurisdictional waters.

The final rule specifically clarifies that "waters of the United States" do not include the following:

- Groundwater, including groundwater drained through subsurface drainage systems;
- ephemeral features that flow only in direct response to precipitation, including ephemeral streams, swales, gullies, rills, and pools;
- diffuse stormwater runoff and directional sheet flow over upland;
- ditches that are not traditional navigable waters, tributaries, or that are not constructed in adjacent wetlands, subject to certain limitations;
- prior converted cropland;
- artificially irrigated areas that would revert to upland if artificial irrigation ceases;
- artificial lakes and ponds that are not jurisdictional impoundments and that are constructed or excavated in upland or non-jurisdictional waters;
- water-filled depressions constructed or excavated in upland or in non-jurisdictional waters incidental to mining or construction activity, and pits excavated in upland or in non-jurisdictional waters for the purpose of obtaining fill, sand, or gravel;
- stormwater control features constructed or excavated in upland or in non-jurisdictional waters to convey, treat, infiltrate, or store stormwater runoff;
- groundwater recharge, water reuse, and wastewater recycling structures constructed or excavated in upland or in non-jurisdictional waters; and
- waste treatment systems.

For purposes of Section 404 of the CWA, the lateral limits of jurisdiction over non-tidal WUS extend to the ordinary high water mark (OHWM), in the absence of adjacent wetlands. Under 33 CFR 328.3(e), the USACE defines the term OHWM as "that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line

impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas."

According to the EPA and USACE, "wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." Water saturation (hydrology) largely determines how the soil develops and the types of plant and animal communities living in and on the soil. Wetlands may support both aquatic and terrestrial species. The prolonged presence of water creates conditions that favor the growth of specially adapted plants (hydrophytes) and promote the development of characteristic wetland (hydric) soils. The EPA and the Corps use the 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplements to define wetlands for the CWA Section 404 permit program. To qualify for wetlands status, vegetation, soils, and hydrologic parameters must all be met.

For the purposes of this section, the term "fill" is defined as material placed in waters of the United States where the material has the effect of:

- Replacing any portion of a WUS with dry land; or
- Changing the bottom elevation of any portion of a WUS.

Examples of such fill material include, but are not limited to rock, sand, soil, clay, plastics, construction debris, wood chips, overburden from mining or other excavation activities, and materials used to create any structure or infrastructure in the WUS. The term fill material does not include trash or garbage.

The definition of "discharge of dredged material" is defined as any addition of dredged material into, including redeposit of dredged material other than incidental fallback within, the WUS. The term includes, but is not limited to, the following:

- The addition of dredged material to a specified discharge site located in WUS;
- The runoff or overflow, associated with a dredging operation, from a contained land or water disposal area; and
- Any addition, including redeposit other than incidental fallback, of dredged material, including excavated material, into WUS which is incidental to any activity, including mechanized land clearing, ditching, channelization, or other excavation.

The term discharge of dredged material does not include the following:

- Discharges of pollutants into WUS resulting from the onshore subsequent processing of dredged material that is extracted for any commercial use (other than fill). These discharges are subject to section 402 of the CWA even though the extraction and deposit of such material may require a permit from the Corps or applicable State.
- Activities that involve only the cutting or removing of vegetation above the ground (e.g., mowing, rotary cutting, and chain-sawing) where the activity neither substantially disturbs the root system nor involves mechanized pushing, dragging, or other similar activities that redeposit excavated soil material.
- Incidental fallback.

2.3 Regional Water Quality Control Board Clean Water Act /Porter-Cologne Act

The State Water Resources Control Board (State Water Board) and the RWQCB (collectively Water Boards) have the authority to regulate discharges of dredged or fill material to waters of the state under Section 401 of the CWA and the Porter-Cologne Water Quality Control Act (Porter-Cologne). CWA Section 401 water quality certifications are issued to applicants for a federal license or permit for activities that may result in a discharge into WUS, including but not limited to the discharge or dredged or fill material (as defined in Section 2.2 above). Waste discharge requirements under Porter-Cologne are issued for discharges of dredged or fill material to waters of the state.

In accordance with Porter-Cologne (Water Code, § 13000 et seq.), the Water Boards are authorized to regulate discharges of waste, which includes discharges of dredged or fill material, that may affect the quality of waters of the state. The Water Code defines waters of the state broadly to include "any surface water or groundwater, including saline waters, within the boundaries of the state." Waters of the state includes all WUS. On April 2, 2019, the State Water Board adopted State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (Procedures), which contained a wetland definition and wetland delineation procedures. The Procedures state that "an area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes or the area lacks vegetation." The following wetlands are waters of the state:

1. Natural wetlands;
2. Wetlands created by modification of a surface water of the state;
3. Artificial wetlands that meet any of the following criteria:

a. Approved by an agency as compensatory mitigation for impacts to other waters of the state, except where the approving agency explicitly identifies the mitigation as being of limited duration;

b. Specifically identified in a water quality control plan as a wetland or other water of the state;

c. Resulted from historic human activity, is not subject to ongoing operation and maintenance, and has become a relatively permanent part of the natural landscape;

d. Greater than or equal to one acre in size, unless the artificial wetland was constructed, and is currently used and maintained, primarily for one or more of the following purposes (i.e., the following artificial wetlands are not waters of the state unless they also satisfy the criteria set forth in 2, 3a, or 3b):

   i. Industrial or municipal wastewater treatment or disposal,

   ii. Settling of sediment,

   iii. Detention, retention, infiltration, or treatment of stormwater runoff and other pollutants or runoff subject to regulation under a municipal, construction, or industrial stormwater permitting program,

   iv. Treatment of surface waters,

   v. Agricultural crop irrigation or stock watering,

   vi. Fire suppression,

   vii. Industrial processing or cooling,

   viii. Active surface mining – even if the site is managed for interim wetlands functions and values,

   ix. Log storage,

   x. Treatment, storage, or distribution of recycled water, or

   xi. Maximizing groundwater recharge (this does not include wetlands that have incidental groundwater recharge benefits);

   xii. Fields flooded for rice growing.

All artificial wetlands that are less than an acre in size and do not satisfy the criteria set forth in 2, 3.a, 3.b, or 3.c are not waters of the state. If an aquatic feature meets the wetland definition, the burden is on the applicant to demonstrate that the wetland is not a water of the state.

3.0 Methodology

3.1 Literature Review

Prior to the site visit, a literature review was conducted to aid in determining the potential for permanent, intermittent, or ephemeral drainages, wetlands and riparian vegetation. Project background documents, topographic maps, satellite imaging, soils maps, and land use maps were examined to establish an accurate project site location, project description, potential for onsite drainages and wetlands, records of on-site vegetation, watershed, soils, and surrounding land uses.

3.2 Field Survey

On August 25, 2020, HES conducted a field survey of the project site and portions of Little Tujunga Wash located within and adjacent to the project site. Field surveys were conducted to delineate jurisdictional limits of WUS, waters of the State, CDFW resources, and riparian or wetlands resources associated with jurisdictional drainages.

Jurisdictional drainages were identified by looking for features such as a bed, bank or channel. Where riparian vegetation was present, the drip line of the outer edge of the vegetation was used as the measuring criteria. Furthermore, the presence of an OHWM was recorded. Where the presence of an OHWM was evident, a measurement was taken for the width of the OHWM and the measurement was recorded. Where changes in plant community composition were apparent, the area was examined for the possibility of wetlands. Whether or not adjacent to WUS, the potential wetland area was evaluated for the presence of the three wetland indicators: hydrology, hydric soils and hydrophytic vegetation.

4.0 Results

4.1 Environmental Setting

The project site is located within the unincorporated San Fernando Valley area of Los Angeles County, California. The site is surrounded by rural and residential uses and the Angeles National Forest. The project site is developed with an equestrian training and boarding facility. Onsite habitats include a mix of developed and disturbed areas, California sagebrush-California buckwheat, mulefat dominant ephemeral drainages, red willow riparian forest, and coast live oak woodlands. Little Tujunga Creek and multiple ephemeral streams traverse the project site, generally flowing from northeast to southwest. Onsite elevations range from 1,113 feet above mean sea-level (AMSL) to 1,892 AMSL.

4.2 Existing Hydrological Features

The project site is traversed by Little Tujunga Creek and multiple ephemeral drainages that flow from northeast to southwest through the project area. The onsite ephemeral drainages are tributaries to Little Tujunga Creek. Following are descriptions of the onsite drainages:

Drainage A

Drainage A consists of the portion of Little Tujunga Creek that traverses the site. The drainage course runs adjacent to the east site of Little Tujunga Canyon Road. Little Tujunga Creek is a perennial drainage that is tributary to Tujunga Wash. Little Tujunga Creek flows from northeast to southwest across the project site. The portion of Little Tujunga Creek that is located within the project site is approximately 25.80 acres (8,226 linear feet). This drainage is characterized by red willow series habitat dominated by red willow (*Salix laevigata*), Fremont cottonwood (*Populus fremontii*), California sycamore (*Platanus racemose*), and mulefat (*Baccharis salicifolia*). Little Tujunga Creek consists of a sparsely vegetated, braided channel system in the northeast onsite portion and is a densely vegetated, confined channel near the southwest portion of the project site.

Drainage B

Drainage B traverses the central portion of the site. It is an ephemeral tributary to Little Tujunga Creek. Drainage B flows from east to the southwest until it exists the site and flows into Little Tujunga Creek. The portion of Drainage B located within the project site is approximately 6.27 acres (6,864 linear feet). Drainage B is characterized by mulefat dominant habitat and coast live oak woodland. Other dominant plant species found within this drainage include poison oak (*Toxicodendron diversilobum*) and willow sp. (*Salix sp.*).

Drainages C, D, and E

Drainages C, D, and E are located within the northeast portion of the project site. These drainages are ephemeral tributaries to Little Tujunga Creek. All three drainages flow from east to west until they exit the site. The portion of Drainage C that is located within the project site is approximately 2.32 acres (3,174 linear feet). The portion of Drainage D located within the project site is approximately 0.89 acres (2,910 linear feet). The portion of Drainage E located within the project site is approximately 0.43 acres (1,820 linear feet). All three drainages are characterized by mulefat dominant habitat. Dominant plant species found in these drainages include coast live oak, mulefat, buckwheat (*Eriogonum fasciculatum*), mustard sp. (*Brassica sp.*).

4.3 Soils

Sixteen soil classes are identified to occur on the project site by the USDA Web Soil Survey (Appendix B). Soils at the project site are classified as:

- Riverwash (21);
- Modesto, moderately deep Trigo families complex (24), 25 to 75 percent slopes;
- Trigo-Modesto-San Andreas families association (48), 15 to 70 percent slopes;
- Soboba and Tujunga soils (1266LA), 0 to 5 percent slopes, frequently flooded;
- Trigo-Modesto-San Andreas families association (48af), 15 to 70 percent slopes;

- Rock outcrop-Lithic Xerorthents-Rubble land association, 15 to 70 percent slopes;
- Balcom silty clay loam (105), 30 to 50 percent slopes, MLRA 20;
- Capistrano-Urban land complex (107), 0 to 2 percent slopes;
- Capistrano-Urban land complex (108), 2 to 9 percent slopes;
- Chualar-Urban land complex (109), 2 to 9 percent slopes;
- Gazos silty clay loam (119), 30 to 50 percent slopes;
- San Emigdio-Urban land complex (127), 0 to 2 percent slopes;
- Saugus loam (128), 15 to 30 percent slopes;
- Saugus loam (129), 30 to 50 percent slopes;
- Soper gravelly sandy loam (132), 15 to 30 percent slopes; and,
- Xerorthents-Urban land-Balcom complex, 5 to 15 percent slopes.

The soils classified as Riverwash are hydric soils.

4.4 Hydrology

The project site is located within the Los Angeles hydrologic basin plan. The project is also in the Los Angeles River hydrologic unit. The project site is traversed by Little Tujunga Creek and multiple ephemeral drainages that flow from northeast to southwest through the project area. Little Tujunga Creek flows into the Hansen Flood Control Basin to Tujunga Wash, which eventually flows into the Los Angeles River and ultimately to San Pedro Bay and the Pacific Ocean.

4.5 California Department of Fish and Wildlife Jurisdiction

The project site contains approximately 40.08 acres (31,846 linear feet) of perennial and ephemeral streams and associated riparian habitat that would be regulated under Section 1602 of the Fish and Game Code (Figure 3). The 40.08 acres of onsite CDFW jurisdictional areas includes approximately 25.80 acres of red willow riparian forest and approximately 14.28 acres of mulefat dominant habitat. These streams and habitats would be regulated under Section 1602 of the California Department of Fish and Game Code.

The unauthorized land disturbance and fill identified in the Notice of Violation and Directive issued by the Los Angeles RWQCB resulted in impacts to approximately 0.62 acre (1,661 linear feet) of the east bank of the Little Tujunga Wash and associated riparian habitat, which are considered CDFW jurisdictional areas (Figure 4). Impacts to this drainage and associated riparian habitat will require a 1602 Streambed Alteration Agreement from the CDFW.

4.6 Waters of the United States

A tributary, lake, pond, or impoundment of a jurisdictional water meets the definition of a WUS if it contributes surface water flow directly or indirectly to a traditional navigable water or territorial sea in a typical year. For a surface water channel like a river, stream, or ditch to meet the definition of WUS, the channel must be perennial or intermittent (i.e., flowing continuously year-round or flowing continuously during certain times of the year and more than in direct response to a single precipitation event) in a typical year. Under the Navigable Waters Protection Rule, ephemeral features and other excluded artificial and natural features are not jurisdictional and do not become jurisdictional even if they episodically convey surface water from upstream relatively permanent jurisdictional waters to downstream jurisdictional waters in a typical year, and thereby help maintain the jurisdictional status of the upstream waters. Therefore, the ephemeral drainages that traverse the project site would not be considered WUS.

The portion of Little Tujunga Creek that traverses the site is a perennial drainage and would be considered a jurisdictional WUS. Little Tujunga Creek, which flows into the Hansen Flood Control Basin, to the Tujunga Wash, which ultimately flows to the Los Angeles River, and into the Pacific Ocean is considered a tributary to traditional navigable waters. The project site contains approximately 9.36 acres (8,218 linear feet) of WUS that would be regulated by the CWA (Figure 5). Any placement of dredge or fill material into the onsite WUS would require a Section 404 permit of the Clean Water Act issued by the USACE.

4.7 Regional Water Quality Control Board Jurisdiction

The project site contains approximately 26.96 acres (31,846 linear feet) of perennial and ephemeral streams that would be considered waters of the state subject to Porter-Cologne (Figure 6). Beneficial uses for the Little Tujunga Creek and its tributaries have been identified by the Los Angeles Basin Plan as Municipal and Domestic Supply (MUN), Ground Water Recharge (GWR), Warm Freshwater Habitat (WARM), Cold Freshwater Habitat (COLD),Wildlife Habitat (WILD), and Rare, Threatened, or Endangered Species (RARE).

The unauthorized land disturbance and fill identified in the Notice of Violation and Directive pursuant to California Water Code Section 13267: Investigative Order No. R4-2020-0048: Unauthorized fill and dredge and grading (401 Certification File Number 19-064) resulted in impacts to approximately 0.51 acre (1,661 linear feet) of the east bank of the Little Tujunga Wash, which is considered waters of the state (Figure 7). Impacts to this drainage feature will require the application for waste discharge requirements (WDR) under Porter-Cologne from the Los Angeles RWQCB.

5.0 Recommendation

USACE, CDFW, and RWQCB jurisdictional waters are regulated by federal, state, and local governments under a no-net-loss policy, and all impacts are considered significant and should be avoided to the greatest extent possible. Impacts to jurisdictional waters require mitigation through habitat creation, restoration, or enhancement as determined by consultation with the regulatory agencies during the permitting process. Any impacts to CDFW jurisdictional waters would require a 1602 Streambed Alteration Agreement from the CDFW. Any impacts to WUS would require a Section 404 permit authorization from the USACE and a 401 State Water Quality Certification from the RWQCB. Any impacts to waters of the State would require WDR under Porter-Cologne from the RWQCB.

6.0 Certification

*"**CERTIFICATION**: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this jurisdictional delineation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief."*



DATE 10/8/20 SIGNED _____

Project Manager

Fieldwork Performed By:

Juan J. Hernandez

Principal Biologist

7.0 References

CDFW (California Department of Fish and Wildlife). 2010. A Review of Stream Processes and Forms in Dryland Watersheds. Prepared by Kris Vyverberg, Conservation Engineering.

CDFW (California Department of Fish and Wildlife). 2013. Fish and Game Code of California.

California Regional Water Quality Control Board, Santa Ana Region. 2016. Water Quality Control Plan for the Santa Ana River Basin. Santa Ana, California.

California State Water Resources Control Board. 2019. Porter-Cologne Water Quality Control Act, Water Code Division 7 and Related Sections.

Department of the Army. 1986 (Nov 13). 33 CFR Parts 320 Through 330, Regulatory Programs of the Corps of Engineers; Final Rule. Federal Register 51(219):41206-41206.

Department of the Army. 2000 (Mar 9). 33 CFR Parts 320 Through 330, Regulatory Programs of the Corps of Engineers; Final Rule. Federal Register 65(47):12818-12899.

Department of the Army. 2002 (Jan 15). 33 CFR Parts 320 Through 330, Regulatory Programs of the Corps of Engineers; Final Rule. Federal Register 67(10):20020-2095.

Department of the Army, Corps of Engineers, Department of Defense; and Environmental Protection Agency (EPA). 2020. 33CFR Part 328, 40 CFR Parts 110, 112, 116, 117, 120, 122, 230, 232, 300, 302, and 401; The Navigable Waters Protection Rule: Definition of "Waters of the United States." Federal Register 85(77): 22250-22342.

Hickman, J.C. 1993. The Jepson Manual: Higher Plants of California. University of CaliforniaPress. Berkeley, California.

Holland, R.F. 1986 (updated 1996). Preliminary Descriptions of the Terrestrial Natural Communities of California. Non-game Heritage Program. California Department of Fish and Game. Sacramento, California.

Munz, P.A. 1974 A Flora of Southern California. University of California Press. Berkeley, California.

Reed, P.B. 1988. National List of Plant Species That Occur in Wetlands: California (Region 0). National wetlands Inventory, US Fish and Wildlife Biological Report 88 (26.9).

Sawyer, J.O. and T. Keeler-Wolf. 1995. A Manual of California Vegetation. California Native Plant Society. Sacramento, California.

USACE (United States Army Corps of Engineers). 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1. U.S. Army Corps of Engineers Waterways Experiment Station. Vicksburg, Mississippi.

USACE (United States Army Corps of Engineers). 2006. Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region. Ed, J.S. Wakely, R.W.

USGS (United States Geological Survey). *Sunland*, California 7.5-Minute Topographic Quadrangle Map. Department of the Interior. U.S. Government Printing Office. Washington, D.C.

Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/. Accessed September 2020.

FIGURES

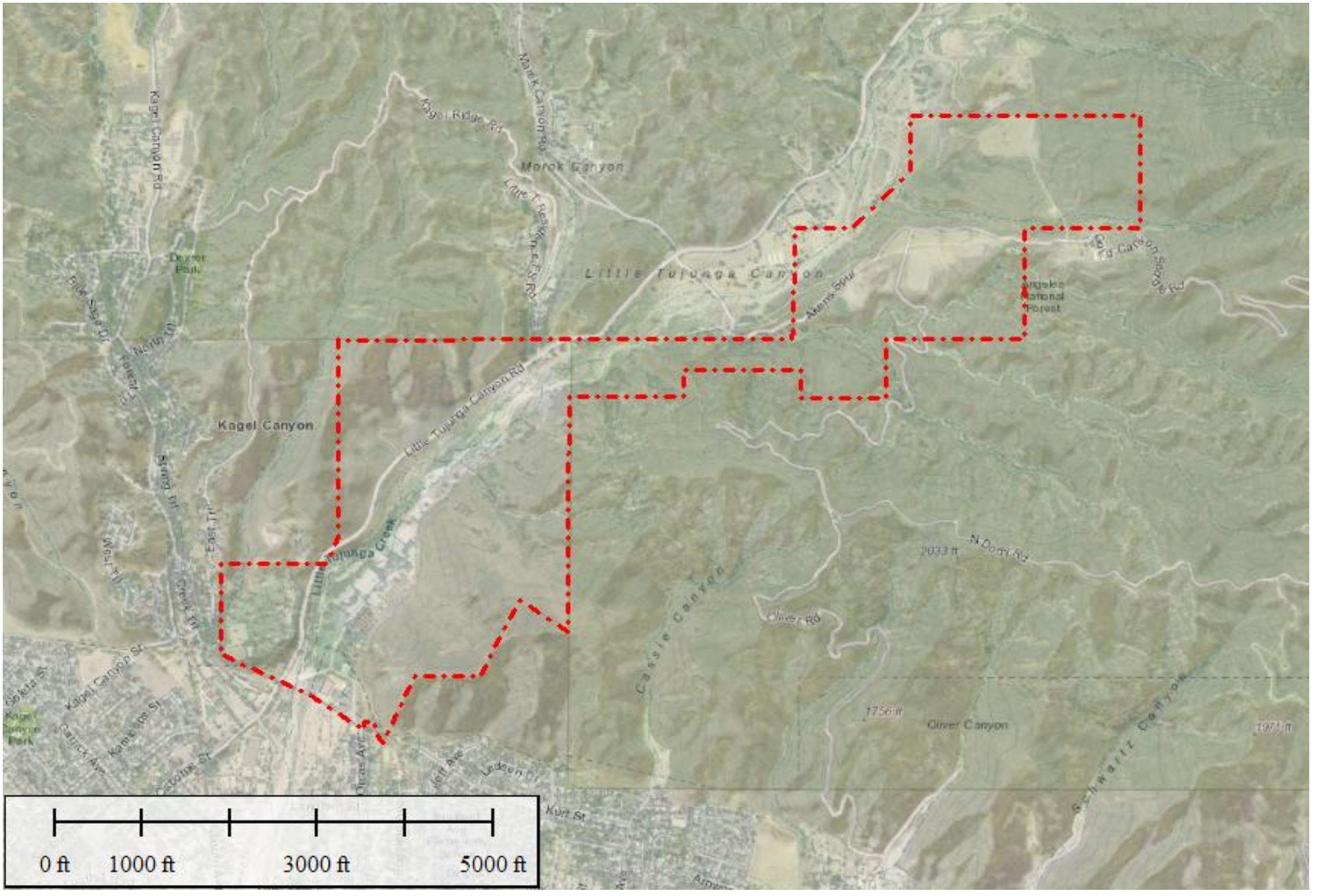


Figure 1

Location Map
Little Tujunga Ranch
Los Angeles County, California

Legend

Project Site Boundary

N

Hernandez Environmental Services

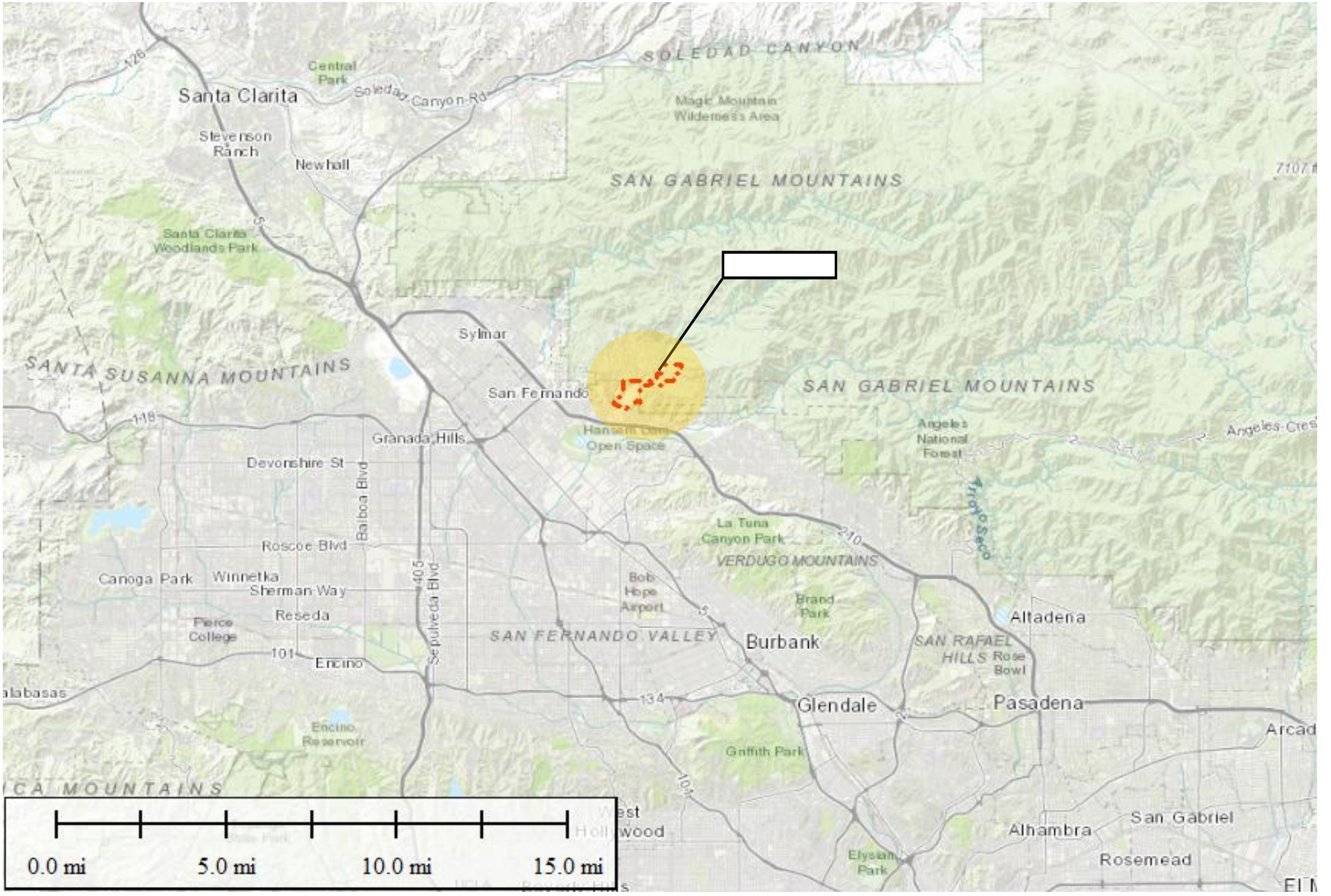


Figure 2
Vicinity Map
Little Tujunga Ranch
Los Angeles County, California

Legend

Project Site Boundary

N

Hernandez Environmental Services

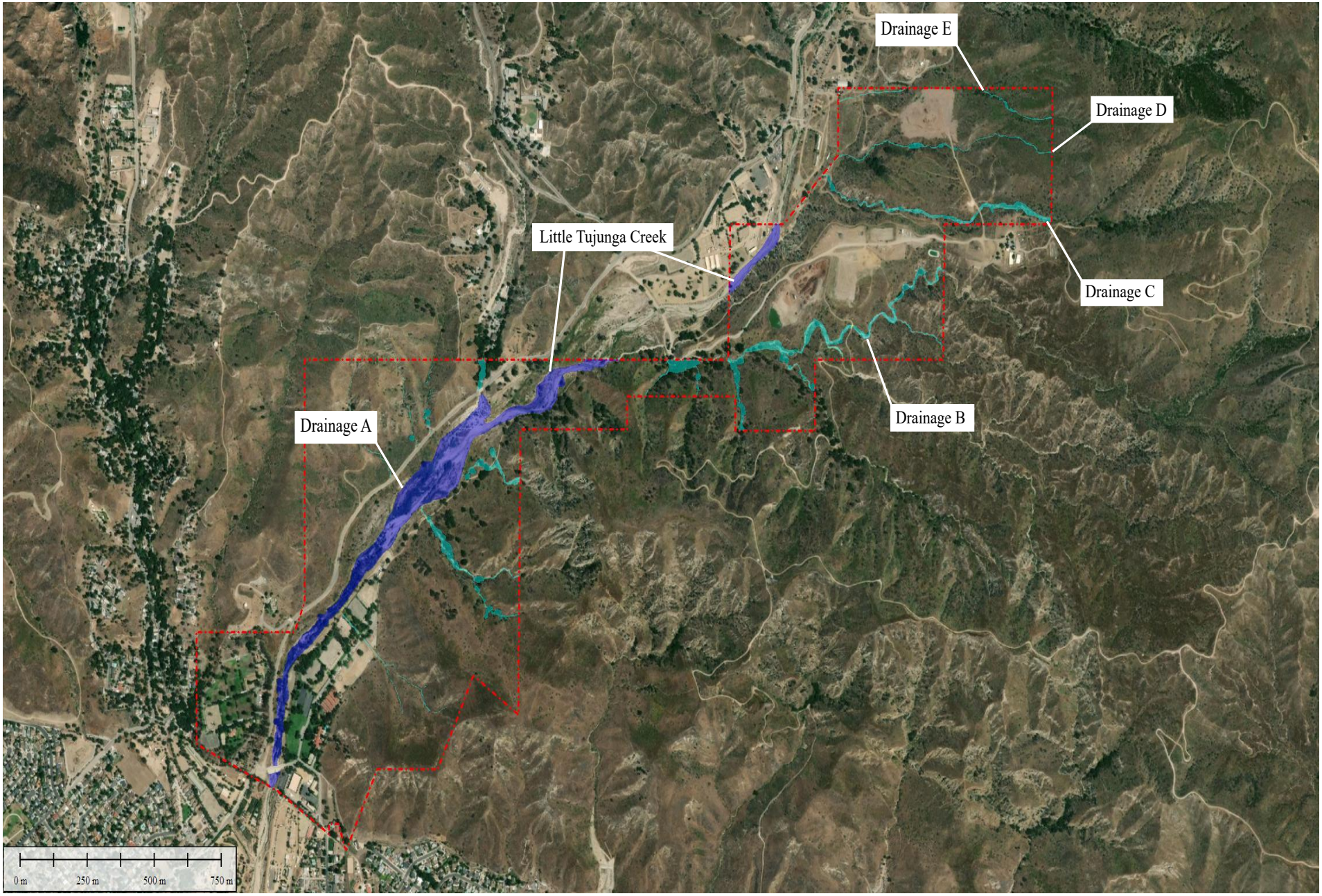


Figure 3

CDFW Jurisdiction Map
Little Tujunga Ranch
Los Angeles County, California

Legend

- Project Site Boundary
- Red Willow Series Habitat (25.80 Acres)
- Mulefat Dominant Habitat (14.28 Acres)

N

Hernandez Environmental Services

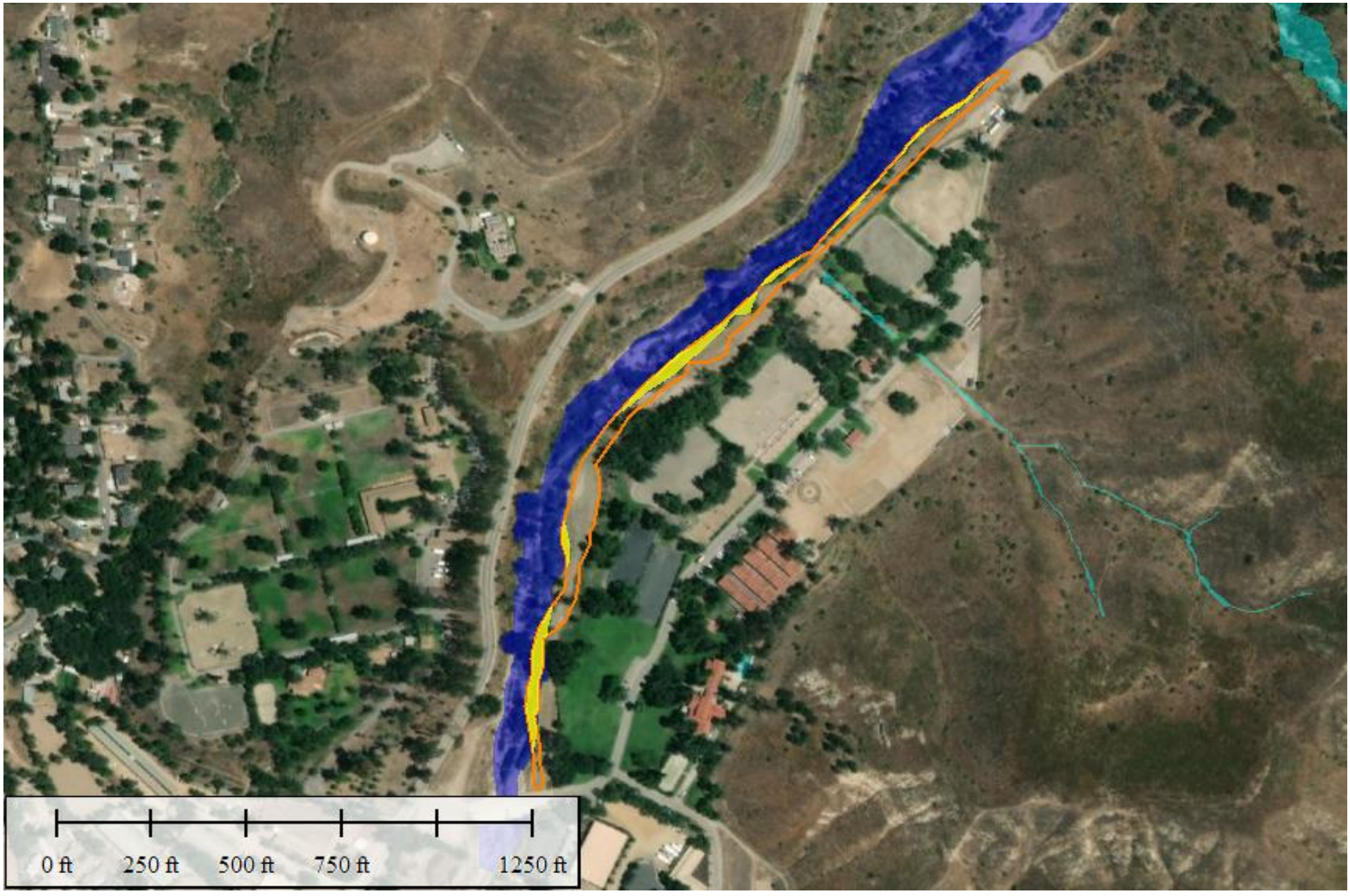


Figure 4

CDFW Jurisdiction Impacts Map
Little Tujunga Ranch
Los Angeles County, California

Legend

- CDFW Jurisdiction
- Impacts to CDFW Jurisdiction (0.62 Acre)
- Limits of Fill

N

Hernandez Environmental Services

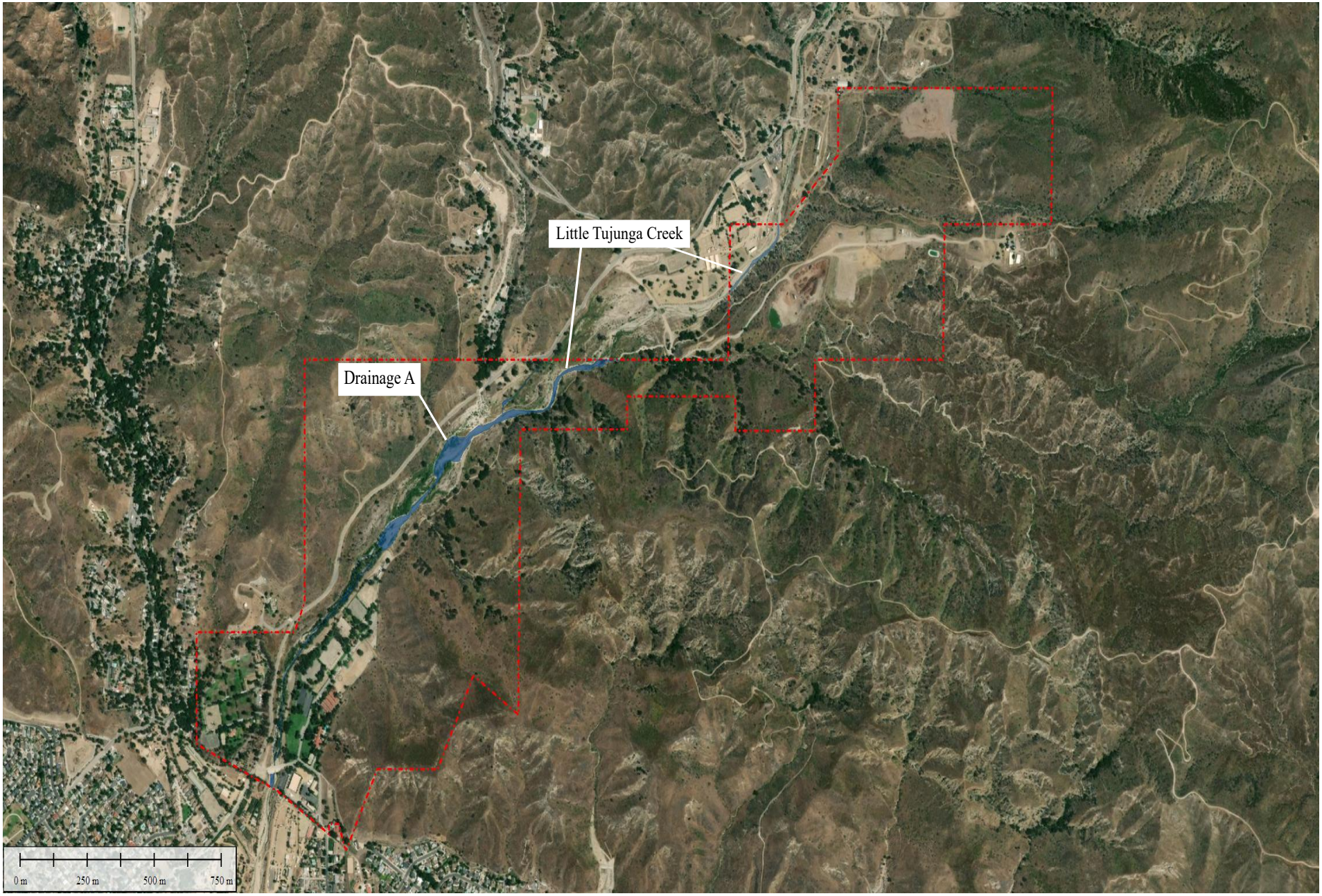


Figure 5

Waters of the U.S. Map
Little Tujunga Ranch
Los Angeles County, California

Legend

Project Site Boundary

Waters of the U.S. (7.74 Acres)

N

Hernandez Environmental Services

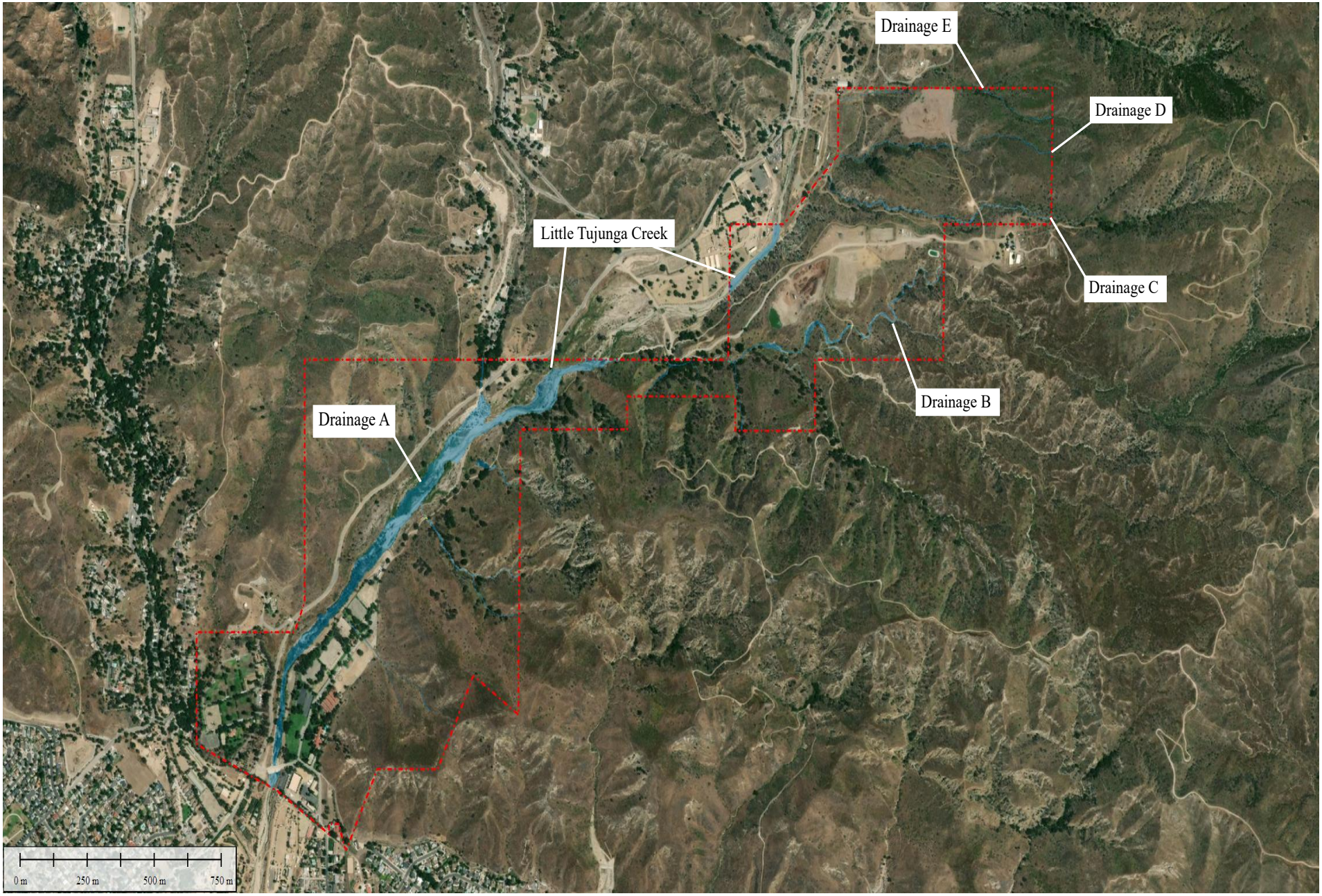


Figure 6
Waters of the State Map
Little Tujunga Ranch
Los Angeles County, California

Legend

Project Site Boundary

Waters of the State (26.69 Acres)

N

Hernandez Environmental Services

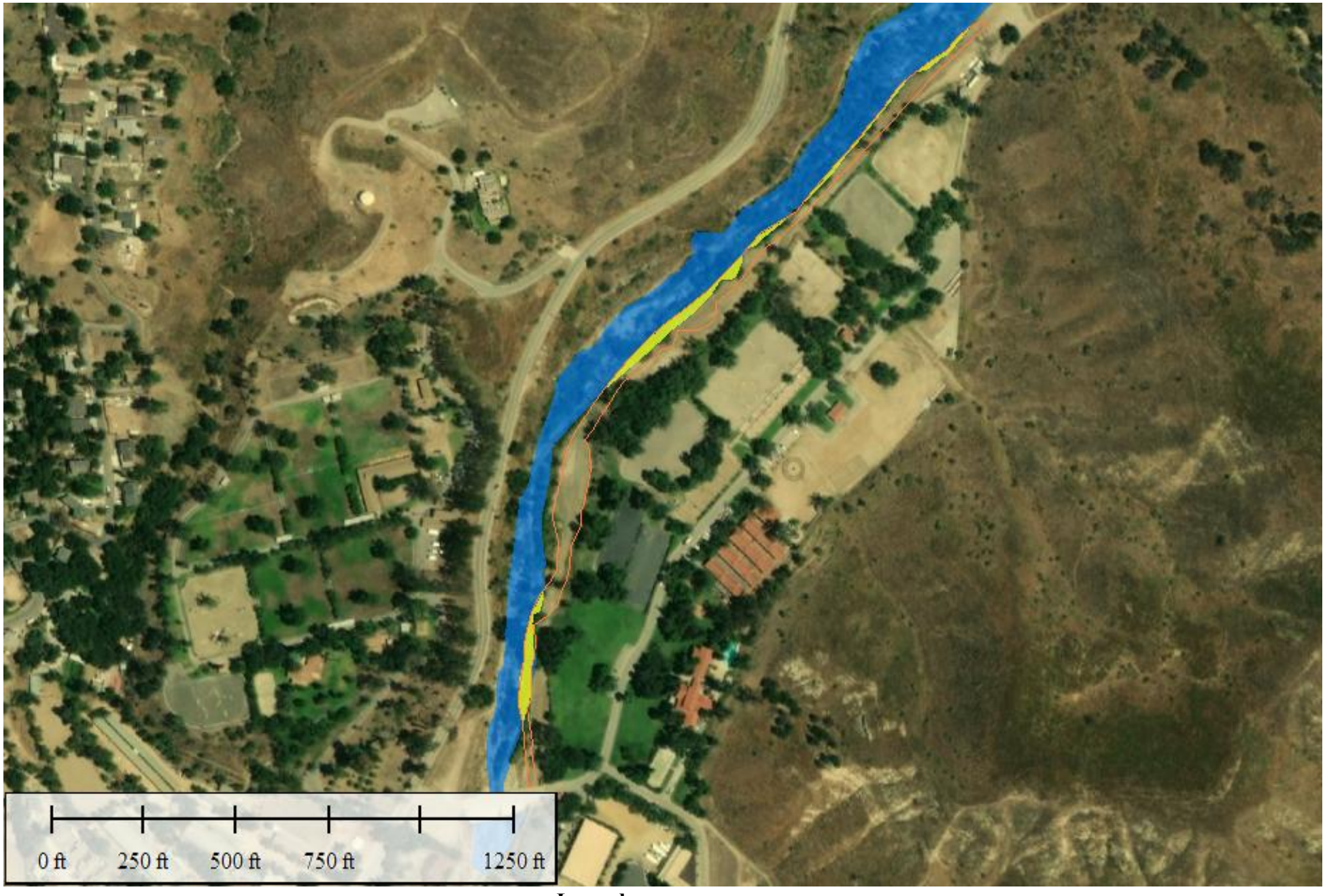


Figure 7

Waters of the State Impacts Map
Little Tujunga Ranch
Los Angeles County, California

APPENDIX A



View of southwest portion of Little Tujunga Creek.



View of access road along Little Tujunga Creek.



View of access road along Little Tujunga Creek.

Hernandez Environmental Services



View of area of fill/access road area along the southeastern portion of Little Tujunga Creek.



View of red willow series habitat within Little Tujunga Creek.



View of northeast portion of Little Tujunga Creek.

Hernandez Environmental Services



View of Drainage B containing mulefat dominant habitat.



View of ephemeral drainage within northeast portion of site with mulefat dominant habitat.

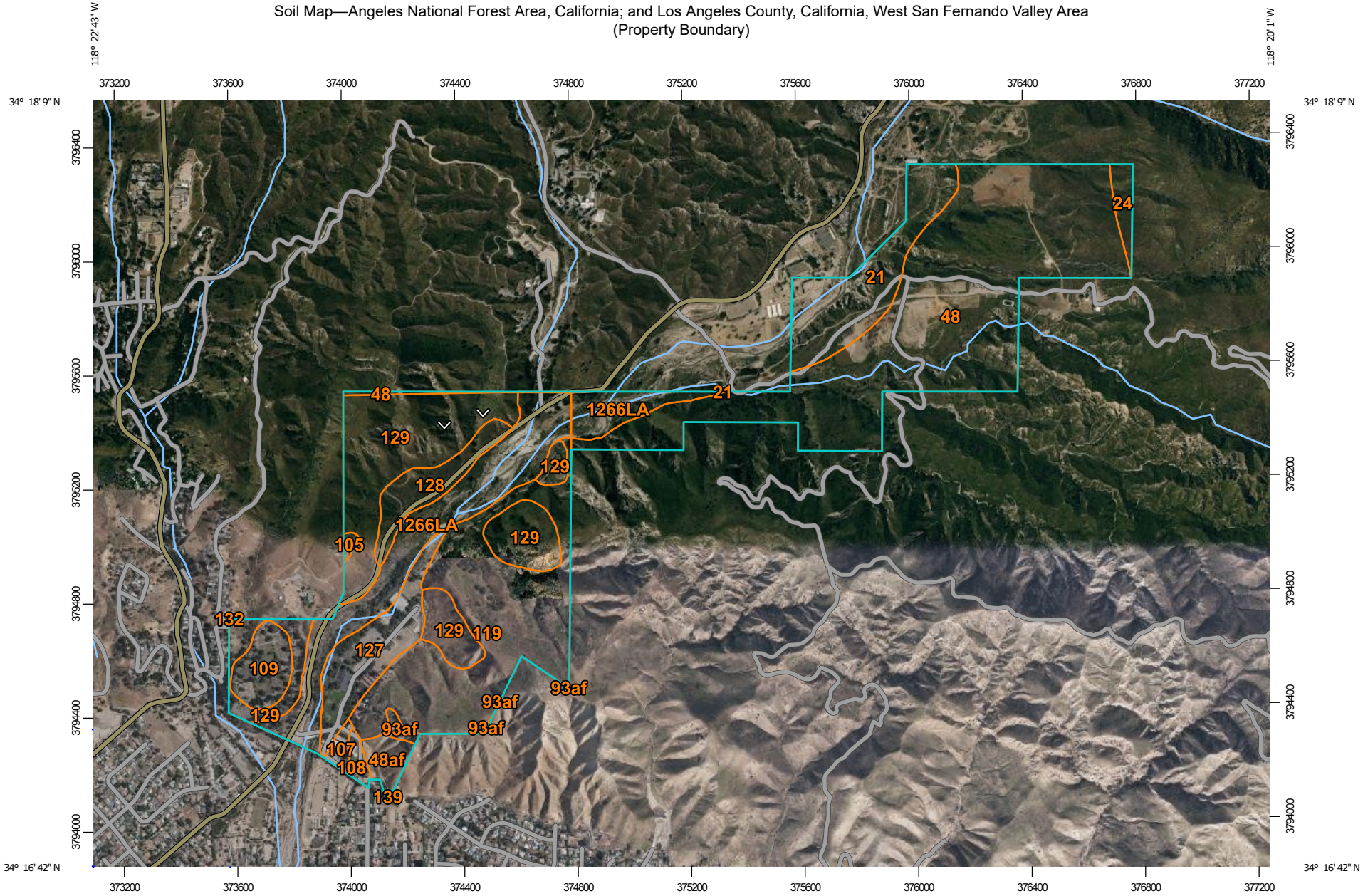


View of ephemeral drainage within northeast portion of site with mulefat dominant habitat.

Hernandez Environmental Services

APPENDIX B

Soil Map—Angeles National Forest Area, California; and Los Angeles County, California, West San Fernando Valley Area
(Property Boundary)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Angeles National Forest Area, California
Survey Area Data: Version 14, May 27, 2020

Soil Survey Area: Los Angeles County, California, West San Fernando Valley Area
Survey Area Data: Version 13, May 27, 2020

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 9, 2018—Apr 13, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
21	Riverwash	35.3	7.3%
24	Modesto, moderately deep-Trigo families complex, 25 to 75 percent slopes	4.7	1.0%
48	Trigo-Modesto-San Andreas families association, 15 to 70 percent slopes	159.1	32.7%
1266LA	Soboba and Tujunga soils, 0 to 5 percent slopes, frequently flooded	11.3	2.3%
Subtotals for Soil Survey Area		**210.5**	**43.2%**
Totals for Area of Interest		**486.9**	**100.0%**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
48af	Trigo-Modesto-San Andreas families association, 15 to 70 percent slopes	5.9	1.2%
93af	Rock outcrop-Lithic Xerorthents-Rubble land association, 60 to 120 percent slopes	1.7	0.3%
105	Balcom silty clay loam, 30 to 50 percent slopes, MLRA 20	0.9	0.2%
107	Capistrano-Urban land complex, 0 to 2 percent slopes	2.4	0.5%
108	Capistrano-Urban land complex, 2 to 9 percent slopes	2.4	0.5%
109	Chualar-Urban land complex, 2 to 9 percent slopes	11.9	2.4%
119	Gazos silty clay loam, 30 to 50 percent slopes	81.0	16.6%
127	San Emigdio-Urban land complex, 0 to 2 percent slopes	24.4	5.0%
128	Saugus loam, 15 to 30 percent slopes	14.7	3.0%
129	Saugus loam, 30 to 50 percent slopes	81.8	16.8%
132	Soper gravelly sandy loam, 15 to 30 percent slopes	0.0	0.0%
139	Xerorthents-Urban land-Balcom complex, 5 to 15 percent slopes	0.1	0.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1266LA	Soboba and Tujunga soils, 0 to 5 percent slopes, frequently flooded	49.4	10.1%
Subtotals for Soil Survey Area		**276.4**	**56.8%**
Totals for Area of Interest		**486.9**	**100.0%**

Appendix C
Review of Septic Tank Capacity

June 23, 2023
(revised April 23, 2024)

Project No. 13960.001

RJ's Property Management, LLC
11700 Little Tujunga Canyon Road
Sylmar, California 91342

Attention: Mr. Juan Rodriguez

Subject: Review of Septic Tank Capacity
Middle Ranch
11700 Little Tujunga Canyon Road
Sylmar, California

Leighton Consulting, Inc. is pleased to present this letter summarizing our desktop review of the existing septic tank capacity for the existing On-Site Wastewater Treatment System (OWTS) located at 11700 Little Tujunga Canyon Road in Sylmar, California. Based on information provided by you, we understand that an existing OWTS is currently in use at the subject property and the existing septic tank capacity was sized for all existing plumbing fixtures and commercial office usage. We understand you intend to also utilize your property for social events and the existing OWTS will handle additional sewage generated from the events. The purpose of this letter is to evaluate the required septic tank capacity for your events and determine if the existing septic tank capacity is appropriate for this new use.

Existing Septic Tank Capacity

Based on additional information provided to us, the current OWTS system consist of two – 3,500 gallon septic tanks with leach field disposal.

Plumbing Fixture Units and Proposed Change of Usage

It is proposed to change the use of the existing OWTS from commercial office usage to event usage. The following fixture units were reported to be in use for the existing system and will remain in use. No changes to fixture unit counts were reported to us as part of this review.

The existing OWTS currently services and will continue to service the following fixtures:

- 10 Toilets (10x6 = 60 fixture units)
- 10 Bathroom Sinks (10 x 1 = 10 fixture units)
- 8 Showers (8x2 = 16 fixture units)
- 1 hand sink (4x1 = 4 fixture units)
- 2 dish sinks (3x2 = 6 fixture units)

The total fixture unit count based on the above information is 96 fixture units.

Based on information provided by you the existing OWTS is proposed to be used for events consisting of the following:

- Maximum Guest Count: 225
- Event Staff: 15

Required Septic Tank Capacity

The minimum required septic tank capacity was evaluated for the fixture count and event usage provided by you and as noted above in accordance with Los Angeles County Building Code Title 28 – Plumbing Code. Based on the maximum plumbing fixture count of 96, and Table H201.1(1) of the Los Angeles County Plumbing Code the minimum septic tank capacity for 96 fixture units is **3,500 gallons.**

A flow rate was determined for the event usage based on Los Angeles County Plumbing Code Table H201.1(4). The following flow rate was determined based on the most appropriate occupancy types in table H201.1(4):

Type of Occupancy	Flow Rate (gpd)	Number of People	Total Flow Rate (gpd)
Restaurant (per employee)	20	15	300
Restaurant with toilet waste (per costumer)	7	225	1575
Restaurant with kitchen waste (per meal)	6	225	1350
		Total	**3225**

The estimated sewage flow rate for the proposed events is 3,225 gallons per day. Based on the plumbing code and with an estimated sewage flow greater than 1,500 gpd, the septic tank capacity based on this estimated flow rate was determined based on the following equation:

Sewage Flow x 0.75 +1125 = Septic Tank Size

3225 x 0.75 +1125 = 3,544 gallons

Conclusion

The minimum septic tank capacity based on the fixture units is 3,500 gallons and based on the proposed usage is 3,544 gallons. The system currently consists of two – 3,500 gallon septic tanks. Based on the information provided to us at this time, the existing septic system has sufficient capacity for the proposed fixture count and usage.

We did not perform any site visits or observation of the existing OWTS in preparation of this report. The septic tank and leaching system should be inspected by a professional septic system installer or other qualified person to verify that it is working properly. This report was solely a desktop review to determine if the existing OWTS septic tank meets the minimum required capacity for the new usage of the site.

We appreciate the opportunity to be of service to Middle Ranch. If you have any questions please contact the undersigned directly in Santa Clarita at (805) 448-0955 or rhennessey@leightongroup.com.



Respectfully submitted,

LEIGHTON CONSULTING, INC.

Robert P. Hennessey, P.E.
Associate Engineer

RPH/RAR/bmm

Distribution: (1) addressee (PDF via e-mail)

Appendix D

Evaluation of Potential Wildfire Risk to the Middle Ranch Project

MEMORANDUM

Date: May 6, 2024

To: Los Angeles County Department of Regional Planning

From: Envicom Corporation

Subject: Evaluation of Potential Wildfire Risk to the Middle Ranch Project

---

This document provides a discussion and analysis of wildfire risk for the Middle Ranch Project (Project) proposed at 11700 Little Tujunga Canyon Road within unincorporated Los Angeles County (Project site). The Project is located within a Very High Fire Hazard Severity Zone (VHFHSZ) and is therefore considered to be subject to wildfire exposure and risk. This document discusses the variables that contribute to wildfire exposure, risk and safety, analyzes the Project and site in consideration of those variables, assesses the potential risks to the Project, and conveys the Project's potential impacts on the environment.

Part A assesses the general level and nature of wildfire risk at the Project site and within the locale, considering wildfire history, topography, vegetation, and climate, along with wildfire behavior and its influencing factors. Part B evaluates how vulnerable the Project site is to wildfire, while Part C evaluates wildfire risk and the Project. Part D discusses evacuations, and Part E assesses potential impacts of the Project.

A. The Project Site and Wildfire Influencing Factors

The frequency of wildfire in any location is dependent on several factors, such as topography, vegetation type and composition, wind, and temperature. The Project site is located at the southern terminus of Little Tujunga Canyon, which is a small canyon located in the west-southwestern end of the San Gabriel Mountains. The mountains stretch roughly 10 miles north of the Project site and 50 miles east and are primarily preserved as wilderness. Directly south of the Project site at the base of the foothills is the beginning of the San Fernando Valley. Development in the valley closest to the Project site is primarily suburban in nature with the majority of land containing single-family houses. Interstate 210 (210 Freeway) runs east-west approximately 0.5 miles south of the Project site. Hansen Dam Park is located on the south side of the 210 Freeway directly south of the Project site and is the end point for both Little Tujunga Creek and Big Tujunga Creek to the east.

Chapparal is the dominant plant community in much of the San Gabriel Mountains, but in the south-facing foothills, vegetation is not as dense owing to the greater amount of sun exposure. Winds in the area tend to blow in a north or northwesterly direction, coming in from offshore, except in Santa Ana years when winds come down from the north and blow through the mountains in a southwesterly direction. According to State fire records, four wildfires have reached the borders of the Project site since recording began in 1878: an unnamed fire in 1961, the 1975 Mill Fire, the 2000 Orcus Fire, and the 2017 Creek Fire.[1] Only the 1961 fire and 2017 Creek Fire reached the developed part of the Project site. The borders of the 1961 fire encompassed all but the southern quarter of the Project site, and the 2017 Creek Fire resulted in the loss of structures on the northern half of the Project site (though without seriously impacting the majority of mature trees in the same area). Five other fires have been recorded within one mile or less of the Project site.[2]

A fire return interval is the number of years between fires at a location and/or for a particular plant community. Different plant communities have different average fire return intervals from each other, a result of hundreds of thousands of years of prehistoric ecological development. For example, yellow pine forests common in northern California have a historic fire return interval range of between five to 40 years, while chaparral, common in coastal southern California, has a historic fire return interval range between 30 and 90 years.[3] Chapparal is the dominant plant community in the San Gabriel Mountains, so a fire return interval between 30 to 90 years could be considered a "normal" amount of wildfire activity. When a fire return interval is too far outside of a normal range, especially when wildfires occur more frequently, a landscape can be susceptible to invasion from non-native grasses and forbs and become permanently converted to a non-native grassland or other disturbed habitat. Such places are more vulnerable to wildfire as the landscape retains less water. The plants reproduce, grow, and dry out more quickly than natives, and thus a great deal of highly flammable, quick-burning fuel is produced on an annual basis. This is common on denuded hills in southern California, where historically vegetation was removed for grazing cattle. The hills located east of the Project site are not in this state and are fairly intact.

Table 1, Project Vicinity Fire Frequency, lists wildfires recorded within one mile or less of the Project site, in addition to the time interval between all wildfires, wildfires that have reached the developed area of the Project site, and wildfires over 5,000 acres in size.

---

1 CAL FIRE, Fire and Resource Assessment Program (FRAP), Historic Fire Perimeters 2023, Accessed April 28, 2023, at: https://frap.fire.ca.gov/mapping/gis-data/.

2 Some very small, isolated fires are not included.

3 California Department of Forestry and Fire Protection Fire and Resource Assessment Program (FRAP), California's Forests and Rangelands 2017 Assessment, Table 4.1, August 2018.

Table 1
Project Vicinity Fire Frequency

Fire	Interval Between Large Fires[a]	Interval Between Fires on the site[b]	Interval Between All Fires[c]
1911 unnamed			
1919 Ravenna	Reference Start		8
1961 unnamed		Reference Start	42
1968 Lime Rock			7
1975 Mill	56		7
2000 Orcus			25
2003 Brainard			3
2008 Marek			5
2009 Station	34		1
2016 Wheatland			7
2017 Creek	8	56	1

[a] Large fires (> 5,000 acres) in **bold.**
[b] Fires that have reached the buildable area of the site.
[c] Fires within 1 mile of the Project site, excluding some small, isolated fires.

As shown in Table 1, the fire return interval changes depending on what scale is under consideration. The first column approximates the wildfire regime for the entirety of the San Gabriel Mountains. The 2009 Station Fire was set by arson and somewhat skews the data, but for the most part, any location within the mountains will be subject to wildfire approximately every 40-50 years. Broadly speaking, this wildfire regime would be within a "normal" range. However, as the third column shows, smaller fires occur on a much more frequent basis. If a given location experiences overlapping fires in intervals significantly less than the lower end of the range for the plant community, those locations may become more susceptible to wildfire if non-native annual plants become more prevalent.

The Project site itself has not experienced many overlapping fires, as shown in the second column of Table 1. The opposite side of the hills abutting the Project site burned in 2000 (the Orcus Fire), but otherwise, the Project site has experienced a somewhat "normal" fire regime. This does not mean that the site hasn't been threatened by wildfire on a more frequent basis, which is illustrated in the third column of Table 1, but it does mean that the Project site and its most immediate surroundings have been able to retain a largely native landscape. Decades of drought followed by the 2017 Creek Fire has impacted cover in some locations, but the Project site is not surrounded by exceptionally fire-prone non-native annual grasses and forbs; most of the surrounding landscape retains its primarily native character of chaparral.

The topography of a particular location plays a significant part in a site's vulnerability or susceptibility to wildfire risk. Fire naturally moves more rapidly uphill than downhill or across a flat area, as radiant heat from a fire at the base of a slope preheats the vegetation above it, which allows a fire to consume fuel more quickly and rapidly spread uphill. The steeper the slope, the faster the rate of spread. This remains true whether wind is going with or against a fire traveling uphill. Once a fire reaches the crest of a hill, the rate of spread will normally slow and can actually halt in some conditions, especially if there is upslope airflow coming from the opposite direction.

The aspect of a slope (the direction it's facing) determines how much solar radiation it receives. North (and east) aspect slopes receive far less solar radiation than south (and west) aspect slopes, and therefore will tend to have lower temperatures throughout the year, retain more moisture, and therefore have denser vegetation. These characteristics make north and east aspect slopes less susceptible to wildfire relative to south and west aspect slopes, which will have more flammable fuels, higher temperatures, and lower humidity. Increased density of vegetation on a north or east aspect slope does mean there is more potential fuel. However, the shade from dense vegetation also helps reduce soil temperature, which in turn helps the plants retain moisture for longer into the year, all of which reduces the likelihood of the start and spread of wildfire. Topography also influences how much wind a location will receive, which may contribute to the drying of vegetation and the effects of wind during a wildfire event. For example, wind speed increases where the air becomes constricted, such as in a saddle between two peaks, within a narrow canyon, or at the crest of a hill.

B. Project Site Wildfire Risk

The Project site is oriented generally north-south, located at the base of a hill to the east, and on a terrace adjacent to Little Tujunga Creek to the west. The adjacent hill to the east has an east-west ridge that splits into two diagonal ridges above the Project site. This results in a complex profile that abuts the Project site, with both north and south aspect slopes rising above. These slopes appear to have more vegetation than the nearby south aspect slopes that face into the valley; therefore, they likely maintain lower temperatures, higher humidity, and more moisture in comparison. This, along with the presence of the creek on the west border of the Project site, would overall reduce the Project site's susceptibility to wildfire relative to more exposed locations containing less moisture. With the addition of irrigation to the site's landscaping, susceptibility is further reduced. The prevailing winds usually blow from the south in a northerly direction, so the most at-risk areas for the spread of wildfire during non-Santa Ana years would be on drier, south-aspect slopes. Small, spotty fires in the adjacent hills, such as the 2003 Brainard Fire, 2000 Orcus Fire, 1999 Jimenez Fire, and 1980 Foothill Fire, all appear to have begun, spread, and ended on south aspects.[4] This would not be unusual or unexpected, given the effect topography has on fire behavior, as explained above.

[4] Jiminez and Foothill fires occurred further than one mile from the site.

Extreme wildfire conditions without high winds would include low relative humidity and high temperatures during a period of drought. During extreme wildfire conditions absent Santa Ana winds, the Project site would remain relatively less vulnerable than more exposed locations, but during extreme wildfire conditions, all locales within an VHFHSZ are at risk. These were the conditions for the 2009 Station Fire, which was set by arson during a period of less than 10% humidity, daytime temperatures in the low 100s (°C), and during a drought lasting from 2007 to 2009, but not during a period of high winds.[5] This fire spread throughout the mountains burning over 160,000 acres, but it was stopped at a fire road located east of the Project site. Santa Ana events bring the same low humidity and high temperatures and add to that high wind speeds. Santa Ana winds themselves are extremely dry and hot and therefore will dry out landscapes they pass through, which makes essentially all landscapes more susceptible to wildfire. As Santa Ana winds blow from the north in a southerly direction, north aspect slopes, which are usually better protected, may experience significant winds and therefore drying, which would make them more vulnerable to wildfire spread than usual. Santa Ana winds coupled with extreme drought create ideal wildfire conditions throughout practically all of southern California. This is what occurred with the 2017 Creek Fire, which was likely caused by sparking powerlines during a Santa Ana event, when wind gusts reached up to 73 miles per hour.[6] In these worst-case instances, only irrigated landscaping at the Project site, and some of the vegetation in or near the creek, would retain significant enough moisture levels to avoid extreme flammability.

Extreme wildfire conditions are recognizable and predictable, however. When extreme fire conditions are forecast, the National Weather Service (NWS) issues a "Red Flag" warning, indicating that conditions will be ideal for wildfire combustion and spread within the time period of the warning. The NWS can also issue a "Fire Weather Watch," which is an alert issued when Red Flag conditions are predicted but not imminent. A Red Flag warning covering a period of five days was issued December 3, 2017, two days prior to the start of Creek Fire on December 5, 2017,[7] and a Red Flag warning was issued August 25, 2009, the day before the Station Fire.[8] It couldn't be determined if a Red Flag warning was issued prior to the 1975 Mill Fire; however, it did occur

[5] National Weather Service Forecast Office, "The Station Fire: An Example of a Large Wildfire in the Absence of Significant Winds," Thompson; Kaplan; Gomberg; September 15, 2009.

[6] Los Angeles Times, "Witnesses saw snapped, sparking power line at start of destructive L.A. wildfire," Mejia; St. John; December 13, 2017.

[7] Wildfire Today, "Strong winds and extreme wildfire danger predicted for Southern California this week," Gabbert; December 3, 2017.

[8] National Weather Service Forecast Office, "The Station Fire: An Example of a Large Wildfire in the Absence of Significant Winds," Thompson; Kaplan; Gomberg; September 15, 2009. (The Station Fire came within two miles of the project site to the east.)

during a Santa Ana event.[9] This is to say that the most extreme wildfires that have threatened the Project site have occurred when they would be expected to. Extreme wildfire danger to the Project site, therefore, is predictable to a meaningful extent. The behavior of wildfires that may occur near the Project site outside of extreme wildfire conditions is also fairly predictable as the preceding analysis shows.

To summarize:

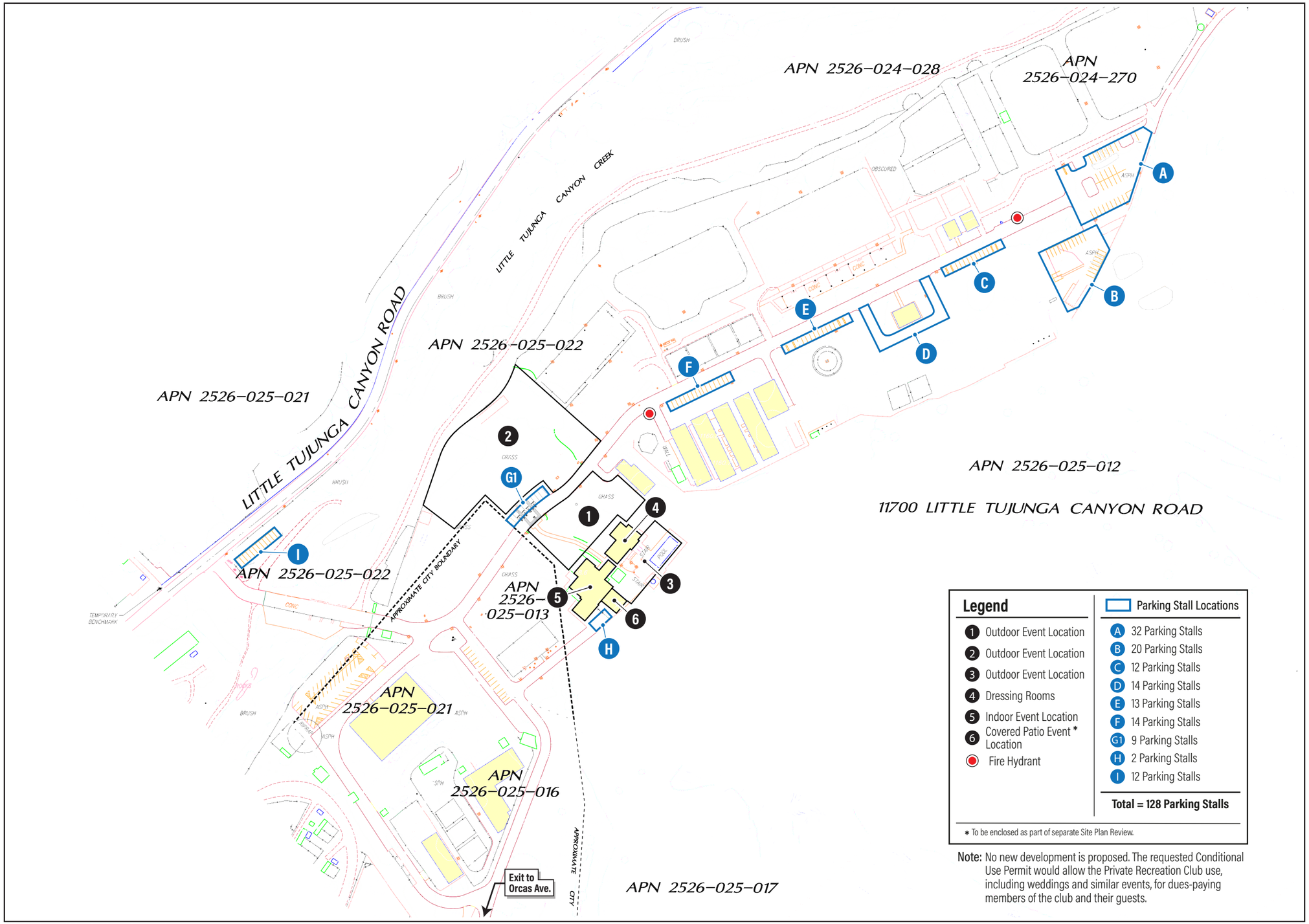
- The Project site is vulnerable to wildfire risk during extreme wildfire conditions, which is true for any developed site within a VHFHSZ.
    - However, extreme wildfire conditions do not suddenly appear; they are recognizable and predictable, and the very worst occasions are broadcast by the NWS and local agencies.

- The Project site is not particularly vulnerable to wildfire.
    - In fact, the Project site is well positioned to survive wildfires outside of extreme wildfire conditions.
        - Fire is most aggressive when traveling uphill, and the Project site is below nearby hills.
        - Denuded hillsides with non-native annual cover are most susceptible to the quick spread of wildfire, and this is not the condition at the Project site.
        - Native vegetation immediately adjacent to the Project site is typically better hydrated and/or cooler than vegetation than areas dominated by southern aspect slopes.
        - Prevailing winds blow north from the ocean and would be unlikely to feed an out-of-control wildfire during non-Santa Ana years and would be more likely to push wildfire up and away from the location of the Project site.

C. Project Operations and Wildfire Risk

The Project proposes the use of the existing equestrian Middle Ranch facility for events. No new development or construction activities are proposed. The event activities would be clustered towards the center of the Project site, with associated parking spaces scattered throughout the center, northern, and southern portions of the Project site, as depicted in **Exhibit A – Site Plan with Proposed Parking Plan**. There is one primary access point to the Project site, a private driveway from Little Tujunga Canyon Road. A secondary/emergency access road is also available from Orcas Avenue.

[9] Los Angeles County Fire Department, Historical Photo, social media post from January 21, 2016, accessed October 3, 2023 at: https://www.facebook.com/LACoFD/photos/a.234001326623165/1046745498682073/?type=3.



Note: No new development is proposed. The requested Conditional Use Permit would allow the Private Recreation Club use, including weddings and similar events, for dues-paying members of the club and their guests.

Site Plan Source: Chris Nelson & Associates, Inc., Sep. 15, 2022.

The requested Conditional Use Permit (CUP) would allow up to 150 events per year with up to 225 guests and approximately 15 workers/vendors. The events would be limited to only one per day and would generally occur on weekends and Fridays with occasional events on Monday – Thursday. Events would be scheduled for seven to eight hours in duration and would start no earlier than 9:00 AM and end no later than 12:00 AM.

Meal service for events would primarily be catered by firms procured by event sponsors, which may or may not make use of the existing commercial kitchen facility. The Project Applicant is concurrently requesting a CUP to allow sales of beer, wine and distilled spirits for on-site consumption (ABC License Type 47) in connection with the hosting of events.

Events and event guest and vendor parking would be provided within existing parking lots located within the Project site on portions of APNs 2526-025-012, 2526-025-022, 2526-024-028, and 2526-024-270. The Project Applicant is concurrently requesting a parking permit from the County to allow the event parking to be provided on separate (adjacent) parcels under the same ownership, within proximity to the Project event site. Valet services and/or onsite shuttle vans or golf carts would facilitate guest parking at existing onsite lots not immediately adjacent to the clubhouse and associated lawns where events would be held. Pursuant to the County's Municipal Code Table 22.112.070-A (Minimum Required Parking Spaces – Entertainment), assembly and dining uses require one parking space per three persons. There is no parking space requirement specific to weddings and events. Based on the assembly and dining uses Code requirement of one parking space per three persons, the required number of parking spaces to accommodate the maximum event attendance (225 guests plus 15 employees/vendors) would be 80 spaces. However, based on analyses prepared for similar event projects by the Project Traffic Engineer (Associated Transportation Engineers), events typically require an average vehicle occupancy (AVO) of 2.5 for guests, 1.1 for employees, and 1.5 for vendors, which yields a more conservative estimate for the parking space requirement than that yielded by the assembly and dining uses Code requirement of one parking space per three persons.[10] The AVO method would require 90 vehicles for 225 guests, five vehicles for five employees, and seven vehicles for 10 vendors for a total of 102 vehicles. Therefore, the Project parking space requirement is 102 spaces. The existing Project site parking spaces and additional parking spaces proposed by the Project would total 128 spaces, as shown in Exhibit A. The peak hours for the existing equestrian operations would not overlap with the proposed event use. Nevertheless, peak parking demands for the existing on-site equestrian uses were determined based on parking surveys conducted on Saturday, June 10, 2023, which showed a peak parking demand of 21 spaces for the equestrian use. Conservatively assuming that events and the peak equestrian use overlap, the Project site would still provide 128 spaces where 123 are

[10] Associated Transportation Engineers, Updated Event Traffic Management Plan and Queuing Analysis for the Middle Ranch CUP Project – Los Angeles County.

required. Furthermore, portions of the Middle Ranch property that are located in the City of Los Angeles jurisdiction and that are not involved with the Project include additional parking spaces not considered in this calculation. Therefore, additional parking is also available to the equestrian users of Middle Ranch, and this existing use, which would continue, and the proposed event use, would not create an additional demand for parking on the Project site.

The Project would not introduce new wildfire risk to the area or increase wildfire risk in any manner, because the proposed use does not involve activities that are likely to set a wildfire. However, wildfire would be a risk that the event operations would need to contend with. In a worst-case scenario, involving a Santa Ana wind-driven wildfire during a maximum-capacity event, the greatest risk would be to the safety of event participants. An at-capacity event would have event attendees concentrated near the southern end of the site, with their vehicles located throughout the Project site. Half of all vehicles (64) would be parked in the three northern-most parking lots, which are located approximately 0.20 to 0.25 mile from where the events are held. This distance can be walked in five minutes, though between the furthest three parking lots and the event area are an additional 41 parking spaces. Nine spaces are located adjacent to the clubhouse and associated lawns where events would be held, and an additional 12 spaces are located south of the event area, at the Project site entrance. Moving everyone off site in a timely manner, in addition to moving any boarded animals off site, would be the primary challenge facing the Project during a significant wildfire threat.

D. Fire Protection and Evacuation

The Project site is located within a VHFHSZ with the upper portions of the site within a State Responsibility Area (SRA) and the lowest portion within a Local Responsibility Area (LRA). The proposed use areas are within an SRA, which means CAL FIRE is the responsible agency for firefighting services. However, actual firefighting services would be provided by the Los Angeles County Fire Department (LACoFD) through contract agreement with the State.[11] The Project site is located within the service area of LACoFD Station 74 located at 12587 N. Dexter Park Road, which is 2.2 driving miles northwest of the site.[12] The structures at the southern end of the site are located within an LRA as they are within City of Los Angeles city limits and therefore the Los Angeles Fire Department (LAFD) is the responsible agency and would also provide firefighting services. The southern structures are within the service area of LAFD Station 98, located at 13035

[11] California State Geoportal, CAL FIRE Facilities for Wildland Fire Protection GIS feature layer, published June 12, 2018, updated May 19, 2023, accessed March 21, 2024 at: https://gis.data.ca.gov/maps/1c8a93cac92f418e98a8fa6a2eaf4265/about.

[12] County of Los Angeles Open Data, LACoFD Fire Station Boundaries GIS feature layer, published June 11, 2020, updated February 20, 2024, accessed March 21, 2024 at: https://data.lacounty.gov/search?collection=Dataset.

Van Nuys Boulevard, which is 3.6 driving miles southwest of the site.[13] The next closest fire station in the area is LAFD Station 24, located at 9411 Wentworth Street in Sunland, which is 3.2 driving miles away.

While each fire agency has a number of mutual aid or automatic aid agreements with other fire service agencies, which are employed on an as-needed basis, the LACoFD would provide fire protection services to the Project site in most instances. Every emergency response institution within the State is also bound by the terms of the California Disaster and Civil Defense Master Mutual Aid Agreement, which creates a statewide mutual aid network wherein facilities throughout the State can be mustered to render mutual aid to divert natural or manmade disasters. Therefore, although the stations mentioned above would be the designated first responders to the Project site, in a wildfire emergency, additional resources needed for the response would be determined by the agencies at the time of the emergency.

Emergency response by the LACoFD is guided by the November 2023 County of Los Angeles Operational Area Emergency Operations Plan (OAEOP) from the Office of Emergency Management, which establishes the County's emergency response system. It provides guidance to agencies and jurisdictions within the Operational Area on how to interface with the coordinator of the OAEOP during emergencies and disasters. It follows the structure of, and allows integration into, the California Standardized Emergency Management System (SEMS) and the National Incident Management System. It clarifies each element of the emergency management organization and their responsibilities in the maintenance of appropriate and current Standard Operating Procedures resource lists and checklists that detail how assigned responsibilities are performed to support implementation of the Emergency Operations Plan (EOP) and to ensure an effective response during a major disaster. The EOP delineates the organization, framework, and command hierarchy for the County's response to major disasters, and all other responsible agencies maintain their own version of the EOP for proper organization of their people and facilities, based upon the same organizing SEMS framework. At the core of the operations of SEMS in an emergency is the Incident Command System (ICS), which provides guidance for how to organize assets to respond to an incident and processes to manage the response through its successive stages. The City of Los Angeles has the 2023 Base Emergency Operations Plan as their primary EOP.

The County General Plan Safety Element, updated July 12, 2022, identifies evacuation routes, and Little Tujunga Canyon Road and Osborne Street near the Project site are listed as routes.[14] The

[13] Los Angeles Fire Department GIS, LAFD Data – First-In Boundary GIS feature layer, published April 16, 2019, updated February 19, 2020, accessed March 21, 2024 at: https://firegis.lafd.org/lafd/home/webmap/viewer.html?layers=c7ecba313ea9415894f326b5a7014c74.

[14] Los Angeles County, General Plan 2035, Figure 12.9: Evacuation Routes Map, August 2021.

routes were identified pursuant to Assembly Bill 747 (Levine, 2019), which required cities and counties to identify evacuation routes in hazard plan or safety element updates after 2022. Regarding the routes, the Safety Element stresses that:

> "Evacuation routes are determined by emergency responders who decide at the time of the emergency the routes that should be used for evacuation after assessing the conditions and location of the emergency to avoid endangering the lives of others, personal injury, or death. Evaluating a route for safety and viability is situational, context-specific, and subject to change. Figure 12.9 identifies roads that are public, paved, and through-ways, which may be used for evacuation if they are viable routes during an actual emergency. These evacuation routes are not all inclusive and may not be the most suitable routes since actual emergency events necessitate day-of-event conditions and risks assessments."

Evacuation proceedings by their nature can overwhelm roadways, as streets are not designed to accommodate all vehicles in an area all at once, regardless of the setting. This makes evacuations unique, because all vehicles on the roadway at once is not traffic, but an extraordinary, temporary, and rare emergency circumstance. This is why evacuations are accommodated on a dynamic basis at the time of an emergency and may or may not be focused on identified evacuation routes. In the area in and around the Project site, evacuation proceedings would be directed by either the County or the City depending on circumstances. Law enforcement has the primary responsibility for conducting evacuations, but they can be directed by the fire department or another agency if necessary. Evacuation proceedings are always managed according to the EOP in place, which means regardless of jurisdiction or agency, proceedings occur within the SEMS framework and ICS structure allowing simplified coordination.

Evacuation warnings or evacuation orders are issued according to conditions, as wildfires are inherently dynamic and unpredictable. Multiple factors, such as weather conditions, fuel loads, recent fire history, road conditions, available resources, etc., may influence the ordering and timing of evacuation orders, but it is the experience and training of the emergency response agencies, operating within the framework of the SEMS and ICS, that effectuates evacuation decisions. Evacuation warnings and orders may be made in a phased manner according to vulnerability, location, or other factors, which would enable traffic surges on roadways to be minimized over time allowing for more an orderly flow of vehicles exiting an evacuation area. Once a warning or order is issued, it is important to note that the timely evacuation of properties depends upon quick cooperation from the individuals under evacuation orders.

To assist in public awareness and preparation for wildfires, the Ready Set Go! (RSG) Program was developed within the State and is now utilized nationwide, managed by the International Association of Fire Chiefs. RSG is an educational and awareness campaign focused on helping

residents and businesses located in high fire areas prepare for the eventuality of living through a wildfire. Both the County and the City fire departments use the RSG program, emergency preparedness guides are produced by both respective emergency management departments, and both jurisdictions have various other resources such as Ready LA County and Get Ready LA. The RSG programs deal specifically with wildfire and emphasize that practical limits on firefighting resources requires individuals to take responsibility for their response to wildfire. Middle Ranch is also located in the vicinity of two County-designated disaster routes: the 210 Freeway is a primary disaster route, and Foothill Boulevard is a secondary disaster route.[15] Disaster routes are identified for the purpose of transporting emergency equipment, supplies, and personnel into an affected area and have priority over other roads for clearing, repairing, and restoration.

The Middle Ranch equestrian facility's existing evacuation plan consists of trailers hauling horses south off-site via the driveways on Little Tujunga Canyon Road and Orcas Avenue. The route from the Project site to Foothill Boulevard is approximately 3,316 feet via Little Tujunga Canyon Road and approximately 2,309 feet via Orcas Avenue.

Evacuating the Project site in a timely fashion is achievable, through proper planning and preparation. The Project Applicant will develop wildfire risk protocols that are made familiar to all employees, with implementation necessary when conditions dictate. Staff will receive specific training at the time of hire and have assigned duties in the case of an emergency. Vendors will also be expected to adhere to protocols specific to them, so that only guests require active management and assistance during evacuation proceedings. Middle Ranch employees responsible for scheduling events will be responsible for educating the event planner or primary event contact on:

- The potential for evacuation when wildfire conditions are present;
- The necessity of following staff direction during an evacuation; and,
- The location of evacuation routes.

Orderly evacuation is a matter of managing parking and the retrieval of vehicles, as well as educating guests. Managing parking with evacuation proceedings in mind begins with the distribution of guests upon arrival. At a minimum, the following practices will be implemented:

- A map that shows routes away from the Project site, with instructions to be prepared to follow staff direction during an emergency, will be posted in the event area, as well as distributed on flyers of an event is scheduled to occur during extreme wildfire conditions (i.e., "red flag" days).

[15] Los Angeles County Public Works, Disaster Route Maps, Los Angeles – Valley, available at: https://pw.lacounty.gov/dsg/disasterroutes/map/Los%20Angeles%20Valley%20Area.pdf.

- Identify each parking lot clearly with signage, and signage for Lot I will also indicate "employee/vendor parking only."
- As parking attendants direct drivers to parking lots (in the self-park option), or as valet attendants collect vehicles (in the valet option), attendants will provide drivers with a ticket that indicates in which lot their vehicle is/will be parked.
- During an evacuation, Middle Ranch staff would assure that the gates at the Little Tujunga Canyon Road and Orcas Road entrances are open.
- During an evacuation, staff would be positioned at the event lawn with signs for parking lots A through F. Drivers will be directed to assemble by the staff holding the parking lot sign that corresponds to their ticket. Drivers of vehicles in parking lots A through F will be shuttled to their cars, while passengers remain stationed near the event area for pick up.
- Drivers and passengers of vehicles in Lots G1 and H will retrieve their vehicles directly.
- Employees and vendors will be the last individuals to evacuate, from Lot I.

This system would provide staff with information to manage the retrieval of vehicles by lot, rather than randomly by guest.

Associated Transportation Engineers forecasted the existing and proposed evacuation traffic flows for the Project driveways at Little Tujunga Canyon Road and Orcas Avenue. The equestrian facility currently boards 74 horses and has a maximum of 78 horses boarded. This would require approximately 20 trailers for evacuation. The equestrian center staff and visitors onsite would equate to an additional 29 vehicles (49 vehicles total), determined based on parking surveys conducted within the entire site (City and County parcels).[16] The event evacuation flows would include 90 vehicles for guests and 12 vehicles for staff and vendors (102 vehicles). Thus, a total of 151 vehicles would need to evacuate the site when a maximum capacity event is held and the equestrian center is active. The evacuation analysis assumes that 76 vehicles would use the Little Tujunga Canyon Road driveway and 75 vehicles would use the Orcas Avenue driveway during an evacuation scenario (dividing the evacuation flow roughly in half between the two driveways).

Little Tujunga Canyon Road and Orcas Avenue have a capacity of approximately 1,500 vehicles per hour in each direction. Based on the existing traffic volumes, the forecast evacuation volumes, and the roadway capacities, evacuation times were estimated for the two driveway locations. Associated Transportation Engineers determined that, under existing conditions, the equestrian use on the Project site would add 6.3 minutes to the Little Tujunga Canyon Road evacuation time and one minute to the Orcas Avenue evacuation time. An event proposed by the Project would

[16] Associated Transportation Engineers, Updated Event Traffic Management Plan and Queuing Analysis for the Middle Ranch CUP Project – Los Angeles County.

additionally contribute 2.1 minutes to the Little Tujunga Canyon Road evacuation time and 2 minutes to the Orcas Avenue evacuation time, for a total of 8.4 minutes on Little Tujunga Canyon Road and three minutes on Orcas Avenue.

The Project area experienced an evacuation during the 2017 Creek Fire, and that event offers insight into what an evacuation involving the Project site may entail. The Creek Fire started in the Kagel Canyon/Little Tujunga Canyon Road area and moved south, driven by Santa Ana winds. It crossed the 210 Freeway and went into Shadow Hills, which is located south of Hansen Dam. Mandatory evacuations were put in place for Shadow Hills and the areas north of the 210 Freeway between Sylmar, approximately two miles west of the Project site, and Sunland, approximately five miles east of the Project site. In total, approximately 2,500 houses were evacuated.[17] Future evacuation proceedings would likely be quite similar. In an evacuation scenario, roadways would be congested; however, the residential density near the Project site is relatively low, and Osborne Street and Orcas Avenue would be the most convenient routes only for a small portion of the residences in the Project area. These two streets are not the closest evacuation routes for any residence located approximately .75 mile east or west from the Project site.

There are currently no State or County quantitative standards for evacuation travel time, thus, this evacuation timing information has been provided for informational purposes. In accordance with the California Environmental Quality Act Guidelines, the County considers a project's impact on evacuation significant if it would significantly impair or physically interfere with implementation of an adopted emergency response or evacuation plan; or if it would expose people or structures to a significant risk of loss, injury, or death involving wildland fire.

To summarize:

- The Project does not introduce new wildfire risk to the area.
- Wildfire risk to the Project consists of risk to the safety of participants.
    - This risk can be managed with a combination of awareness and planning.
- Event traffic would not overwhelm evacuation proceedings.

E. Project Wildfire Related Impacts

As determined in *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369, agencies are generally "not required to analyze the impact of existing environmental conditions on a project's future users" unless "a proposed project risks

[17] City of Los Angeles, Emergency Operations Board, After Action Report/Improvement Plan December 5-8, 2017 Creek/Skirball Fires, September 11, 2018, available at: https://ens.lacity.org/epd/eoboldagendas/epdeobagendas210124572_09182018.pdf.

exacerbating those environmental hazards or conditions that already exist[.]" The Project does not introduce new wildfire risk to the area, and it cannot reasonably be found to exacerbate risks related to wildfire. The Project consists of the ability to host events at the Project site. These events will be subject to the risk of a wildfire occurring, not increase the risk of wildfire.

As the vast majority of wildfires are caused by humans, wildfire can occur at any time. However, as explained in Part A, the Project site location is favorable to avoiding wildfire in general. As demonstrated in Table 1, only large, uncontrolled wildfires have ever threatened the Project site. Therefore, the Project will only be subject to serious wildfire risk when and if an event occurs near or during conditions conducive to the uncontrolled spread of wildfire, which historically has meant during Santa Ana conditions.

Events will be held intermittently throughout the year. During years with normal precipitation and no Santa Ana winds, events would be subject to only a low risk of an uncontrolled wildfire, if any. Ultimately, over the life of the CUP for the events Project, the window wherein the Project (i.e., an event) is subject to serious wildfire risk is quite small, and, as discussed in Part C, that risk can be managed with proper preparation and planning.

With the amount of real-world wildfire risk to the Project being quite small, the potential for the Project to impact the environment, as it relates to wildfire, is very limited. The only change the Project introduces to the environment, as it relates to wildfire, is the possibility that it would add vehicles to the Project area roadways during an evacuation. As discussed in Part D, although this change would add some time to evacuation proceedings, there is no adopted quantitative threshold for evacuation timing against which to assess the Project's evacuation time. Rather, as the Project would implement its own evacuation plan, as well as adhere to the State and/or local evacuation orders in place at the time of a wildfire-related evacuation, the Project's impact on the environment in relation to wildfire would be less than significant.

Appendix E
Public Hydrant Flow Tests

FORM 196
Rev. 09/20

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Los Angeles, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For All Buildings Other Than One and Two Family Dwellings (R-3), Townhomes, and Accessory Dwelling Unit's

INSTRUCTIONS:

Complete parts I & II:

Verifying fire flow, fire hydrant location and fire hydrant size.

KATHRINE CRUZ
AUG 23 2023

PROJECT INFORMATION
(To be completed by applicant)

PART I

Building Address: 11700 Little Tujunga Canyon Road

City or Area: Sylmar APN: 2526-025-012, -013, -016, -021, and -022 and 2526-024-028 and -270

Nearest Cross Street: Garrick Avenue

Distance of Nearest Cross Street to Property Line: 0.4 miles

Applicant: RJ's Property Management, LLC Telephone: (818) 897-4029

Address: 11700 Little Tujunga Canyon Road

City: Sylmar

Occupancy (Use of Building): N/A Fire Sprinklered: Yes ☐ No ☐ N/A

Type of Construction: N/A

Square Footage: N/A Number of Stories: N/A

See attached letter and narrative.

Juan D Rodriguez
Applicant's Signature

04/28/2023
Date

PART II **INFORMATION ON FIRE FLOW AVAILABILITY**
(Part II to be completed by Water Purveyor)

Location of hydrant S of OSBORNE ST and 3311'ECL ELDRIDGE AVE

Hydrant Number F-61172

Distance from Nearest Property Line ____ Size of Hydrant 2.5x4D Size of Water main 12 inch

Static PSI 162 psi Residual PSI 109 psi Orifice size ____ Pitot ____

Fire Flow at 20 PSI 1500 gpm Duration Continuous ☐ Flow Test Date / Time ____

☒ Hydraulic model

Location of hydrant S of OSBORNE ST and 2692 E CL ELDRIDGE

Hydrant Number F-61171

Distance from Nearest Property Line ____ Size of Hydrant 4S Size of Water main 12 inch

Static PSI 159 psi Residual PSI 106 psi Orifice size ____ Pitot ____

Fire Flow at 20 PSI 1500 gpm Duration Continuous ☐ Flow Test Date / Time ____

☒ Hydraulic model

☐ (Check box if Simultaneous/ Dual flow test was performed) Combined flow at 20 psi ____

Location of hydrant W of ORCAS AVE and 700 NCL LONGFORD ST

Hydrant Number F-56663

Distance from Nearest Property Line ____ Size of Hydrant 2.5x4D Size of Water main 8-inch

Static PSI 152 psi Residual PSI 95 psi Orifice size ____ Pitot ____

Fire Flow at 20 PSI 1500 gpm Duration Continuous ☐ Flow Test Date / Time ____

☒ Hydraulic model

☐ (Check box if Simultaneous/ Triple flow test was performed) Combined flow at 20 psi ____

City of Los Angeles
Department of Water and Power - WDEU
Water Distribution Engineering East Valley District
Water Purveyor

Lyndon Tat
Signature

Lyndon.Tat@ladwp.com 9/15/2023
~~Phone Number~~Email Address Date

Civil Engineering Associate
Title

This Information is Considered Valid for Twenty Four Months

Fire Department approval of building plans shall be required prior to the issuance of a Building Permit by the jurisdictional Building Department. Any deficiencies in water systems will need to be resolved by the Fire Prevention Division only prior to this department's approval of building plans.

envicom
CORPORATION

August 21, 2023

Los Angeles Department of Water and Power
Distribution Engineering Section – Water
Attention: Business Arrangements
P.O. Box 51111 – Room 1425
Los Angeles, California 90051 – 5700

Subj: Request for Fire Flow Availability for the Proposed Middle Ranch Events Project
(Envicom Corporation Project # 2022-020-01)

Dear Cristina Reyes,

Pursuant to the California Environmental Quality Act, Envicom Corporation (Envicom) is preparing a Mitigated Negative Declaration on behalf of the County of Los Angeles (County) to evaluate the potential environmental impacts associated with the Middle Ranch Events Project (project). Middle Ranch is located at 11700 Little Tujunga Canyon Road at the eastern edge of the San Fernando Valley in the Sylmar area, within both the unincorporated County and City of Los Angeles (City) jurisdictions. The portion of the Middle Ranch property that is located in the unincorporated County is comprised of Assessor's Parcel Numbers (APNs) 2526-025-012, 2526-025-022, 2526-024-028, and 2526-024-270. The portion of the Middle Ranch property that is located within the City is comprised of APNs 2526-025-016, 2526-025-013, and 2526-025-021. The water supply to the Middle Ranch property is currently provided by the Los Angeles Department of Water and Power (LADWP). Fire protection services for the Middle Ranch property are provided by the County of Los Angeles Fire Department.

Middle Ranch is an existing, operating equestrian facility that is developed with stables, horse riding fields, as well as a clubhouse/office building with a commercial-grade kitchen, and a tack room building with a locker room. A swimming pool and landscaped grounds are located adjacent to the clubhouse/office building. Middle Ranch is currently open for equestrian uses every day from 6:00 A.M. to 9:00 P.M.

The Applicant for the proposed Middle Ranch Events Project, RJ's Property Management, LLC, is requesting a Conditional Use Permit (CUP) from the County to authorize the use of the existing equestrian facility clubhouse and associated amenities at Middle Ranch as a Private Recreation Club that would be permitted to host wedding ceremonies, receptions, and similar events for dues-paying members of the Private Recreation Club and their guests. The events, and parking for the events, would occur on the portions of the Middle Ranch property that are located within the County. The proposed events project would not result in changes to the existing equestrian use operations. The requested CUP would allow the proposed events to occur within the Project site, which is zoned A-2-1 (Heavy Agricultural – minimum one acre per unit). According to Section 22.140.480 (Recreation Clubs and Facilities – Neighborhood, Commercial, and Private) of the County Code, commercial and private recreation clubs are permitted in the A-2 zone with a CUP.

The CUP request would allow:

- Up to 150 events/year, with only one (1) event/day;
- Up to 225 guests/event;
- Up to 15 employees/vendors; and
- Events would generally occur on weekends and Fridays with occasional events on Monday – Thursday. Events would be scheduled for seven (7) to eight (8) hours in duration, and would end no later than 12:00 AM.

Although the Middle Ranch Events Project and requested CUP entail no new construction or building permit, the County of Los Angeles Fire Department has requested that the Applicant complete Parts I and II of Form 196 (Information on Fire Flow Availability for Building Permit), and Part II is required to be prepared by the water purveyor.

As requested, we have consulted with Mr. Joseph Youman of the County of Los Angeles Fire Department, and he has indicated that the required fire flow will be 1,500 gallons per minute at 20 pounds per square inch for two (2) hours.

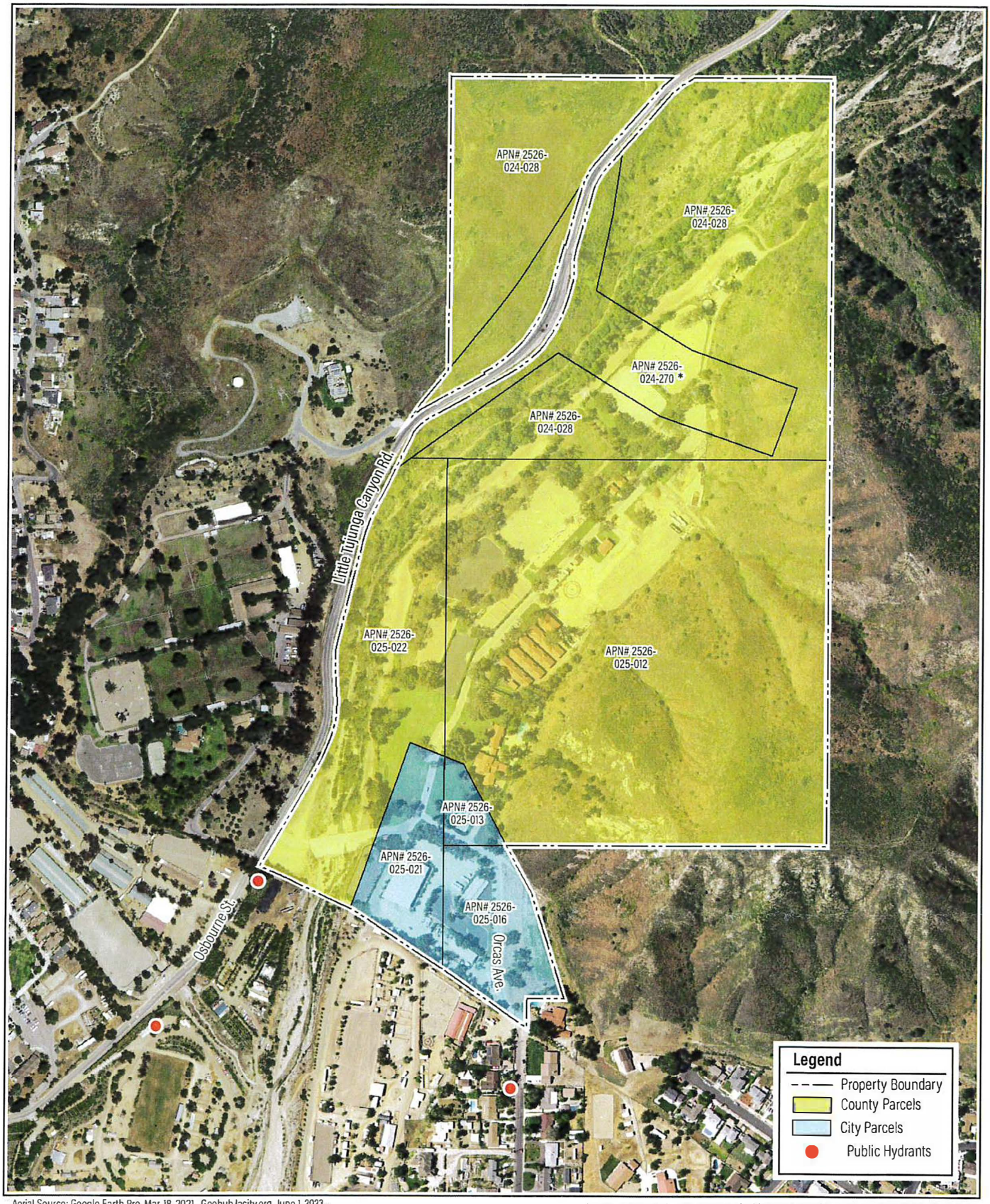
Enclosed in this package are the completed Part I, and Part II, which we request that LADWP complete, payment in the amount of $245.00 to LADWP, and a map showing the three existing public hydrant locations in closest proximity to the Middle Ranch Property, shown in **Figure 1, Public Hydrant Location Map**, according to the City of Los Angeles GeoHub.

Sincerely,

Johanna N.M. Falzarano

Johanna Falzarano, Senior Project Manager
(jfalzarano@envicomcorporation.com)

Attachment:
Figure 1: Public Hydrant Location Map



Aerial Source: Google Earth Pro, Mar. 18, 2021. Geohub.lacity.org, June 1, 2023.

* Middle Ranch facilities are provided within a portion of this APN by agreement with LADWP.

MIDDLE RANCH PROPERTY

envicom

Public Hydrant Location Map

FEET 0 225 450

FIGURE 1

S A R - For County Fire Flow

Date SAR Prepared-
Date SAR Initiated- September 15, 2023
Date SAR Released-

Service Number: F-56663 .
From: Water Services
To: Water Distribution Systems Design Section
Requested by: Cristina Reyes, ext. 71318
Receipt Number: W20230829018 .
Information is needed for Water Services as indicated below:

Size _____ Type _____ County Hydrant Flow _____

Address: 11700 Little Tujunga Canyon Rd

Name(Organization or Firm): RJ's Property Management, LLC .
Mailing Address: 11700 Little Tujunga Canyon Rd, Sylmar, CA 91342 .
SAR Applicant: Johanna Falzarano Phone: (818) 897-4029 FAX: n/a .

The 8 -inch main is located Approximately 12 -feet from the property line.
The Requested Location is Approximately 700' N/CL of LONGFORD ST .
On the WEST side of ORCAS AVE .

Notified by: Mail/FAX ☐ Phone ☐ Plan Check ☐ LAFD ☐
Remarks: **Hydrant No. F-56663** **Email: jfalzarano@envicomcorporation.com**

Engineering Report

PRESSURE IN STREET MAIN

☐ Dom. Ser.
☐ Fire Ser.
☐ F.M. Ser.

Service Zone: 1449

Hydraulic Grade		Grade Elevation		Pressure	
Max.	1510	Lowest	1158	Max.	153 #
Min.	1377	Highest	1158	Min.	94 #
Dom. Only				Dom. Only	

Street
Water Main Charge
ASC District
Charges per Acre
Area(acreage)
Chargeable Size
Steel or Other
Plotted/Checked by

☑ This section has reviewed the applicant's request for a **County** at the location noted above. Attached is a Fire Service "Pressure Report" **showing the existing system's capability to serve at this location.**

☐ **The existing system is not capable of providing the service capacity.**

☐ If a larger (demand) is required, a cost estimate for main replacement(s) will be prepared upon written request by the applicant.

☐ **Domestic service to this parcel is available from the existing** main in _____ .

Other remarks: _____

Lyndon Tat (Prepared by) Lyndon Tat (Checked by) Lyndon Tat (Approved by) Coor. No. 214-174 (Pipe Map No.)

Printed:

Rev. 8/99 AP

S A R - For County Fire Flow

Date SAR Prepared-
Date SAR Initiated- September 15, 2023
Date SAR Released-

Service Number: F-61171 .
From: Water Services
To: Water Distribution Systems Design Section
Requested by: Cristina Reyes, ext. 71318
Receipt Number: W20230829018 .
Information is needed for Water Services as indicated below:

Size _____ Type _____ County Hydrant Flow _____

Address: 11700 Little Tujunga Canyon Rd

Name(Organization or Firm): RJ's Property Management, LLC .
Mailing Address: 11700 Little Tujunga Canyon Rd, Sylmar, CA 91342 .
SAR Applicant: Johanna Falzarano Phone: (818) 897-4029 FAX: n/a .

The 12 -inch main is located Approximately 32 -feet from the property line.
The Requested Location is Approximately 2692' E/CL of Eldridge Ave .
On the SOUTH side of Osborne St .

Notified by: Mail/FAX ☐ Phone ☐ Plan Check ☐ LAFD ☐
Remarks: **Hydrant No. F-61171** **Email: jfalzarano@envicomcorporation.com**

Engineering Report

PRESSURE IN STREET MAIN

☐ Dom. Ser.
☐ Fire Ser.
☐ F.M. Ser.

Service Zone: 1449

Hydraulic Grade		Grade Elevation		Pressure	
Max.	1510	Lowest	1143	Max.	159 #
Min.	1388	Highest	1143	Min.	106 #
Dom. Only				Dom. Only	

Street
Water Main Charge
ASC District
Charges per Acre
Area(acreage)
Chargeable Size
Steel or Other
Plotted/Checked by

☑ This section has reviewed the applicant's request for a **County** at the location noted above. Attached is a Fire Service "Pressure Report" **showing the existing system's capability to serve at this location.**

☐ **The existing system is not capable of providing the service capacity.**

☐ If a larger (demand) is required, a cost estimate for main replacement(s) will be prepared upon written request by the applicant.

☐ **Domestic service to this parcel is available from the existing** main in _____ .

Other remarks: _____

Lyndon Tat (Prepared by) Lyndon Tat (Checked by) Lyndon Tat (Approved by) Coor. No. 214-174 (Pipe Map No.)

Printed:

Rev. 8/99 AP

S A R - For County Fire Flow

Date SAR Prepared-
Date SAR Initiated- September 15, 2023
Date SAR Released-

Service Number: F-61172 .
From: Water Services
To: Water Distribution Systems Design Section
Requested by: Cristina Reyes, ext. 71318
Receipt Number: W20230829018 .
Information is needed for Water Services as indicated below:

Size _____ Type _____ County Hydrant Flow _____

Address: 11700 Little Tujunga Canyon Rd

Name(Organization or Firm): RJ's Property Management, LLC .
Mailing Address: 11700 Little Tujunga Canyon Rd, Sylmar, CA 91342 .
SAR Applicant: Johanna Falzarano Phone: (818) 897-4029 FAX: n/a .

The 12 -inch main is located Approximately 9 -feet from the property line.
The Requested Location is Approximately 3311' E/CL of Eldridge Ave .
On the S side of Osborne St .

Notified by: Mail/FAX ☐ Phone ☐ Plan Check ☐ LAFD ☐
Remarks: **Hydrant No. F-61172** **Email: jfalzarano@envicomcorporation.com**

Engineering Report

PRESSURE IN STREET MAIN

☐ Dom. Ser.
☐ Fire Ser.
☐ F.M. Ser.

Service Zone: 1449

Hydraulic Grade		Grade Elevation		Pressure	
Max.	1510	Lowest	1136	Max.	162 #
Min.	1388	Highest	1136	Min.	109 #
Dom. Only				Dom. Only	

Street
Water Main Charge
ASC District
Charges per Acre
Area(acreage)
Chargeable Size
Steel or Other
Plotted/Checked by

☑ This section has reviewed the applicant's request for a **County**
at the location noted above. Attached is a Fire Service "Pressure Report"
showing the existing system's capability to serve at this location.

☐ **The existing system is not capable of providing the service capacity.**

☐ If a larger (demand) is required, a cost estimate for main replacement(s) will be prepared upon written request by the applicant.

☐ **Domestic service to this parcel is available from the existing**
main in _____ .

Other remarks: _____

Lyndon Tat (Prepared by) Lyndon Tat (Checked by) Lyndon Tat (Approved by) Coor. No. 214-174 (Pipe Map No.)

Printed:

Rev. 8/99 AP

Appendix F

Water Service

Los Angeles Department of Water & Power

BUILDING A STRONGER L.A.

Karen Bass, Mayor

Board of Commissioners
Cynthia McClain-Hill, President
Cynthia M. Ruiz, Vice President
Mia Lehrer
Nicole Neeman Brady
Nurit Katz
Chante L. Mitchell, Secretary

Martin L. Adams, General Manager and Chief Engineer

May 2, 2023

Map No. 214-174

Ms. Johanna Falzarano
Envicom Corporation
4165 East Thousand Oaks Boulevard
Suite 290
Westlake Village, California 91362

Dear Ms. Falzarano:

Subject: Water Availability-Will Serve
11700 Little Tujunga Canyon Road
APNs: 2526-025-016, 2526-025-017, 2526-025-021 – City of Los Angeles
APNs: 2526-025-012, 2526-025-022, 2526-025-028 – Unincorporated County Area

This is in reply to your request regarding water availability for the above-mentioned location. This property can be supplied with water from the municipal system subject to the Water System rules of the Los Angeles Department of Water and Power (LADWP). The Water Main in Little Tujunga Canyon Road stops at property address 11703 Little Tujunga Canyon Road. Pass that address there is no water main located in Little Tujunga Canyon Road. The portion of the water main located in Little Tujunga Canyon Road is subject to all conditions set by LADWP.

Should you require additional information, please contact Ms. Cynthia Taylor at (213) 367-1306. Correspondence may be addressed to:

LADWP
111 North Hope Street, Room 1425
Los Angeles, California 90012

Sincerely,

Liz Gonzalez
Manager-Business Arrangements
Water Distribution Engineering

CT:kc
c: Ms. Cynthia Taylor

Appendix G

Private Recreational Club Acoustical Study

Veneklasen Associates
Consultants in Acoustics | Noise | Vibration | AV | IT | Security

October 3, 2024

Envicom Corporation
4165 E. Thousand Oaks Blvd., Suite 290
Westlake Village, California 91362

Attention: Johanna Falzarano

Subject: Middle Ranch Conditional Use Permit Project; Los Angeles County, California
Private Recreational Club Acoustical Study; Veneklasen Associates, Inc. Project No. 8119-001

Veneklasen Associates, Inc. (Veneklasen) conducted an acoustical study of the proposed Middle Ranch Conditional Use Permit (CUP) Project (Project) located at 11700 Little Tujunga Canyon Road in Sylmar, California 91342. Middle Ranch currently includes a functioning equestrian facility and an existing clubhouse and is applying for a CUP to operate as a Private Recreation Club that would be permitted to host wedding ceremonies, receptions, and similar events. The events would generally occur on weekends including Fridays with occasional events during weekdays, with only one event per day and a maximum of 150 events per year. These events would start no earlier than 9:00 am and end no later than 12:00 am. The number of guests will be limited to 225, and employees/vendors will be limited to 15. Sources of sound during events include amplified sound from speakers projecting live or pre-recorded music in the event space, unamplified music in the event space, patron/staff speech, and noise associated with guest and vendor vehicle trips. The Project location is shown in Figure 1. A list of acoustical terms with definitions is presented in Appendix A.

This study analyzes the sound propagation from the anticipated sources of sound that would occur during wedding events, receptions, and other gatherings authorized by the CUP during Project operations as well as the noise impacts related to limited construction activities. No new major development is proposed, and no major construction activities would occur; therefore, the Project would not result in vibration impacts during construction. The major focus of this study is the noise impact of proposed events during operations. Because the proposed future activities and events at Middle Ranch that are proposed to be authorized by the CUP do not utilize equipment generating significant levels of vibration that would be feelable or measurable at nearby receptors, no vibration impact is expected to occur from the Project operations. Consequently, impacts from vibration are not assessed in this study.

PROJECT DESCRIPTION

The Applicant, RJ's Property Management, LLC, is requesting a CUP from Los Angeles County (County) to authorize the use of an existing equestrian facility, clubhouse, and associated amenities at Middle Ranch as a Private Recreation Club that would be permitted to host wedding ceremonies, receptions, and similar events for dues-paying members of the club and their guests. The Applicant is concurrently requesting a CUP and a Parking Permit to allow guest and vendor parking for events, as well as a CUP to allow the sale of beer, wine, and distilled spirits for on-site consumption (ABC License Type 47).

Middle Ranch is located at 11700 Little Tujunga Canyon Road in an unincorporated area of the County within Little Tujunga Canyon at the eastern edge of the San Fernando Valley. The portion of the Middle Ranch property that comprises the Project site is approximately 88.9 acres in size, including four individual parcels: Assessor's Parcel Numbers (APNs) 2526-025-012, 2526-025-022, 2526-024-028, and 2526-024-270, which are all located within unincorporated Los Angeles County. The Middle Ranch property also includes parcels that are located in the City of Los Angeles (City) jurisdiction; however, these parcels include only equestrian facilities that would not be involved with the proposed event use.

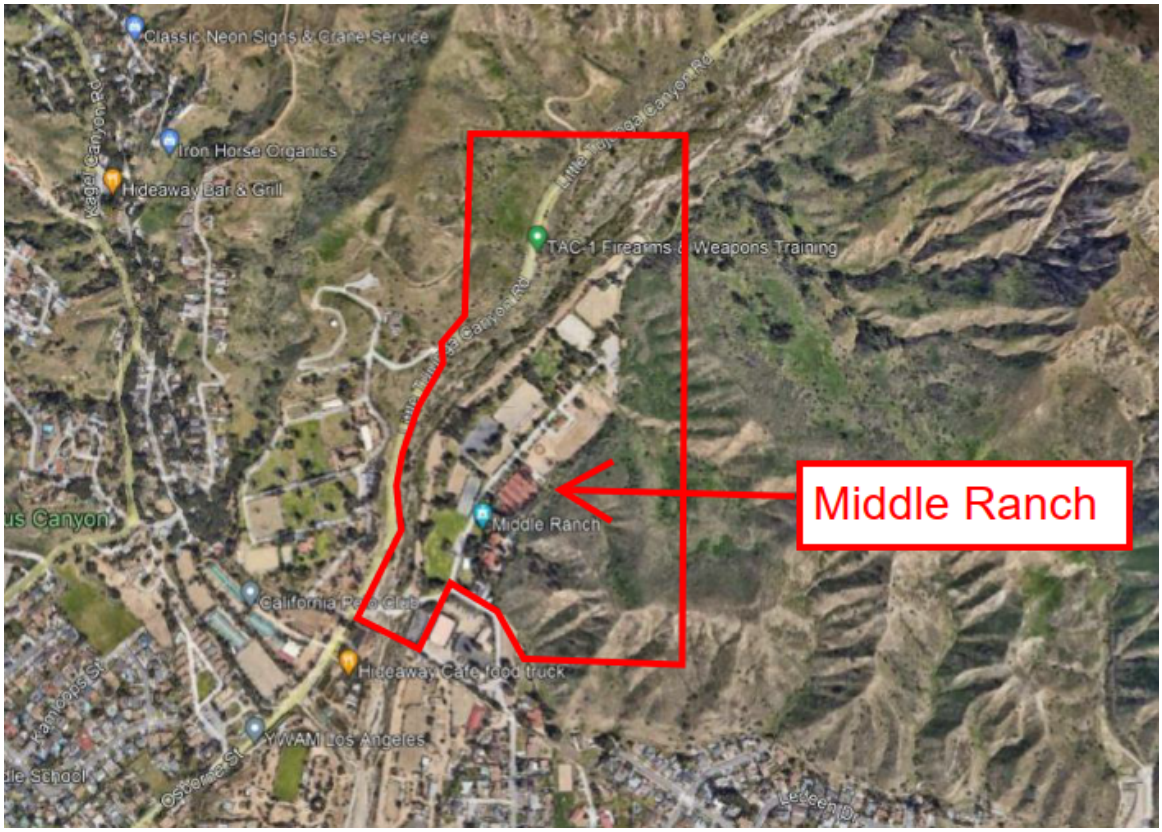


Figure 1. Project Site Location

The requested CUP would not require grading on the Project site, nor would it result in changes to the existing Project site equestrian use operations. Construction activities would be limited to enclosing the existing covered patio adjacent to the existing clubhouse, utilizing hand construction tools. The requested CUP would allow the proposed events to occur entirely within the Project site, which is zoned A-2-1 (Heavy Agricultural – minimum one acre per unit). According to Section 22.140.480 (Recreation Clubs and Facilities – Neighborhood, Commercial, and Private) of the County Code, commercial and private recreation clubs are permitted in the A-2 zone with a CUP. In addition, where specifically designated as part of a CUP, a pro shop or restaurant is permitted as an accessory use to the commercial or private recreation club in the A-2 zone. Therefore, the clubhouse/office building, including the commercial-grade kitchen, which is already established as part of the existing, permitted equestrian use, would also be utilized for events (or portions of events) that are held indoors, and outdoor events would also be permitted. The proposed ceremony and reception locations (Event Locations 1 through 3) are shown on Figure 2. Events that occur within the clubhouse and include no outdoor activities are not addressed further in this analysis, because noise from indoor events will be reduced as it transmits through the building envelope by 25 decibels or more before propagating outside, and it will be further reduced by the distance between the building and neighboring receptors, thus resulting in noise levels that would be well below the City and County standards.



Figure 2. Location of Proposed Project Elements

NOISE CRITERIA

The Project site is located in the County; however, other portions of the Middle Ranch property are located in the City, and the Project site borders off-site properties that are located in the City. Therefore, the Project is subject to the requirements of both the County of Los Angeles Noise Control Ordinance (County Noise Ordinance) contained in Title 12, Section 12.08 of the County of Los Angeles Municipal Code, as well as the City of Los Angeles Municipal Code Chapter XI Noise Regulations (City Noise Regulations) specified in Sections 111 to 116.

The County Noise Ordinance specifies sound level limits not to be exceeded for certain periods of time per hour. The sound levels and durations specified in the County Noise Ordinance are expressed for this assessment as "sound level percentiles" or "statistical sound levels". The statistical sound level (L_n) refers to a sound level that is exceeded for *n* percent of a given time period. For example, an L_{50} of 50 A-weighted decibels (dB(A)) specifies that the sound level of 50 dB(A) is exceeded for 50% of a given period (i.e. 30 minutes out of an hour). The sound level and duration limits specified in the County Noise Ordinance and their corresponding statistical sound level for residential zoning used for this assessment are shown in Table 1.

Table 1. Los Angeles County Code Residential Sound Level Limits, Section 12.08.390

Standard No.	Sound Level Criterion (dB(A))		Cumulative Allowable Duration (min/hour)	Sound Level Percentile
	Daytime[a]	Nighttime[b]		
1	50	45	30	L_{50}
2	55	50	15	L_{25}
3	60	55	5	$L_{8.3}$
4	65	60	1	$L_{1.7}$
5	70	65	0	L_{max}

[a] Daytime is defined as the period between 07:00 and 22:00.
[b] Nighttime is defined as the period between 22:00 and 07:00.

Additional guidance in the County ordinance states that where existing ambient noise level exceed the criteria shown in Table 1, the exceeded criterion shall be set at the sound level of that exceedance.

The County Noise Ordinance in Section 12.08.390.B states that noise created within the unincorporated county must comply with the criteria discussed above when the noise is measured on any other property whether incorporated or unincorporated property. Therefore, this criteria applies to adjacent city receptors. Additionally, Section 112 of the City Noise Regulations also used for the assessment of City receptors specifies that the noise limit at residential properties may not exceed the average ambient noise level, L_{eq}, by more than 5 decibels (dB). The presumed ambient noise level for residential properties specified in Section 111 of the City Noise Regulations is 50 dBA for daytime and 45 dBA for nighttime. Therefore, the noise limit for residential properties within the City is 55 dBA L_{eq} daytime and 50 dBA L_{eq} nighttime wherever the measured ambient noise level is equal to or below the presumed ambient noise level. This is summarized in Table 2 below. If the ambient noise level is higher than the presumed ambient noise level, the noise limit is 5 dBA above the measured ambient noise level.

Table 2. City of Los Angeles Code Residential Sound Level Limits, Section 111/112

Zoning	L_{eq} Sound Level Criterion (dB(A))	
	Daytime[a]	Nighttime[b]
Residential	55	50

[a] Daytime is defined as the period between 07:00 and 22:00.
[b] Nighttime is defined as the period between 22:00 and 07:00.

Los Angeles County Code Section 12.08.440.A prohibits construction activity creating a noise disturbance between the weekday hours of 7:00 p.m. and 7:00 a.m. and at any time on Sundays or holidays. Section 12.08.440.B of the Los Angeles County Code specifies that the allowable sound levels due to construction noise at the property lines of single-family residential dwellings occurring between 7:00 a.m. and 8:00 p.m. is 75 dBA for short-term construction (less than 10 days) and 60 dBA for long-term operation of construction equipment. The City of Los Angeles Municipal Code Section 112.05 sets a maximum noise level of 75 dBA at a distance of 50 feet when construction equipment is operated within 500 feet of a residential zone between the hours of 7:00 a.m. and 9:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays and federal holidays. However, the City of Los Angeles Department of City Planning recently adopted updates to the construction noise limit in August 2024, titled *Construction Noise and Vibration – Updates to Thresholds and Methodology*, which limits construction noise to 80 dBA at the receiving property line between 7:00 a.m. and 7:00 p.m. Monday through Friday and from 8:00 a.m. to 6:00 p.m. on Saturdays.

The specified statistical sound levels in the County Noise Ordinance are well defined and appropriate for measurement to evaluate code compliance for an existing facility generating noise levels. Noise prediction models, however, are designed to utilize average noise levels, L_{eq}, of documented noise sources for predicting noise levels at surrounding areas. The L_{50}, L_{25}, $L_{8.3}$, and $L_{1.7}$ statistical values (see Appendix A for definition) vary depending on the type of noise source, and there is no reference source that provides the statistical sound levels for jazz music, rock music, vehicular noise, etc. While the County L_{50} criterion is at times considered equivalent to the average sound level, L_{eq}, the L_{50} can measure one to two decibels higher or lower. Veneklasen's vast experience in measuring both average and statistical environmental sound levels at events over the past 20 years has determined that, for sound levels measuring close to the ambient noise levels, the L_{50} typically measures approximately 2 dBA lower than the L_{eq}. For a conservative analysis, Veneklasen will utilize the measured and predicted L_{eq} with a 2 dBA safety factor to compare with the County noise requirements.

EXISTING MEASURED AMBIENT SOUND LEVEL

Acoustical measurements were conducted using Type 1/Class 1 Bruel & Kjaer 2250/2270 sound level meters from October 28, 2022, to October 31, 2022, to evaluate the existing ambient sound levels in the Project vicinity. Noise measurements were taken near the southern Middle Ranch property lines, off-site at a residential location northwest of the Project site along Little Tujunga Canyon Road, and approximately 0.30 miles (measured from the western property line) off-site along E Trail/Dexter Mt. Way, at Meter Locations 1, 2, 3 and 4, respectively, as indicated in Figure 3. Locations 1, 2 and 3 were chosen to measure the ambient noise levels near the closest sensitive receptors at Receptors A, B, C and D. The Meter 3 measured ambient noise level also incorporates traffic noise from Little Tujunga Canyon Blvd., and Location 4 was chosen to represent the ambient noise level near Receptor E for comparing Project noise levels at this location and Project noise levels propagating into Kagel Canyon. The measured hourly L_{50} ambient sound levels are summarized in Table 3, where the Maximum represents the maximum L_{50} or L_{eq} and the Average represents the long-term L_{50} or L_{eq} .

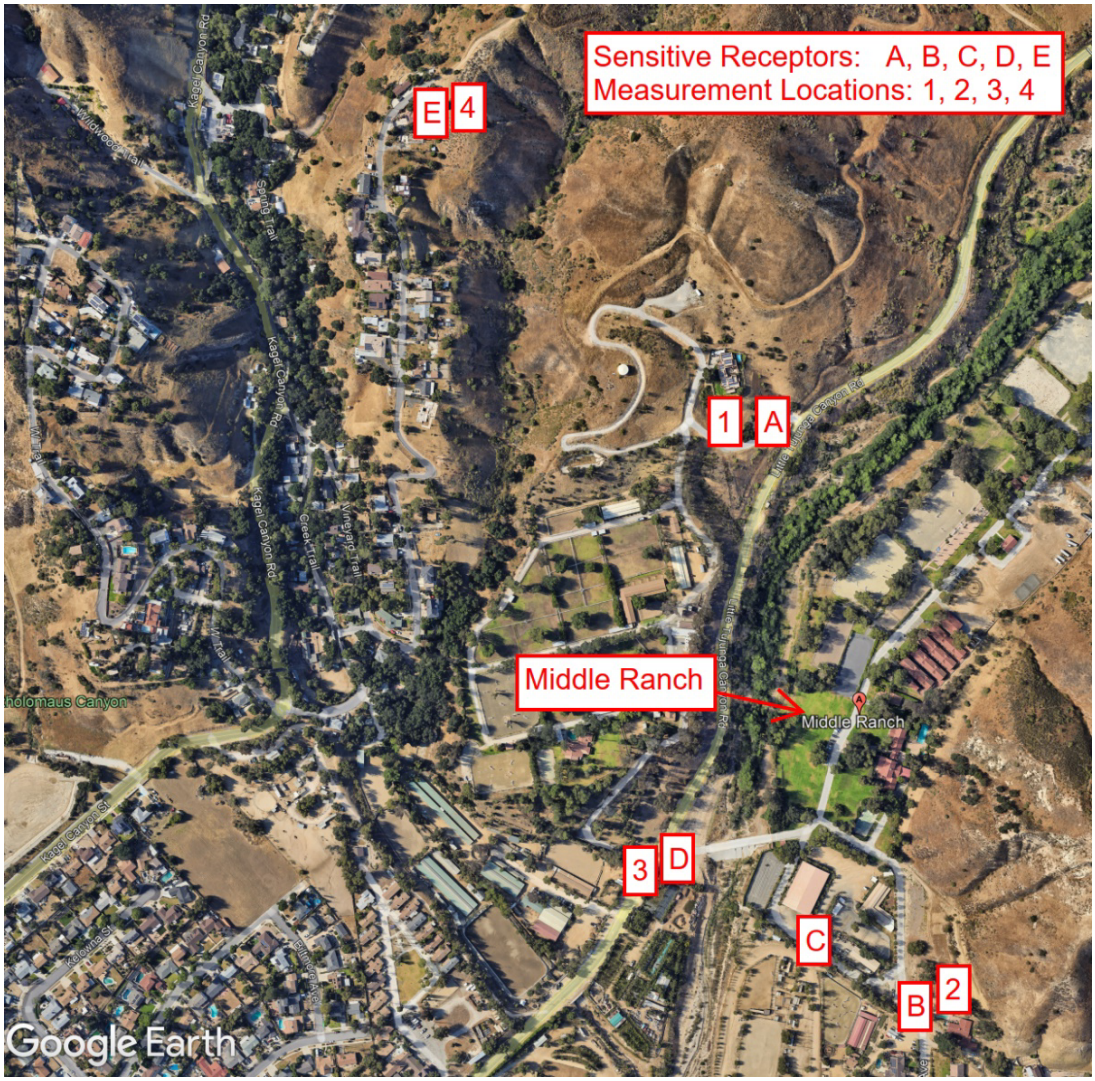


Figure 3. Sensitive Receptors and Measurement Locations Near Middle Ranch

Table 3. Measured Hourly Ambient Noise Levels

Hourly Noise Level	Time Period	Measured Ambient Noise Level			
		Location 1, dBA L_{50}	Location 2, dBA L_{50}/L_{eq}	Location 3, dBA L_{50}/L_{eq}	Location 4, dBA L_{50}
Maximum	Daytime	52	53/54	54/71	48
	Nighttime	48	50/51	51/65	46
Average (Long-term)	Daytime	48	49/50	50/64	44
	Nighttime	41	44/46	44/58	39

Note: Locations 2 and 3 are measured in the City and must comply with both County and City criteria

Based on the Noise Criteria provided above and the measured maximum hourly L_{50} ambient noise levels of Table 3, the ambient noise level measured at Location 1 and Location 4 currently exceed the County noise criteria of 50 dBA L_{50} daytime and 45 dBA L_{50} nighttime, so the daytime and nighttime criteria are set to 52 dBA and 48 dBA, respectively, for Location 1 and 50/46 daytime/nighttime for Location 4. The Location 2 and Location 3 measured ambient noise levels will be used for the analysis of noise levels in both the County and the City. The maximum measured hourly L_{50} used for the County noise criteria both exceed the presumed ambient noise levels of 50 dBA daytime and 45 dBA nighttime, so the criteria will be 53 dBA/50 dBA for Location 2 and 54dBA/51 dBA for Location 3. The average hourly L_{eq} City noise criteria for receptors near these locations will be the greater of the prescribed ambient noise level plus 5 decibels, 55 dBA/50 dBA, or the measured average L_{eq} ambient noise level plus 5 decibels. The City criteria is therefore 55 dBA/51 dBA for Location 2 and 69 dBA/63 dBA for Location 3. The resulting noise criteria is summarized in Table 4 below.

Table 4 – Project Noise Level Criteria

Jurisdiction	Time Period	Noise Level Criteria			
		Location 1	Location 2	Location 3	Location 4
County (L_{50})	Daytime	52	53	54	50
	Nighttime	48	50	51	46
City (L_{eq})	Daytime	----	55	69	----
	Nighttime	----	51	63	----

ACOUSTICAL ANALYSIS - NOISE

A. EVENT NOISE DURING OPERATIONS

The acoustical analysis process evaluates the sound level generated within the proposed event space that propagates to the adjacent property lines and the respective sensitive receptors. The proposed locations for events are shown superimposed on an aerial photograph in Figure 2 and include Event Location 1 Ceremony/Reception Lawn, Event Location 2 Additional Ceremony/Reception Area, and Event Location 3 Reception Area. The four locations are planned for and expected to be used one at a time, so each event location is analyzed by itself. The locations of the closest sensitive receptors are indicated on Figure 3 and include Receptor Locations A through E. Receptor Location A and Receptor Location E are located within the County and noise levels predicted at these locations will be compared to the County Noise Ordinance. All other receptors will be compared with both the County Noise Ordinance and the City Noise Regulations.

The outdoor noise events analyzed include a non-amplified string quartet or other non-amplified performance groups,[1] and amplified music or other amplified live performance, at Event Location 1, Ceremony/ Reception Lawn; and amplified music or other amplified live performance at Event Location 2, Additional Ceremony/Reception Area and at Event Location 3, Reception Area. The non-amplified string quartet is often used during a ceremony and amplified music may be played for receptions. While the non-amplified string quartet or other non-amplified performance groups could possibly perform at each of the event locations, the initial analysis indicates the lower source noise levels produce lower noise levels at the sensitive receptors and the limiting source noise levels are produced by the amplified music/performing group. The source noise levels used in the analysis are typical of the range of proposed events and those expected to generate the most noise propagating into the adjacent areas. The nighttime analysis considers the operation hours between 10:00 pm and midnight, as the Code defines nighttime as 10:00 pm to 7:00 am, but Project operations will cease at midnight.

Veneklasen used SoftNoise Predictor-LimA noise modeling software to calculate the propagation of noise from the proposed event locations to the sensitive receptors. The modeling software is an industry standard and yields accurate predicted noise levels, and the model includes the effects of terrain, buildings, and barriers. The sound levels for a non-amplified string quartet and for amplified music were utilized in the computer noise model to predict sound levels at the receptors. The reference sound levels for the non-amplified string quartet and the amplified music/performance group were 70 dBA and 101 dBA L_{eq} average sound levels at 10 feet[2], respectively. Note that in the Veneklasen experience in monitoring event sound levels, as the measured sound level of the event approaches the ambient sound level, the L_{eq} measures approximately two (2) decibels higher than the L_{50}. The reference sound levels for other non-amplified performance groups range between these two sound levels. The non-amplified string quartet reference level is the published sound level[3] produced by a typical string quartet, and the amplified music level is a Project Design Feature reference level for most event locations and time periods. The loudspeaker directivity used in the prediction simulates a QSC KLA 12 loudspeaker, a typical outdoor loudspeaker used for amplified sound.

To evaluate noise impacts associated with amplified music/performance groups played over loudspeakers, this analysis evaluated the placement of loudspeakers located in four areas: 1) at the north end of Event Location 1 pointed south; 2) at the south end of Event Location 2 pointed north, 3) at the north end of Event Location 2 pointed south (called 2 North, or 2'); and 4) adjacent to the buildings in Location 3 pointed north, as shown in Figure 4.

Each Event Location sound system is planned for and expected to operate without other sound systems in the other locations operating simultaneously.

[1] Non-amplified performance groups may include string quartets, mariachi bands, and other similar groups.

[2] 70 dBA and 101 dBA at 10 feet correspond to 56 dBA and 87 dBA at 50 feet, respectively.

[3] David Darling, Decibel Levels of Musical Instruments, accessed from: https://www.daviddarling.info/encyclopedia_of_music/D/decibel.html. Sound levels for the violins, viola, and cello were combined to provide the string quartet average sound level (70 dB at 10 feet, the "published sound level")



Figure 4. Loudspeaker Locations for Event Locations

In order to assure that amplified music does not exceed applicable noise criteria, the Applicant proposes the following Project Design Features:

PDF-NOISE-1: The Applicant will limit amplified music as follows:

- Event Location 1 daytime and nighttime use – 101 dBA at 10 feet.
- Event Location 2 daytime and nighttime – 101 dBA at 10 feet.
- Event Location 2' (Event Location 2 North) daytime use – 97 dBA at 10 feet.
- Event Location 2' (Event Location 2 North) nighttime use – 93 dBA at 10 feet.
- Event Location 3 daytime and nighttime – 101 dBA at 10 feet.

PDF-NOISE-2: During the first ten events following approval of the Project, Veneklasen Associates, or another qualified acoustical engineer to be approved by the County of Los Angeles Department of Regional Planning and the Department of Public Health, will monitor sound levels to fine tune the sound system sound levels for the particular equipment utilized and note proper system settings for use in future events, to ensure proper loudspeaker sound levels at 10 feet and that sound levels comply with applicable noise criteria.

PDF-NOISE-3: Non-amplified performance groups other than string quartets will not perform at any time in Event Location 2' (Event Location 2 North).

The L_{eq} sound level metric is the average sound level measured over a period of time but is a different metric from those specified in the Los Angeles County Code Sound Level Limits. As discussed in the *Noise Criteria* section, however, the L_{eq} metric often measures a few decibels higher than the L_{50} metric found in the Los Angeles County Code. This provides approximately a 2 dBA safety factor for the County sensitive receptors. The resulting computer noise analysis is summarized in Table 5, and the computer modeling noise contours are indicated in Figures 5 through 10. The predicted noise levels in the following tables and in the computer modeled noise contours include the Project Design Feature (PDF-NOISE-1) noise reductions.

A review of the information in Table 5 indicates that the non-amplified string quartet is predicted to be significantly below both the daytime and the nighttime criteria at all receptors. The amplified music from Event Location 1 is predicted to be below the daytime criteria at all receptor locations, but close to the daytime criteria at Receptor Locations C and D. The amplified music played during nighttime operating hours between 10:00 pm and midnight is predicted to be below the nighttime criteria at all receptor locations except at Receptor D where the predicted L_{eq} sound level exceeds the L_{50} criterion by two (2) dBA. Recall that the L_{50} typically measures two (2) dBA lower than the L_{eq}, which means the predicted sound level equals the noise criteria. These predicted operating levels will be compared with the City Noise Regulations and County Noise Ordinance below, after including the patron/staff speech noise analysis results.

The County has received noise concerns from residents located nearly one mile to the northwest of Middle Ranch in the north Kagel Canyon area, which is approximately 0.4 miles northwest from the Meter Location 4 noise measurement (farther from the Project site than the Meter Location 4 noise measurement). Figure 7 indicates noise contour mapping that includes Receptor E and visually illustrates the noise levels reaching the southern portion of the Kagel Canyon area. The computer noise modeling analysis predicts that noise levels in the Kagel Canyon area to be 21 dBA Leq or lower than Location E due to both amplified music and non-amplified performance group music. These low noise levels of -3 dBA for non-amplified string quartet music and 3 dBA for amplified music from Event Location 1 are lower than the existing ambient noise level of 39 dBA at Receptor E and close to the threshold of hearing. As the predicted noise levels would be more than 10 decibels below the ambient noise level, the amplified music and non-amplified performance group music would not be measurable and hardly, if at all, audible in Kagel Canyon; the noise impact would be less than significant.

Table 5. Predicted Event Sound Levels Compared to Noise Criteria at Sensitive Receptors
(Includes Project Design Feature PDF-NOISE-1 Noise Reductions)

Predicted Event Noise Levels (L_{eq} dBA) Compared to Noise Criteria (L_{50} dBA, L_{eq} dBA)																															
Receiver	Receptor A						Receptor B							Receptor C*							Receptor D							Receptor E					
Source Location	1	1	2	2'	3	---	1	1	2	2'	3	---	---	1	1	2	2'	3	---	---	1	1	2	2'	3	---	---	1	1	2	2'	3	---
Sound Source	Quartet	Music	Music	Music	Music	L_{50} Criteria	Quartet	Music	Music	Music	Music	L_{50} Criteria	L_{eq} Criteria	Quartet	Music	Music	Music	Music	L_{50} Criteria	L_{eq} Criteria	Quartet	Music	Music	Music	Music	L_{50} Criteria	L_{eq} Criteria	Quartet	Music	Music	Music	Music	L_{50} Criteria
Daytime	26	30	49	25	43	52	20	46	34	36	32	53	55	18	50	38	54	36	53	55	24	53	39	48	36	54	69	18	24	38	19	0	50
Nighttime	26	30	49	21	43	48	20	46	34	32	32	50	51	18	50	38	50	36	50	51	24	53	39	44	36	51	63	18	24	38	15	0	46

Notes: "Quartet" = String Quartet measuring 70 dBA at 10 feet "Music" = Music measuring 101 dBA at 10 feet
"Criteria" - See Project Noise Level Criteria Table "Nighttime" = 10:00 PM to Midnight
* Ambient noise level was not measured at Receptor C, but ambient most likely similar to Receptor B
Source Location 2' places the loudspeaker at the north end of Location 2 facing south.
The predicted event sound levels are listed in L_{eq} dBA. Veneklasen experience has indicated the L_{50} will be 2 dBA

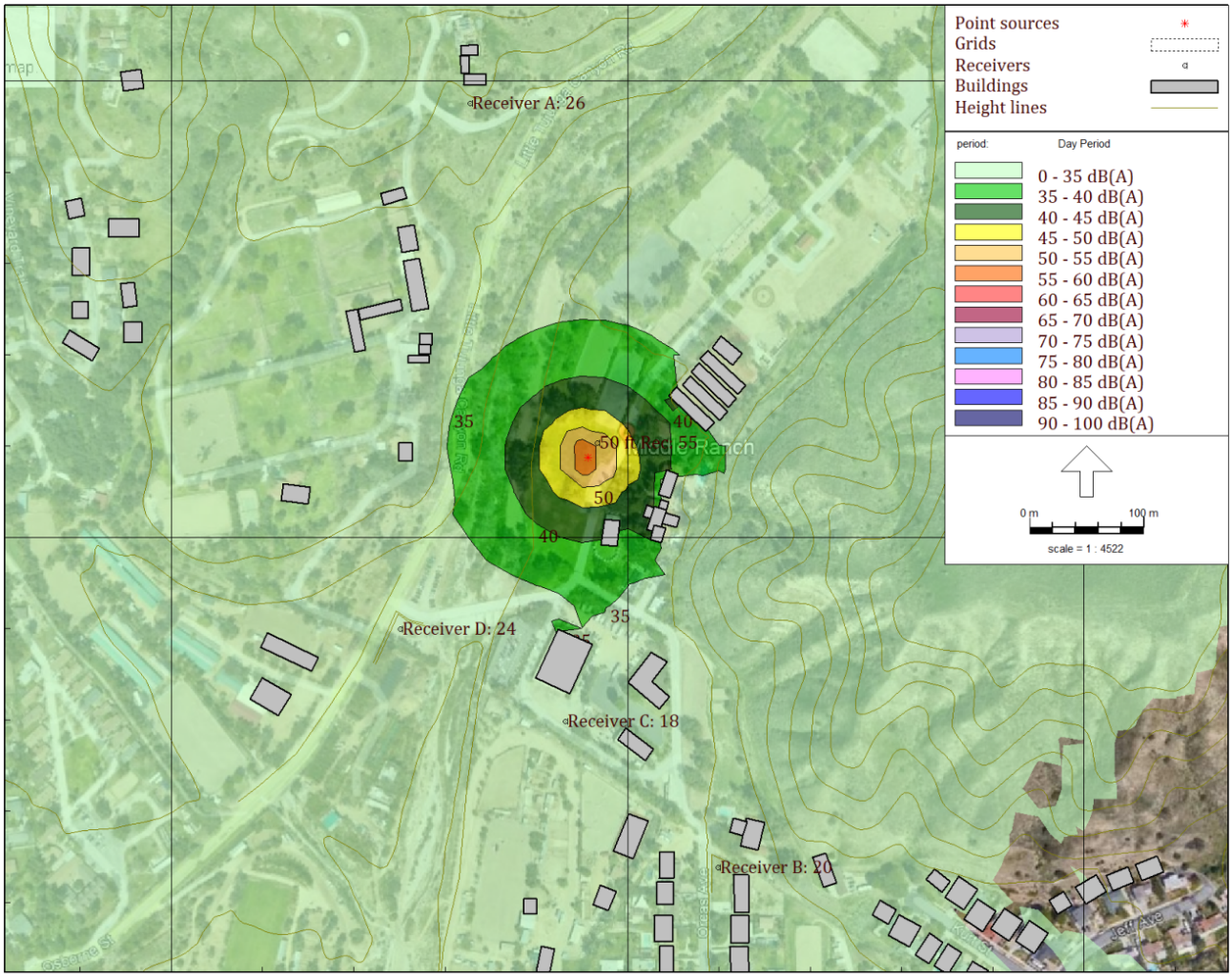


Figure 5. Computer Noise Modeled Noise Contours – Non-Amplified Performance Group at Event Location 1

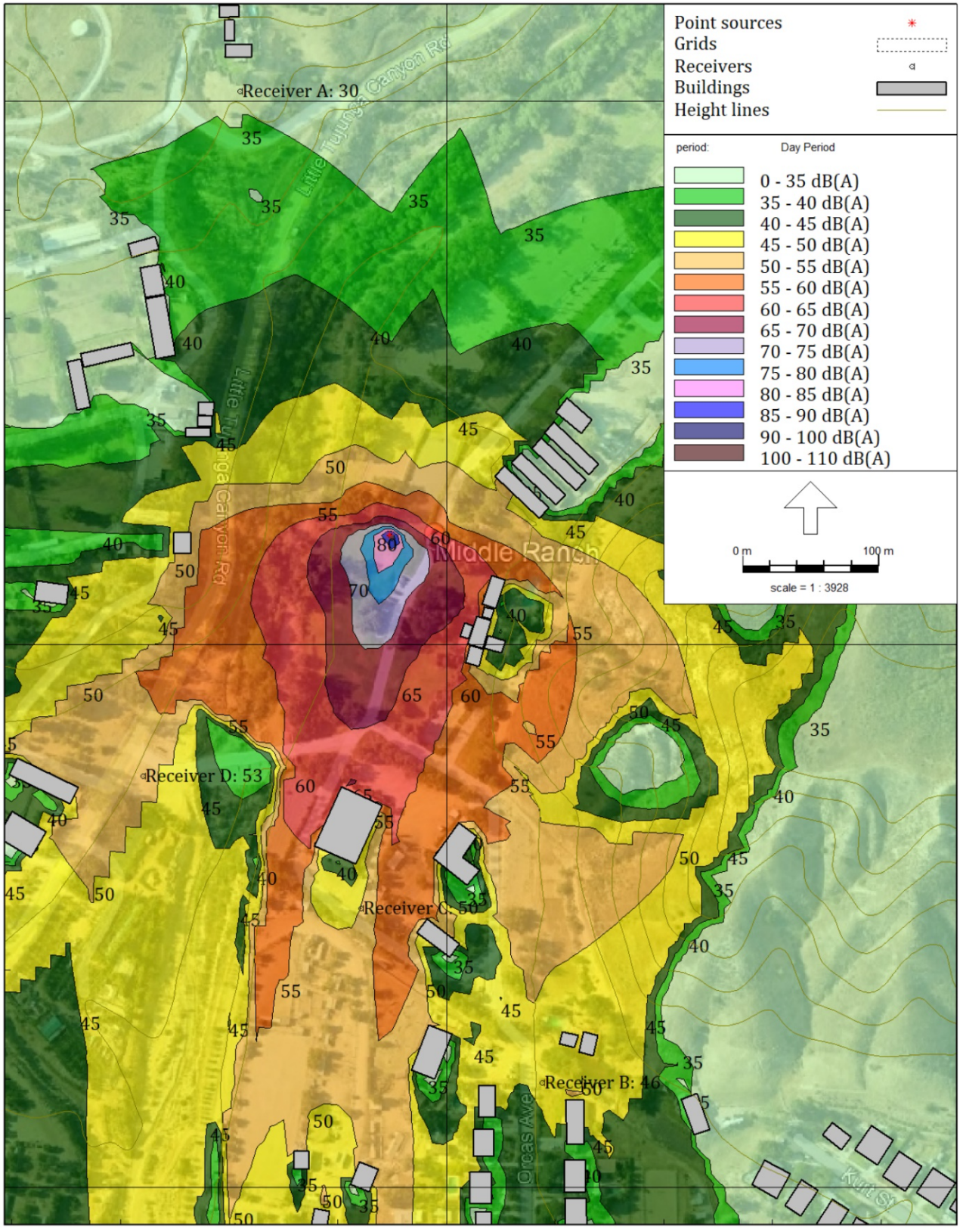


Figure 6. Computer Noise Modeled Noise Contours – Amplified Music at Event Location 1

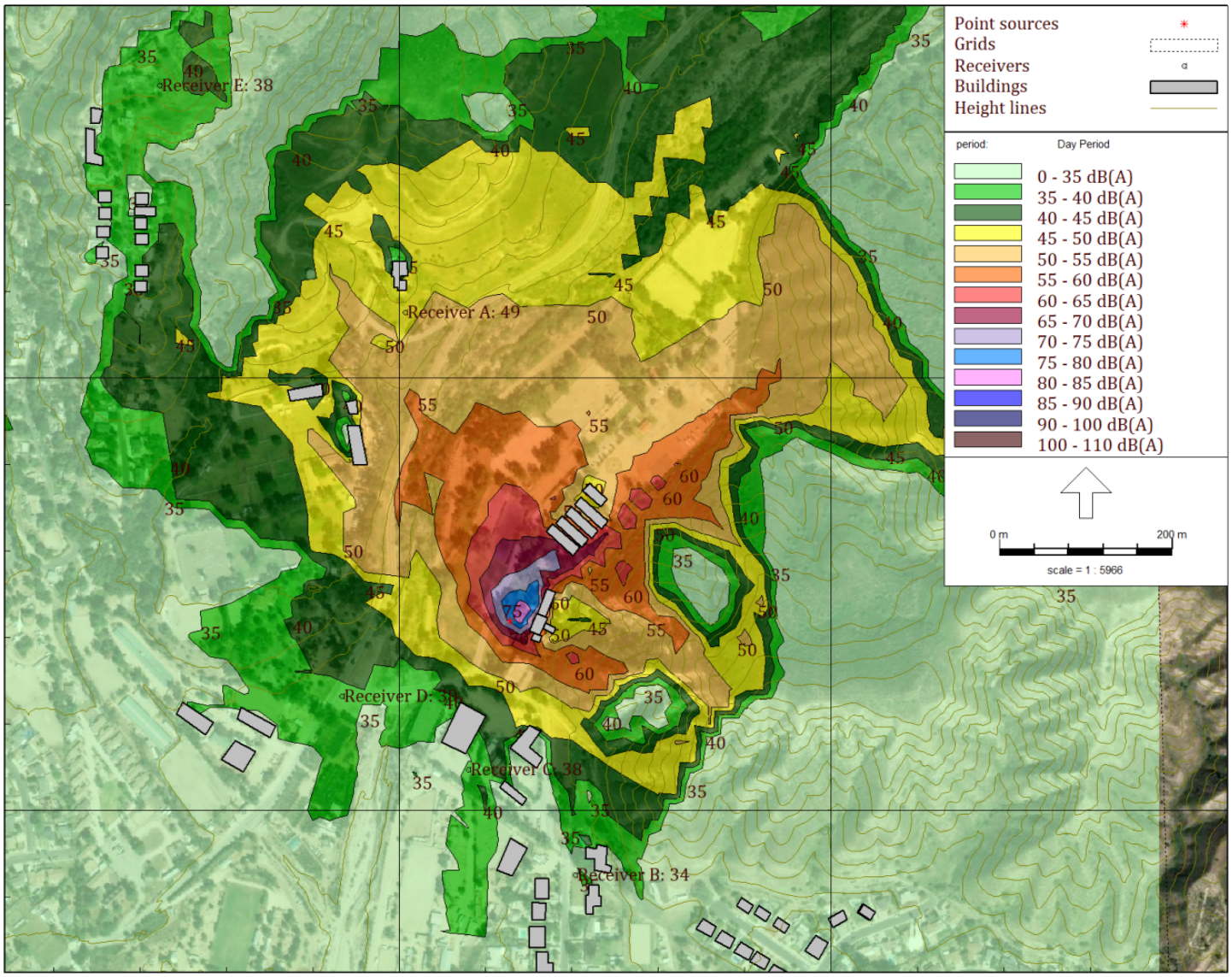


Figure 7. Computer Noise Modeled Noise Contours – Amplified Music at Event Location 2 (Loudspeaker South)

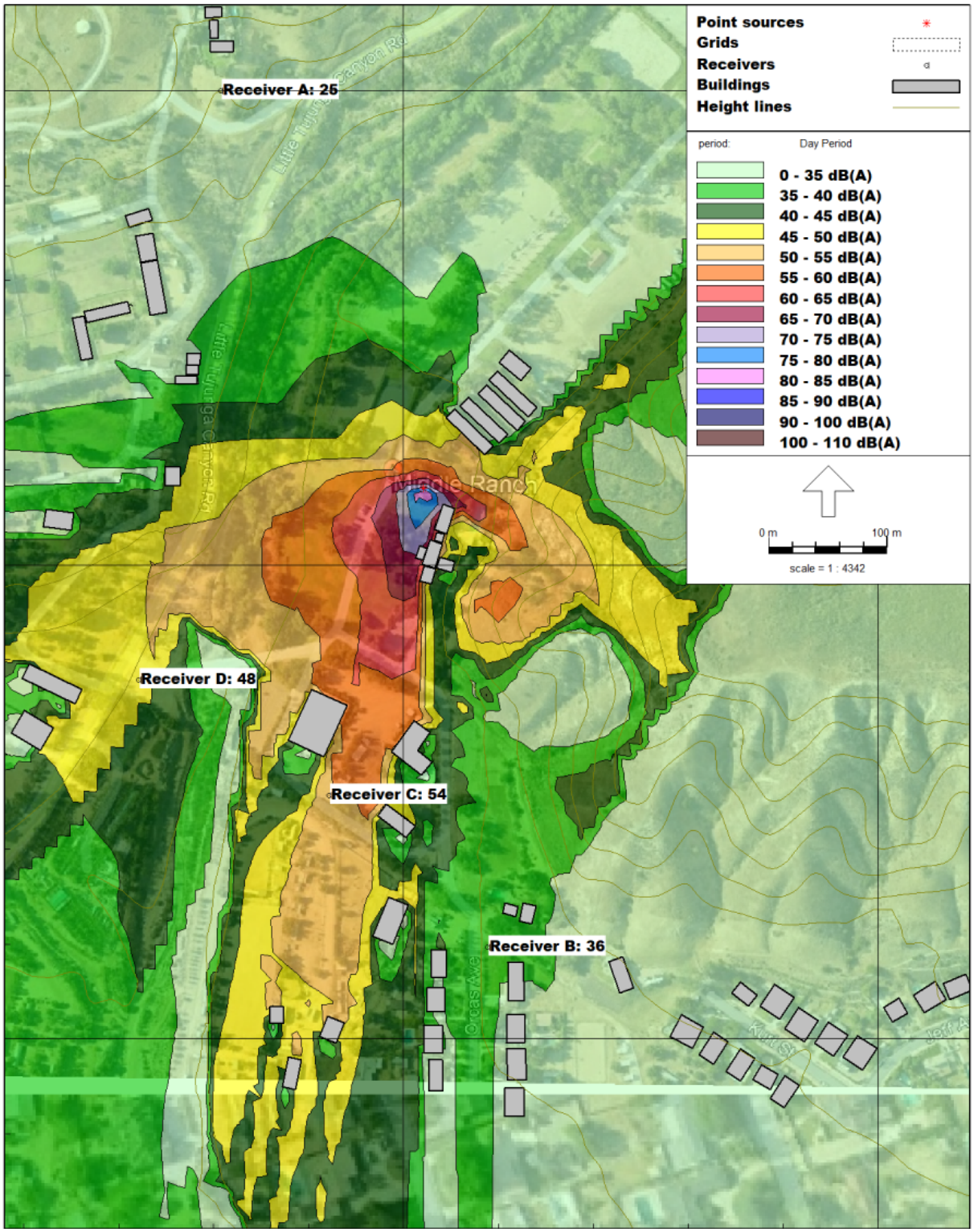


Figure 8. Computer Noise Modeled Noise Contours – Daytime Amplified Music at Event Location 2' (Loudspeaker North)

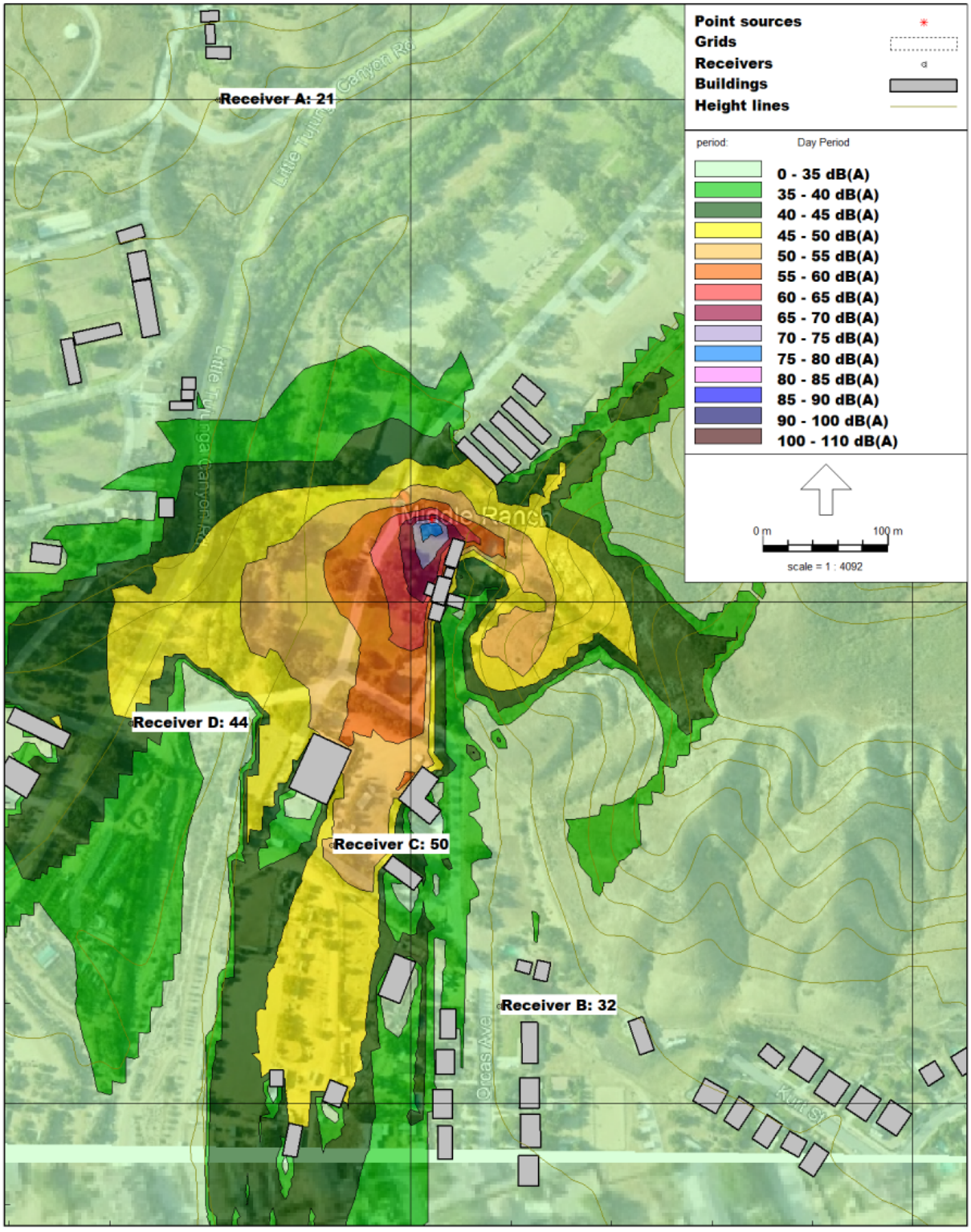


Figure 9. Computer Noise Modeled Noise Contours – Nighttime Amplified Music at Event Location 2' (Loudspeaker North)

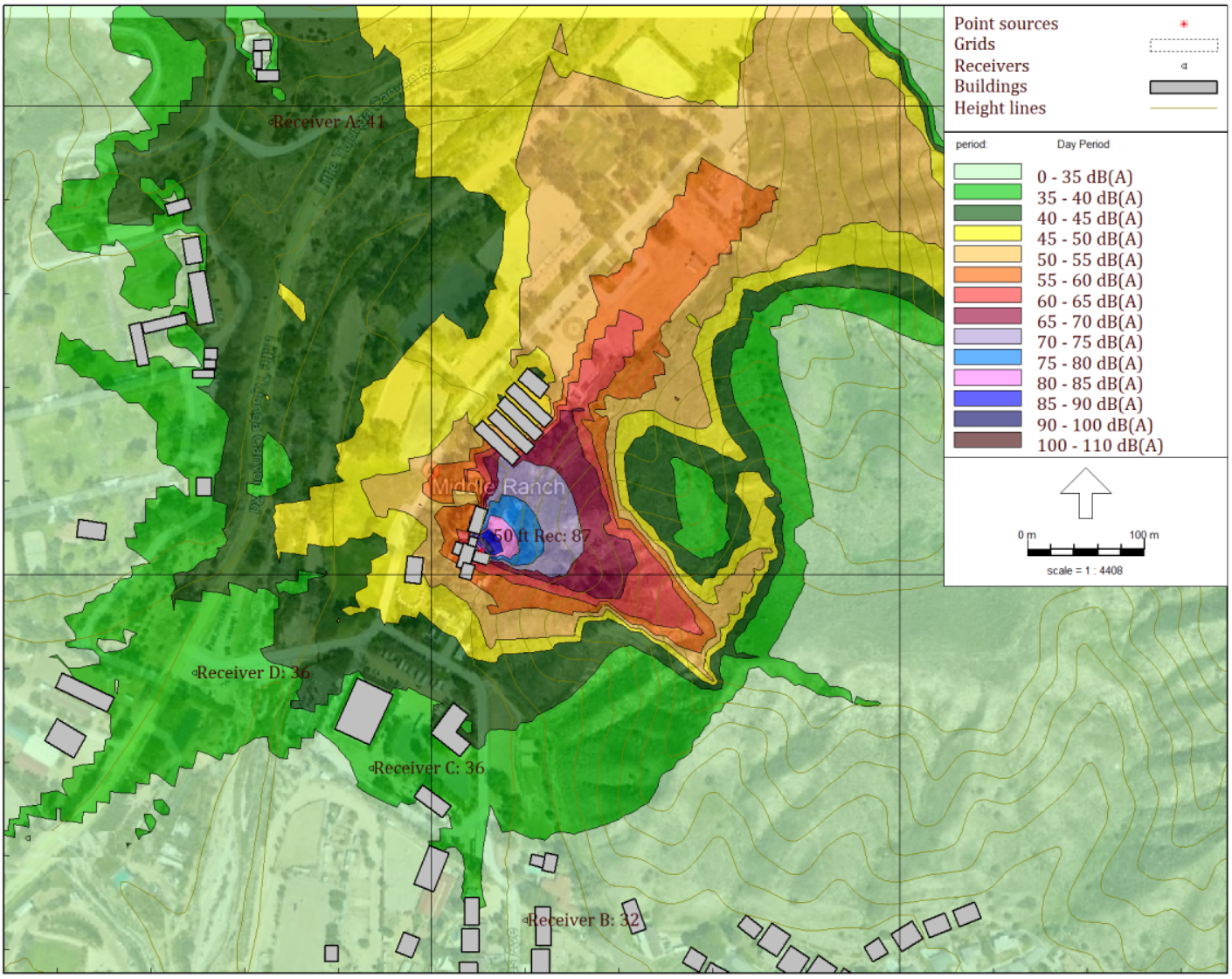


Figure 10. Computer Noise Modeled Noise Contours – Amplified Music at Event Location 3

SPEECH NOISE DURING OPERATIONS

The requested CUP would permit a maximum of 225 event guests and 15 employees (a combination of Middle Ranch employees and other vendors). These individuals would create noise as they converse with each other. The speech noise analysis assumed one-half of the patrons would be talking simultaneously with 87 patrons and 15 employees speaking in a normal voice, 15 speaking in a raised voice, and 10 speaking in a loud voice, with reference sound levels at three feet of 60 dBA, 66 dBA, and 72 dBA, respectively. The worst-case predicted patron speech level utilizing the event area closest to each of the receptor locations is indicated in Table 6.

Table 6. Predicted Patron Speech Noise Levels

	Predicted Patron Speech Noise Level (dBA L_{eq})				
Predicted/Measured Noise Level	**Receptor Location A**	**Receptor Location B**	**Receptor Location C**	**Receptor Location D**	**Receptor Location E**
Speech	33	36	38	39	27
Nighttime Ambient – Maximum hourly L_{50}	48	50	50*	51	46

* The ambient noise level was not measured at Receptor C, but the ambient is most likely similar to Receptor B.

EVENT PLUS SPEECH NOISE OPERATION NOISE ANALYSIS

The total operational noise analyzed for the venue includes the non-amplified performance group or amplified music/performing group and the speech noise. Traffic noise is analyzed separately, below, and is not combined with noise caused by music and speech, because traffic noise would be generated prior to and following events. The results of this analysis are indicated in Table 7 below. Note that an analysis for amplified music/performing group at Location 2 was added for the loudspeaker located at the north end and facing south (Location 2', Location 2 North).

The analysis indicated in Table 7 predicts that at all receptors, the predicted venue L_{eq} noise level is below both the L_{50} daytime criterion and nighttime criterion for the County with three exceptions:

1. Receptor A-the predicted L_{eq} sound from Event Location 2 exceeds the L_{50} criteria by 1 dB.
2. Receptor C-the predicted L_{eq} sound from Event Location 2' exceeds the L_{50} criteria by 1 dB
3. Receptor D-the predicted L_{eq} sound from Event Location 1 exceeds the L_{50} criteria by 2 dB.

However, the predicted L_{eq} noise level when adjusted to the L_{50} noise level is two (2) decibels lower. Therefore, the predicted sound levels reaching the analyzed receptors do not exceed the County ambient noise levels.

Event noise levels reaching Receptors B, C, and D, located in the City, are predicted to satisfy the City criterion of no more than 5 decibels (dBA)[4] above the ambient for both daytime and nighttime operations. Therefore, as the predicted noise levels comply with both the County and the City criteria, the Project would result in a less than significant noise impact related to amplified music combined with speech noise.

The volume of louder non-amplified performance groups, however, is not controllable, as Project Design Feature PDF-NOISE-1 will control amplified music/performance groups. As louder non-amplified performance groups sound level when combined with speech noise may exceed the City standard for daytime and nighttime events occurring at Event Location 2', the Applicant proposes Project Design Feature PDF-NOISE-3, prohibiting these groups from performing in this area. Therefore, the Project would result in a less than significant noise impact related to non-amplified music.

[4] The City Ordinance refers to decibels, and defines sound levels as measured in A-weighted decibels or dBA.

Table 7. Predicted Total Event Sound Levels Compared to Noise Criteria at Sensitive Receptors
(Includes Project Design Feature PDF-NOISE-1 Noise Reductions)

Predicted Hourly Noise Level Quantity	Predicted Event Noise Levels (L_{eq} dBA) Compared to Noise Criteria (L_{50} dBA or L_{eq} dBA)																																			
	Receiver	Receptor A						Receptor B							Receptor C*							Receptor D							Receptor E						
	Source Location	1	1	2	2'	3	---	1	1	2	2'	3	---	---	1	1	2	2'	3	---	---	1	1	2	2'	3	---	---	1	1	2	2'	3	---
	Sound Source	Quartet	Music	Music	Music	Music	L_{50} Criteria	Quartet	Music	Music	Music	Music	L_{50} Criteria	L_{eq} Criteria	Quartet	Music	Music	Music	Music	L_{50} Criteria	L_{eq} Criteria	Quartet	Music	Music	Music	Music	L_{50} Criteria	L_{eq} Criteria	Quartet	Music	Music	Music	Music	L_{50} Criteria
Source	Daytime	26	30	49	25	43	--	20	46	34	36	32	--	--	18	50	38	54	36	--	--	24	53	39	48	36	--	--	18	24	38	19	0	--
Crowd Noise		33	33	33	33	33	--	35	35	35	35	35	--	--	37	37	37	37	37	--	--	39	39	39	39	39	--	--	27	27	27	27	27	--
Source + Crowd	Daytime	34	35	49	34	43	52	35	46	38	39	37	53	55	37	50	41	54	40	53	55	39	53	42	49	41	54	69	28	29	38	28	27	50
Excess	Daytime	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Source	Nighttime	26	30	49	21	43	--	20	46	34	32	32	--	--	18	50	38	50	36	--	--	24	53	39	44	36	--	--	18	24	38	15	0	--
Source + Crowd	Nighttime	34	35	49	33	43	48	35	46	38	37	37	50	51	37	50	41	50	40	50	51	39	53	42	45	41	51	63	28	29	38	27	27	46
Excess	Nighttime	--	--	1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	2	--	--	--	--	--	--	--	--	--	--	--	--

Notes: "Quartet" = String Quartet measuring 70 dBA at 10 feet "Music" = Amplified Music measuring 101 dBA at 10 feet
"Criteria" - See Project Noise Level Criteria Table "Nighttime" = 10:00 PM to Midnight
* - Ambient noise level was not measured at Receptor C, but ambient most likely similar to Receptor B
Source Location 2' places the loudspeaker at the north end of Location 2 facing south.
The predicted event sound levels are listed in L_{eq} dBA. Veneklasen experience has indicated the L_{50} will be 2 dBA lower.

TRAFFIC NOISE

The traffic study, *Site Access Assessment for the Middle Ranch CUP Project – Los Angeles County,* produced by *Associated Transportation Engineers and* dated January 11, 2024 (Site Access Assessment), analyzed the event traffic that would occur with the Project as compared with the existing traffic. The Site Access Assessment concluded the maximum hourly increase in traffic for the Event Start and for the Event End to be 90 vehicles, as indicated on Figures 6 and 7 of the Site Access Assessment. The existing traffic volume for Mid-Day and for Afternoon Peak Hour are indicated on Figure 4 of the Site Access Assessment. These existing traffic volumes and event traffic volumes at the intersection of Little Tujunga Canyon Road and the Middle Ranch driveway are summarized along with the predicted traffic noise increases in Table 8, below.

Utilizing the traffic volumes from the Site Access Assessment, the predicted worst-case noise increase due to Project traffic would be 1.8 dBA. Per Caltrans Traffic Noise Analysis Protocol, "It is important to note as well that a 3 dBA difference is generally the point at which the human ear will perceive a difference in noise level." Therefore, the typical significance threshold for a significant impact due to noise is an increase of 3 dBA. This 1.8 dBA increase, occurring along Little Tujunga Canyon Road south of the Project, is not a substantial noise increase. As the event trips occur prior to and after events, the associated traffic noise increase does not add cumulatively to the Project operational noise (the combined music and speech noise levels, analyzed above). In considering the worst-case impact that the traffic noise increase directly increases the existing measured long-term L_{50} ambient noise levels by 1.8 dBA, the predicted resulting long-term L_{50} and long-term L_{eq} ambient noise levels with traffic included are compared to the noise criteria in Table 9 below. The table includes shaded columns for easily comparing the predicted noise levels with the respective criteria. As shown in Table 9, none of the noise criteria are exceeded. Therefore, Project event traffic noise would result in no significant impact.

Table 8. Total Traffic Volumes and Predicted Traffic Noise Increase

Event Timeframe	Existing Baseline	Project Events	Project Traffic Noise Increase (dBA)	Future 2024 Baseline	Future 2024 Noise Increase (dBA)
Event Start	(247), 173	(90), 90	(+1.4), +1.8	(247), 173	(+1.4), +1.8
Event End	(247), 173	(90), 90	(+1.4), +1.8	(247), 173	(+1.4), +1.8

Note: Traffic Volumes (xx), xx given as (Mid-Day), Afternoon Peak Hour Volume

Table 9. Predicted Traffic Noise Increase Comparison to Noise Criteria at Sensitive Receptors

Predicted Traffic Noise Levels Compared to Noise Criteria (L_{50} dBA, L_{eq} dBA)																								
Receiver	Receptor A			Receptor B						Receptor C*						Receptor D						Receptor E		
Sound Source	Average Ambient (dBA L_{50})	Total with Traffic (dBA L_{50})	County Criterion (dBA L_{50})	Average Ambient (dBA L_{50})	Average Ambient (dBA L_{eq})	Total with Traffic (dBA L_{50})	Total with Traffic (dBA L_{eq})	County Criterion (dBA L_{50})	City Criterion (dBA L_{eq})	Average Ambient (dBA L_{50})	Average Ambient (dBA L_{eq})	Total with Traffic (dBA L_{50})	Total with Traffic (dBA L_{eq})	County Criterion (dBA L_{50})	City Criterion (dBA L_{eq})	Average Ambient (dBA L_{50})	Average Ambient (dBA L_{eq})	Total with Traffic (dBA L_{50})	Total with Traffic (dBA L_{eq})	County Criterion (dBA L_{50})	City Criterion (dBA L_{eq})	Average Ambient (dBA L_{50})	Total with Traffic (dBA L_{50})	County Criterion (dBA L_{50})
Daytime	48	49.8	52	49	50	50.8	52	53	55	49	50	50.8	52	53	55	50	64	51.8	65.8	54.0	69	44	45.8	50
Nighttime	41	42.8	48	44	46	45.6	48	50	51	44	46	45.6	48	50	51	44	58	45.8	59.8	51.0	63	39	40.8	46

* - Ambient noise level was not measured at Receptor C, but ambient most likely similar to Receptor B

VALET/RIDESHARE NOISE

Middle Ranch events will include valet/rideshare options for guests to reduce traffic. One valet/rideshare location will be located along the Middle Ranch driveway opposite the Indoor Event Location along with a second rideshare location further north along the driveway, as indicated in Figure 11. Both valet/rideshare locations are located approximately 850 feet from the nearest receptor and are located more than 800 feet from each other.

Veneklasen has measured the noise level from valet activities at similar outdoor event locations, and this activity measured 58 dBA at 100 feet. Using this data, the noise level from valet/rideshare activities at the closest receptor 800 feet away is predicted to be 40 dBA. At Receptor A, both valet/rideshare locations may contribute to the overall valet/rideshare noise yielding 41.5 dBA. These predicted noise levels comply with both the County Code and the City Ordinance noise standards, as they are more than 10 dBA below the measured ambient noise levels and will not increase the existing ambient noise level at Receptors A, B, C and D. At Receptor E, the distance from the valet/rideshare locations is approximately 2,250 feet. The predicted valet/rideshare noise at Receptor E is 28 dBA, also 10 dBA or more below the measured ambient noise level. Therefore, Project event valet/rideshare noise would result in no significant impact.

TRAFFIC PLUS VALET/RIDESHARE NOISE ANALYSIS

Similar to the overlap in noise sources that would occur with event noise (music) and patron speech, before and after events, traffic noise would overlap with valet/rideshare noise. The calculated valet/rideshare noise levels at each Receptor location combined with the Project traffic noise levels are indicated in Table 10. Because the County noise criteria is lower than the City criteria, only the County noise criteria is shown, since if the County noise criteria is satisfied, the City criteria will also be satisfied. As shown in Table 10, none of the noise criteria are exceeded. Therefore, combining the valet/rideshare activity noise with the Project event traffic noise results in no significant noise impact.



Figure 11. Valet and Rideshare Locations

Table 10. Predicted Traffic Plus Valet/Rideshare Noise Levels Compared to Noise Criteria

Predicted Traffic Plus Valet/Rideshare Noise Levels Compared to Noise Criteria (L_{50} dBA, L_{eq} dBA)																				
Receiver	Receptor A				Receptor B				Receptor C*				Receptor D				Receptor E			
Sound Source	Valet/Rideshare (dBA L_{eq})	Traffic Plus Ambient (dBA L_{50})	Total with Traffic (dBA L_{50})	County Criterion (dBA L_{50})	Valet/Rideshare (dBA L_{eq})	Traffic Plus Ambient (dBA L_{50})	Total with Traffic (dBA L_{50})	County Criterion (dBA L_{50})	Valet/Rideshare (dBA L_{eq})	Traffic Plus Ambient (dBA L_{50})	Total with Traffic (dBA L_{50})	County Criterion (dBA L_{50})	Valet/Rideshare (dBA L_{eq})	Traffic Plus Ambient (dBA L_{50})	Total with Traffic (dBA L_{50})	County Criterion (dBA L_{50})	Valet/Rideshare (dBA L_{eq})	Traffic Plus Ambient (dBA L_{50})	Total with Traffic (dBA L_{50})	County Criterion (dBA L_{50})
Daytime	41.5	49.8	50.4	52	40	50.8	51.1	53	39	50.8	51.1	53	38	51.8	52.0	54.0	28	45.8	45.9	50
Nighttime	41.5	42.8	45.2	48	40	45.6	46.7	50	39	45.6	46.5	50	38	45.8	46.5	51.0	28	40.8	41.0	46

* - Ambient noise level was not measured at Receptor C, but ambient most likely similar to Receptor B

OTHER OPERATIONS

Other Middle Ranch operations include existing equestrian activities, which are already represented in the existing, ambient noise environment. These operations will not be changed by the Project and will not cause an increase in noise.

B. CONSTRUCTION NOISE

The construction planned for the Middle Ranch venue is minimal, limited to enclosing an outdoor patio utilizing hand construction tools. The patio, which is currently open on three sides, will be enclosed with walls and windows/sliding glass doors, and the canvas roof will be replaced with a tile roof. This short-term renovation activity will not require grading or major construction equipment; therefore, the noise levels due to construction using hand tools will not cause a significant effect at the closest sensitive receptors, which are located approximately 750 feet from the patio enclosure. Temporary construction-related trips would include daily trips for workers and the delivery of materials via passenger vehicles and small utility trucks, respectively, which would occur over approximately one month. As the construction crew is anticipated to consist of 5-7 workers, the number of construction trips would be minimal and similar to that generated by regular maintenance activities that occur at Middle Ranch as part of equestrian operations, including but not limited to repairing fencing, painting, receiving hay deliveries, and collecting manure. No heavy equipment deliveries would be required and construction related deliveries would not occur every day of the construction period. Therefore, construction trip noise levels during the limited construction-period is expected to be within the established construction noise thresholds and will not create a significant effect at the closest sensitive receptors.

CONCLUSION

As shown in the preceding analysis, with implementation of the Applicant's Project Design Features, the proposed outdoor events, including amplified music, non-amplified music, and patron speech, as well as the related traffic and valet/rideshare activities, would result in less than significant noise impacts as compared to both the County and City Noise Regulations. Project construction will be minimal, without the use of any heavy construction equipment, and will not create a significant noise or vibration impact.

Sincerely,
Veneklasen Associates, Inc.



Stephen A. Martin, Ph.D., P.E.
Associate Principal
Director, Environmental Acoustics

APPENDIX A. DEFINITIONS OF ACOUSTICAL TERMS

Term	Definition
Sound	Relatively small fluctuations in the air above and below atmospheric pressure. These fluctuations travel through the air as waves and are perceived by the ear and brain as audible sound.
Noise	Characterized simply as unwanted sound.
Decibel (dB)	A unit describing the amplitude of sound in a logarithmic ratio to a reference value.
A-weighted Decibels (dB(A))	A filter applied to sound pressure levels in decibel to simulate the response of the human ear at the threshold of hearing. A-weighting de-emphasizes the low frequency components of a sound similar to the human ear at these levels. This metric has been closely tied to subjective reactions of annoyance to noise, and is used as a sound metric in this and in many other environmental acoustics reports. In this report, all dB(A) levels reported refer to the sound pressure level, referenced to 20µPa
Sound Pressure Level (SPL or L_p)	The amplitude of sound compared to the reference value of 20µPa. Sound Pressure Level is what we perceive as audible sound. Sound Pressure Level decreases as distance from the source to the receiver increases. All sound values discussed in this report refer to Sound Pressure Levels.
Sound Level Percentile (L_n)	Also referred to as a "statistical sound level", L_n refers to the sound level that is exceeded for nth percent of a given measurement period. For example, L_{50} refers to the sound level that is exceeded for 50% of a measurement period, i.e. 30 minutes out of an hour. These metrics can be used to evaluate sound levels that are apparent for a given period of time at a measurement location.
Maximum Sound Level (L_{max})	The maximum instantaneous sound level, regardless of duration. These sound levels fluctuate greatly over short periods of time, and are generally used to evaluate audibility of acoustical events.
Ambient Sound Level	The baseline sound level to which proposed or atypical sound levels are compared to. The "ambient" sound level is measured in the same location and during the same time of day for which sound exposure is to be analyzed for an assessment, without the source of the assessment operational. For the purposes of this study, the "ambient" sound level refers to the existing sound level at a location while an event at Middle Ranch is not occuring.

Appendix H

Vehicle Miles Traveled (VMT) Analysis, Event Traffic Management Plan and Queuing Analysis, and Site Access Assessment

ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805)687-4418 • main@atesb.com

Since 1978

Richard L. Pool, P.E.
Scott A. Schell

January 4, 2024 22040.01L12

Juan Rodriguez
RJ's Property Management, LLC
11700 Little Tujunga Canyon Road
Sylmar, CA 91342

VMT ANALYSIS SUPPORTING SCREENING FROM A FULL VMT STUDY FOR THE MIDDLE RANCH CUP PROJECT – LOS ANGELES COUNTY

Associated Transportation Engineers (ATE) has prepared the following Vehicle Miles Traveled (VMT) analysis to support screening the Middle Ranch CUP Project (the "Project") from preparing a full VMT Study.

PROJECT DESCRIPTION

The existing Middle Ranch equestrian facility is located at 11700 Little Tujunga Canyon Road in the unincorporated community of Lakeview Terrace in Los Angeles County. Figure 1 (attached) shows the location of the Project site. The applicant is requesting a private club CUP to allow the hosting of events and sales of alcohol for onsite consumption; and is also requesting a parking permit from the County to allow guest and employee/vendor parking for the events on four adjacent parcels[1]: Assessor's Parcel Numbers (APN) 2526-025-012, 2526-025-022, 2526-024-028, 2526-024-270 (under the same ownership) that comprise the proposed Project event venue and a portion of the existing equestrian facility (RPPL 2022010891). Figure 2 shows the Project Site Plan.

The Project is proposing to host 150 events per year with a maximum capacity of 225 guests, as outlined below:

- Up to 150 events per year, with only 1 event/day
- Up to 225 guests per event
- Up to 15 employees/vendors per event

[1] Middle Ranch property includes parcels that are located within the City of Los Angeles jurisdiction; however these parcels include only equestrian facilities and parking for the equestrian use that would not be involved with the proposed events.

- Events would generally occur on weekends and Fridays with occasional events on Monday – Thursday. Events would be scheduled for seven to eight hours in duration and would start no earlier than 9:00 AM and end no later than 12:00 AM.

EVENT TRIP GENERATION

The following trip generation analysis assumes a maximum size event with 225 guests, 5 employees, and 10 vendors. The trip generation calculations assume an average vehicle occupancy (AVO) of 2.5 guests per vehicle based on surveys conducted at similar venues as well as data provided by other firms and agencies (survey data attached). The analysis assumes 5 Middle Ranch employees with an AVO of 1.1 employees per vehicle and 10 off-site vendors (DJ, photographers, florists, bartenders etc.). The off-site vendors generally travel with one or more assistants for events, thus an AVO of 1.5 was used for vendors. It is noted that the AVO assumptions used in the analysis are more conservative than the parking space requirements yielded by the assembly and dining uses Code requirement of one parking space per three persons[2] (3.0 AVO). Table 1 presents the results of the trip generation analysis.

Table 1
Project Trip Generation - Events

Event Size	AVO	Vehicles	ADT	
			Rate	Trips
225 Guest Events				
225 Guests	2.5	90	2.0	180
5 Middle Ranch Employees	1.1	5	2.0	10
10 Off-Site Vendors	1.5	7	2.0	14
Totals				**204**

The data presented in Table 1 show that the 225-guest event would generate 204 average daily trips (ADT).

[2] Los Angeles County Code, Table 22.112.070-A, Entertainment, assembly, and dining.

VMT ANALYSIS

Los Angeles County recently published the new Transportation Impact Analysis Guidelines[3], in compliance with Senate Bill 743, which include a requirement to analyze Vehicle Miles Traveled (VMT) as the transportation impact metric for CEQA rather than the traditional Level of Service (LOS) metric used previously. "Vehicle Miles Traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. For land use projects, vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact.

The Los Angeles County Transportation Impact Analysis Guidelines contain the following thresholds, guidelines, and screening criteria for evaluating potential VMT impacts.

> **"Section 3. - California Environmental Quality Act (CEQA) Transportation Impact Analysis Process**
>
> Section 3.1. - Development Projects
>
> *Section 3.1.1. - Introduction*
>
> The updated CEQA Guidelines certified and adopted by the California Natural Resources Agency in December 2018 are now in effect. Accordingly, Public Works recognizes the need to provide information based on guidance from the Office of Planning and Research and the California Air Resources Board on the assessment of vehicle miles traveled (VMT), thresholds of significance, and mitigation measures for development projects and land use plans in accordance with the amended Appendix G question below:
>
> - For a development project, would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)
>
> For development projects, the intent of this question is to assess whether a proposed project or plan adequately reduces total VMT. Public Works provides the following guidance regarding screening and impact criteria to address this question. The following screening criteria and impact criteria are only meant to serve as guidance for projects to determine whether a Transportation Impact Analysis should be performed, and the criteria to determine if a project generates a significant transportation impact. The criteria shall be determined on a project-by-project basis as approved by Public Works.
>
> Section 3.1.2. - Screening Criteria
>
> Section 3.1.2.1. - Non-Retail Project Trip Generation Screening Criteria
>
> If the answer is no to the question below, further analysis is not required, and a less than significant determination can be made.

---

[3] Transportation Impact Analysis Guidelines, Los Angeles County Public Works, July 23, 2020.

- Does the development project generate a net increase of 110 or more daily vehicle trips?

A project's daily vehicle trip generation should be estimated using the most recent edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. If the project proposed land use is not listed in the ITE Trip Generation Manual, please submit a trip generation study to Public Works for review and approval."

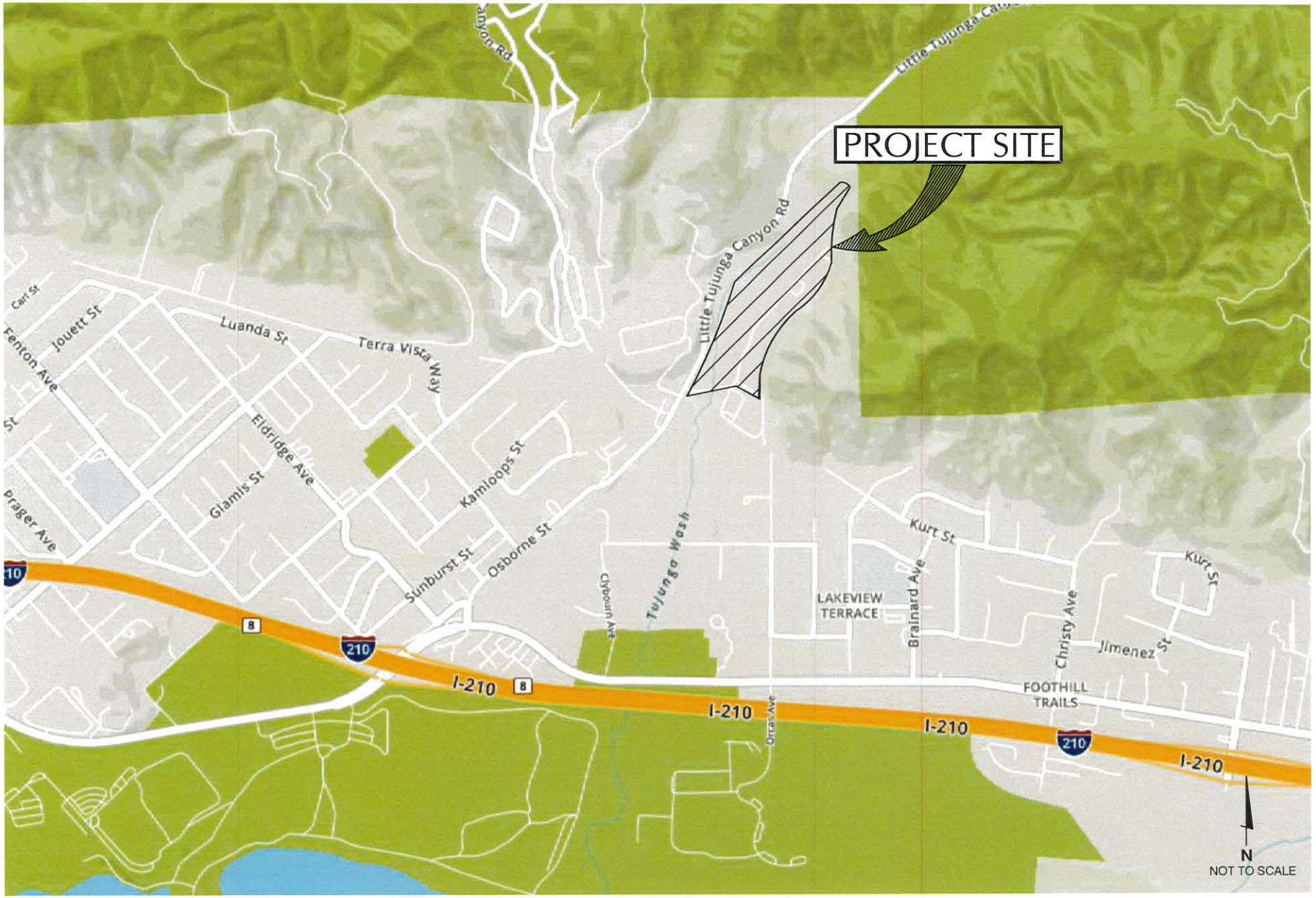
Trip generation estimates were calculated for the Project based on operational data (maximum number of event guests, number of employees, etc.). As reviewed in Table 1 in the Trip Generation section, the Project is forecast to generate 204 ADT on days when events are held. The traffic generated by the Project would occur a maximum of 150 days per year and **thus does not represent the annual average daily trips (AADT) volumes that are used for the VMT analysis.** The annual average daily traffic generation for the Project is 84 AADT (204 ADT x 150 days/365 days = 84 AADT). The Project would therefore not exceed the County's screening criteria for VMT analysis (less than 110 ADT) and would have a less-than-significant VMT impact and further analysis is not required.

This concludes ATE's VMT screening analysis for the Middle Ranch CUP Project.

Associated Transportation Engineers

By: Scott A. Schell
Principal Transportation Planner

Attachments: Figures 1-2
Trip Generation Worksheet
Event Venue AVO Data

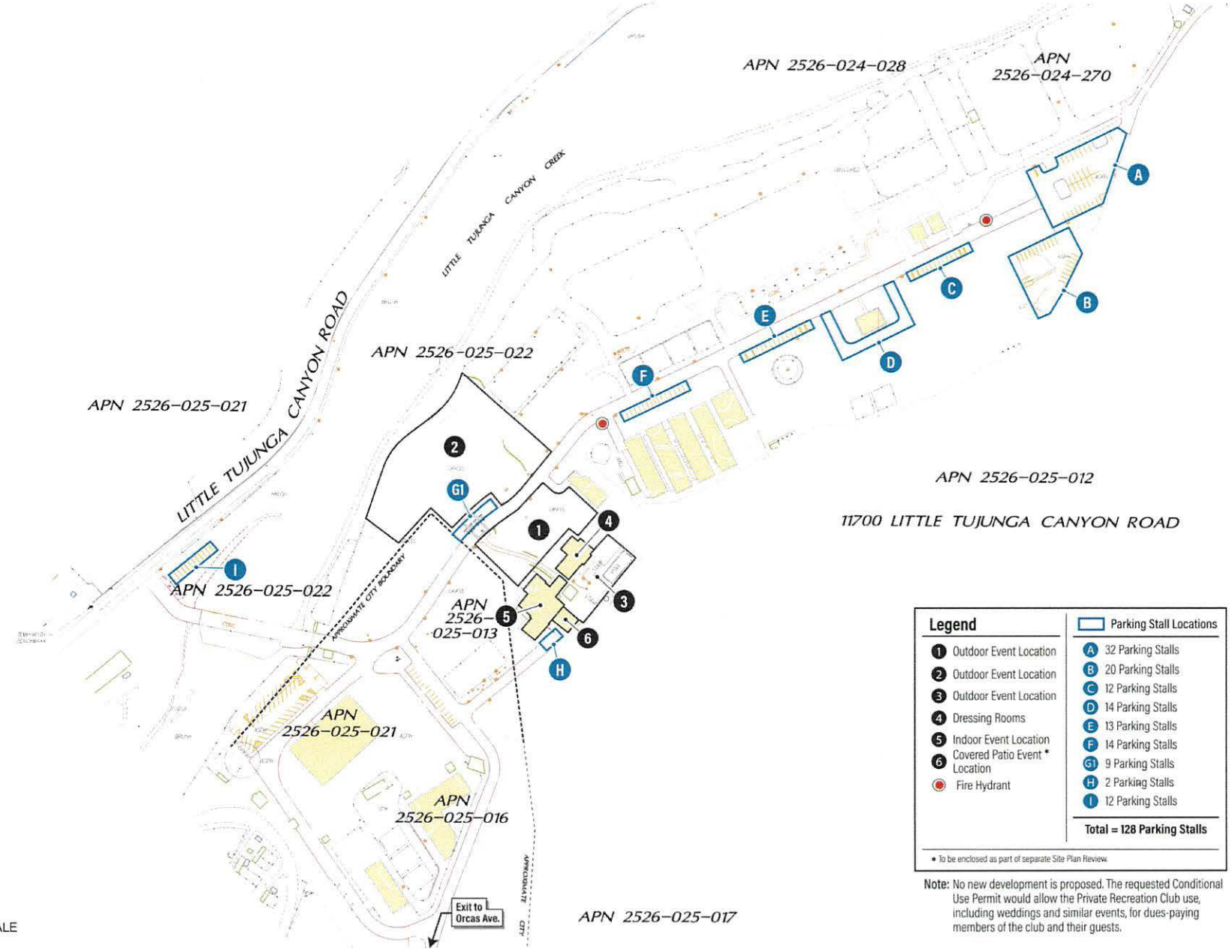


ASSOCIATED
TRANSPORTATION
ENGINEERS

PROJECT SITE LOCATION

FIGURE 1

GM- ATE#22040.01



Note: No new development is proposed. The requested Conditional Use Permit would allow the Private Recreation Club use, including weddings and similar events, for dues-paying members of the club and their guests.

ASSOCIATED TRANSPORTATION ENGINEERS

PROJECT SITE PLAN

FIGURE 2

GM- ATE#22040.01

Associated Transportation Engineers
Trip Generation Worksheet - Middle Ranch Project #22040.01

EVENTS WITH 225 ATTENDEES

Project Component	AVO	Vehicles	ADT	
			Rate	Trips
EVENT SIZE				
225 Guests Drive(a)	2.5	90	2.0	180
EMPLOYEES				
5 Employees(b)	1.1	5	2.0	10
10 Vendors(c)	1.5	7	2.0	14
Project Total:				**204**

(a) Trip generation estimates assume an average vehicle occupancy (AVO) of 2.5 attendees per vehicle for guests.
(b) Analysis assumes 5 Middle Ranch employees and 1.1 AVO for employees.
(c) Analysis assumes 10 off-site vendors and 1.5 AVO for employees.

ANNUAL ADT
204 ADT x 150 Events = 30,600 ADT Per Year
30,600 ADT Per Year / 365 Days = 84 AADT

EVENT VENUE AVO DATA

SATURDAY **11/2/2013**

WINERY	INBOUND			OUTBOUND		
	PEOPLE	CARS	AVO	PEOPLE	CARS	AVO
KALYRA	205	72	2.85	204	71	2.87
ROBLAR (WEST)	43	23	1.87	43	22	1.95
ROBLAR (EAST)	133	57	2.33	127	55	2.31
BRIDLEWOOD	495	172	2.88	483	166	2.91
RUSACK (SOUTH)	174	72	2.42	176	73	2.41
RUSACK (NORTH)	7	6	1.17	6	6	1.00
LAFOND	131	53	2.47	132	54	2.44
TOTAL	**1188**	**455**	**2.61**	**1171**	**447**	**2.62**

ITE/ULI/LA COUNTY RATES

SOURCE/LAND USE	PARKING RATE	AVO
ITE Live Theater (a)	0.38	2.6
ULI Outdoor Amphitheater (b)	0.40	2.5
ULI Live Theater (b)	0.40	2.5
Los Angeles County Code (c)	0.33	3.0

(a) Parking Generation, Institute of Transportation Engineers, 5th Edition, 2019.

(b) Shared Parking, Urban Land Institute, 3rd Edition, 2020.

(c) Los Angeles County Code, Table 22.112.070-A, Entertainment, assembly, and dining.

OTHER FIRM DATA

SOURCE/LAND USE	AVO
KLOA Parking Evaluation (a)	2.5
Darnell & Associates Parking Study (b)	2.5

(a) Parking Evaluation Memorandum For Proposed Community Center/Banquet Facility, KLOA, October 17, 2019.

(b) Focused Traffic and Parking Study For Lavender and Olive Event Venue, Darnell & Associates, Inc, May 17, 2018.

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Shua Hoffman
Ateres Ayala

FROM: Javier Millan
Senior Consultant

Luay R. Aboona, P.E., PTOE
Principal

DATE: July 9, 2019 – Revised October 17, 2019

SUBJECT: Parking Evaluation
Proposed Community Center/Banquet Facility
Skokie, Illinois

This memorandum presents the findings and recommendations of a parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed community center/banquet facility to be located at 3412 West Touhy Avenue in Skokie, Illinois and to be known as the Ateres Ayala Community Center. The site is part of a multi-tenant building. As proposed, the southern end of the multi-tenant building will be redeveloped with a Jewish community center including a banquet facility with a maximum occupancy of 700 people. Parking is proposed to be provided within the parking areas serving the existing multi-tenant building. As will be demónstrated in the evaluation, the site provides more than adequate parking for the regularly anticipated events utilizing the entire Community Center. With planned valet parking it can also accommodate the maximum sized events, which may occur once or twice a year, that are possible given the Community Center's square footage.

The Ateres Ayala Community Center will be generally used for the following activities:

- Kosher wedding receptions
- Bar and Bat Mitzvahs
- Seminars and lectures

Note that due to the significantly lower parking usage for non-banquet events, which can easily be handled with existing parking, we have only addressed the peak demand for when the Community Center is used as a Banquet Facility, the use anticipated when the Village drafted the parking standards for the space.

Proposed Banquet Facility Parking Needs

In order to determine the existing parking demand within the multi-tenant building, parking occupancy surveys were conducted at the existing parking lots on Wednesday, December 19, 2018 and Saturday, December 22, 2018. The counts were conducted in half-hour intervals from 4:00 P.M. to 6:00 P.M. on Wednesday and 6:00 P.M. to 9:00 P.M. on Saturday. The parking area adjacent to the building was divided into three areas as illustrated in **Figure 1** (see Appendix). The parking occupancy surveys are summarized in **Tables A1 and A2** (included in the Appendix). As can be seen, the parking demand in the adjacent parking areas diminishes significantly after 4:00 P.M., thus providing good synergy between land uses given that the banquet hall activities do not start until 6:00 P.M.

As previously indicated, the Village of Skokie Off-Street Parking Requirements indicates that the proposed facility should provide one space for every 100 net square feet thus requiring 232 parking spaces in addition to the 55 parking spaces required for the other businesses. However, based on KLOA, Inc.'s past experience with banquet facilities, the typical vehicle occupancy (on average) is 2.5 people per vehicle and approximately 10 percent of attendees utilize other means of transportation (taxi, Uber, Lyft, etc.). As such, **Table 1** shows the anticipated peak parking demand of the banquet facility under various occupancy scenarios.

Darnell & ASSOCIATES, INC.
TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

May 17, 2018.

Steve Powell
Woodcrest Real Estate Ventures
1410 Main Street, Suite C
Ramona, California 92065

D&A No. 180405

Subject: Focused Traffic and Parking Study for Lavender and Olive Event Venue located at 633 Montecito Way Ramona, California

Dear Mr. Powell:

In accordance with your authorization Darnell & Associates Inc (D&A) has prepared this focused Traffic and Parking Study for the proposed Lavender and Olive Event Venue (L&O) to provide special events seven days a week from 10 AM to 10 PM. Events held at Lavender and Olive Event Venue will include weddings, corporate gatherings, birthdays, community events and various other social gatherings the projects amenities will include:

- Expanding the use of the SFD to include Bed and Breakfast (B&B) with a maximum occupancy of eight (8) people (including the owners),
- Seven (7) vintage trailers for optional wedding party overnight stays (maximum capacity of 2 person per trailer),
- Various pervious and non-pervious patio areas,
- Inter-connection pathways, both pervious and non-pervious,
- Open reception area with option for temporary party tent enclosure,
- Bridal Suite,
- Three (3) dedicated locations for temporary event restroom facilities, and
- On-site parking for all guests and employees.

Figure 1 is a copy of the project site plan. Also shown on Figure 1 is a vicinity map of the project location.

Project Description:

The project proposes to have special events at the facility to accommodate special events that would accommodate up to a maximum of 225 guests and employees between the Hours of 10:00 AM to 10:00 PM up to seven (7) days a week. To accommodate the guests and employees 100 parking spaces will be provided.

Project Trip Generation:

Trip generation for the special events at the Lavender and Olive Event Venue Project has been estimated by Darnell & Associates, Inc. (D&A), based on trip generation characteristics and observations made by D&A for special events such as weddings and other similar events. Our observations have found that trip generation of special events is related to the average vehicle occupancy of arriving guests. Vehicle occupancy of similar special events has found vehicle occupancy ranging from 2 to 4 persons per vehicle with average vehicle occupancy of 2.5 persons per vehicle. The 2.5 persons per vehicle occupancy rate have been observed for church functions, luncheons, dinner dances and concerts.

Based on our experience we estimate that special events at the Lavender and Olive Event Venue project site will generate traffic based on average vehicle occupancy of 2.5 persons per vehicle. To estimate the special event traffic generated by 225 guests and four employees, we estimated the number of vehicle that would arrive and leave after the special event. The following calculations result in 180 vehicles (ADT) arriving and leaving the site.

Guests Vehicles	= 225 Guests		
Arrival	= 225 Guests ÷ 2.5 guests/vehicle	=	90 vehicles (ADT)
Departure	= 225 Guests ÷ 2.5 guests/vehicle	=	90 vehicles (ADT)
	Total	=	**180 vehicles (ADT)**

Traffic Study Requirements:

Based on the trip generation of 180 vehicles for a special event for up to 225 guest and employees, it can be concluded that a detailed traffic impact study would not be required pursuant to the Table 1 Criteria listed in the San Diego County Report Format and Contents Requirements for Transportation Traffic dated August 24, 2011.

Parking:

The County of San Diego requires one parking space for every three (3) guests. Based on 225 guests, seventy-five (75) parking spaces would be required (225/3 = 75). To present a worst case condition, based on the vehicle occupancy of 2.5 persons per vehicle occupancy the 225 guests would require ninety (90) parking spaces (225/2.5 = 90).

The project proposes to provide 100 parking spaces; therefore the parking provided satisfies the County's requirements for 75 spaces and the worst case demand for 90 spaces.

Site Access

The project proposes a new access on Montecito Road. The location of the access is consistent with County Public Road Intersection Spacing Standards. The project proposes to retain the existing three (3) driveways on Montecito Way. The circular driveway North of Montecito Road is not consistent with the County of San Diego Public Road Standards for spacing. Therefore, the project will submit a design exception for the driveway spacing requirements.

ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805)687-4418 • FAX (805)682-8509 • main@atesb.com

Since 1978

Richard L. Pool, P.E.
Scott A. Schell

June 27, 2024 22040.01L15

Juan Rodriguez
RJ's Property Management, LLC
11700 Little Tujunga Canyon Road
Sylmar, CA 91342

UPDATED EVENT TRAFFIC MANAGEMENT PLAN AND QUEUING ANALYSIS FOR THE MIDDLE RANCH CUP PROJECT - LOS ANGELES COUNTY

Associated Transportation Engineers (ATE) has prepared the following updated event traffic management plan and queuing analysis for the Middle Ranch Conditional Use Permit (CUP) Project (the "Project") proposed in Los Angeles County. The updated analysis addressed the comments provided by County staff on the September 1, 2023 study completed by ATE.

PROJECT DESCRIPTION

The existing Middle Ranch equestrian facility is located at 11700 Little Tujunga Canyon Road in the unincorporated community of Lakeview Terrace in Los Angeles County. Figure 1 (attached) shows the location of the Project site within the County. The applicant is requesting a private club CUP (RPPL 2022010891) to allow the hosting of events and sales of alcohol for on-site consumption; and is also requesting a parking permit from the County to allow guest and employee/vendor parking for the events on four adjacent parcels[1]: Assessor's Parcel Numbers (APN) 2526-025-012, 2526-025-022, 2526-024-028, 2526-024-270 (under the same ownership) that comprise the proposed Project event venue and a portion of the existing equestrian facility. Figure 2 shows the Project Site Plan.

The Project is proposing to host 150 events per year with a maximum capacity of 225 guests, as outlined below:

- Up to 150 events per year, with only 1 event/day
- Up to 225 guests per event
- Up to 15 employees/vendors

[1] Middle Ranch property includes parcels that are located within the City of Los Angeles jurisdiction; however, these parcels (2526-025-013, 2526-025-021, 2526-025-016) include only equestrian facilities and parking for the equestrian use that would not be involved with the proposed events.

- Events would generally occur on weekends and Fridays with occasional events on Monday – Thursday. Events would be scheduled for seven to eight hours in duration, and would start no earlier than 9:00 AM and end no later than 12:00 AM.

Access for the Project would remain unchanged. The Project site is accessed via an existing private driveway on Little Tujunga Canyon Road and a secondary/emergency access is provided from the property to Orcas Avenue.

EVENT TRIP GENERATION ESTIMATES

The following trip generation analysis assumes a maximum size event with 225 guests, 5 employees, and 10 vendors. The trip generation calculations assume an average vehicle occupancy (AVO) of 2.5 guests per vehicle based on surveys conducted at similar venues as well as data provided by other firms and agencies (survey data attached). The peak hour flow analysis assumes that 100% of the attendees would arrive and depart from the events during a 1-hour period, a conservative assumption since arrival and departure patterns for events typically spread beyond a 1-hour period (based on observations at other event venues). The analysis assumes 5 Middle Ranch employees with an AVO of 1.1 employees per vehicle and 10 off-site vendors (DJ, photographers, florists, bartenders etc.). The off-site vendors generally travel with one or more assistants for events, thus an AVO of 1.5 was used for vendors. It is noted that the AVO assumptions used in the analysis are more conservative than the parking space requirements yielded by the assembly and dining uses Code requirement of one parking space per three persons[2] (3.0 AVO). Table 1 presents the results of the trip generation analysis.

Table 1
Project Trip Generation – Events

			ADT		Event Start (a)		Event End (a)	
Event Size	AVO	Vehicles	Rate	Trips	Rate	Inbound Trips	Rate	Outbound Trips
225 Guest Events								
225 Guests	2.5	90	2.0	180	1.00	90	1.00	90
5 Middle Ranch Employees	1.1	5	2.0	10	0.0	0	0.0	0
10 Off-Site Vendors	1.5	7	2.0	14	0.0	0	0.0	0
Totals				**204**		**90**		**90**

(a) Assumes 100% of guests arrive/depart during a one-hour period.

The data presented in Table 1 show that the 225-guest event would generate 204 average daily trips (ADT), with 90 peak hour trips (PHT) occurring during the 1-hour period at the start of events and 90 PHT occurring during the 1-hour period at the end of events.

[2] Los Angeles County Code, Table 22.112.070-A, Entertainment, assembly, and dining.

EVENT PARKING

Parking Supply

The Project includes 128 parking spaces on-site for day-to-day equestrian uses and employees. Parking for up to 225-guest events would be accommodated within the existing parking lots located on portions of four separate parcels within the equestrian facility located near the event site. Onsite shuttle vans or golf carts would facilitate guests parking at existing onsite lots not immediately adjacent to the clubhouse and associated lawns where events would be held. Parking for some of the larger events could also be accommodated with a valet parking plan.

Parking Demand Based on County Code Requirements

Pursuant to the County's Municipal Code Table 22.112.070-A, assembly and dining uses require one parking space per three persons. There is no parking space requirement specific to weddings and special events. The analysis is therefore based on the assembly and dining uses Code requirement of one per three persons. The County Zoning Ordinance parking requirements were calculated for the Project as shown in Table 2.

Table 2
Zoning Ordinance Parking Requirements

Project Component	Size	County Parking Requirement	Total Spaces Required	Parking Provided (a)
Guests	225 Guests	1 Space/3 Persons	75 Spaces	128 Spaces
Employees	5 Employees	1 Space/3 Persons	2 Spaces	
Vendors	10 Vendors	1 Space/3 Persons	3 Spaces	
Total Parking Requirement			**80 spaces**	**128 Spaces**

(a) Parking supply based on spaces shown on site plan with no valet stacking assumed.

As shown in Table 2, the parking requirement for the Project is 80 spaces. The 128 parking spaces provided by the Project would satisfy the County's parking requirements.

Parking Demand Based on the Project-Specific Average Vehicle Occupancy

Parking demand estimates were developed for the Project using the operational data discussed in the Trip Generation section. These include the number of guests, employees and vendors at the event and their respective average vehicle occupancies. Table 3 shows the results of the parking demand calculations for an event with 225 guests. Table 3 also includes the peak parking demands for the existing on-site equestrian uses (based on surveys conducted on Saturday, June 10, 2023 - data attached). These demands are included in the analysis since the equestrian facilities would remain in use when events are held.

Table 3
Parking Demand Calculations – 225-Guest Event

Project Component	Size	AVO	Total Spaces Required	Parking Provided
Guests	225 Guests	2.5/Vehicle	90 Spaces	128 Spaces
Employees	5 Employees	1.1/Vehicle	5 Spaces	
Vendors	10 Vendors	1.5/Vehicle	7 Spaces	
Subtotal			**102 Spaces**	
Existing Equestrian Parking Demand(a)			**21 Spaces**	
Total Parking Requirement			**123 Spaces**	

(a) equestrian facilities would remain in operation when event are held.

As shown in Table 3, the parking demand forecast for the 225-guest event is 102 spaces. With the additional 21-space demand generated by the existing equestrian uses the would continue during events, the total onsite parking demand is 123 spaces. The 128 spaces provided onsite would meet this demand. It is noted that the parking demand estimate for the Project is conservative given that 10% to 15% of event guests may use Uber/Lyft and thus would not generate parking demands. There are 62 additional parking spaces located on the parcels within the City of Los Angeles jurisdiction that would be available to equestrian users, further indicating that the parking supply for the Project is adequate.

EVENT PARKING AND TRAFFIC CONTROL

As noted, the Project events could operate with either self-parking by guests or implementation of a valet parking program, as reviewed below.

Self-Park Option

Figure 3 shows the locations of the parking lots and traffic control plans that would be used to accommodate event guests and vendors/employees under the self-park option. Figure 4 shows the on-site circulation pattern for guest vehicle arrivals, and Figure 5 shows the patterns for departures. Figure 6 shows the drop-off and pick-up zone and where the rideshare drivers would turnaround. A parking management plan would be implemented for events with the self-park option and would include the following components:

1. "Special Event Parking" signs with directional arrows would be implemented at the entrance to the site on Little Tujunga Canyon Road and after the second gate to direct guests on-site (see Figure 3).

2. Parking Lot I (12 spaces) would be used for employee and vendor parking. These spaces would be occupied prior to the event start.

3. Parking Lots G1 and H would provide 11 parking spaces for the bridal party/event hosts and ADA vehicles. The majority of these spaces would be occupied prior to the event start.

4. A drop-off and pick-up zone with a sign would be implemented just south of the paved walkway to the entrance of the event venue (see Figures 3 and 6). An additional drop-off exit sign with a directional arrow would be implemented after Lot E to direct drivers through Lot D to turnaround and exit the site (see Figure 6).

5. A Parking attendant would be stationed at the entrance to the event venue to direct guests to the on-site parking lots (see Figure 3). The parking attendant would also manage traffic flows at the drop-off zone.

6. An additional parking attendant would be stationed at the parking lots to direct guests to the open lots in sequence (Parking Lot F would be used first, then Parking lot E, then Parking Lot D, etc.). The attendant would start at the first open parking lot to direct traffic and then move to the next lot when it becomes full (see Figure 3).

7. Golf carts or small shuttle vans would be used to transport guests from parking lots A – F to the clubhouse and associated lawns where events would be held.

Valet Parking Option

Figure 7 shows the locations of the parking lots and traffic control plans that would be used to accommodate event guests and employees with the valet parking option. This option would include the following components:

1. "Special Event Parking" signs with directional arrows would be implemented at the entrance to the site on Little Tujunga Canyon Road and after the second gate to direct guests on-site (see Figure 3).

2. Parking Lot I (12 spaces) would be used for employee and vendor parking. These spaces would be occupied prior to the event start.

3. Parking Lots G1 and H would provide 11 parking spaces for the bridal party/event hosts and ADA vehicles. The majority of these spaces would be occupied prior to the event start.

4. 4 valet parking attendants would be deployed just south of the paved walkway at the entrance of the event venue to meet the arriving guests and valet park their vehicles (see Figure 7). An additional valet parking attendant would be deployed at Lot D to assist with parking vehicles in Lots A, B and C. It is noted for events with less than 125 guests, a minimum of 2 valet parking attendants would be required.

5. A drop-off and pick-up zone with a sign would be implemented just south of the paved walkway to the entrance of the event venue. An additional drop-off exit sign with a directional arrow would be implemented after Lot E to direct drivers through Lot D to turnaround and exit the site.

VEHICLE QUEUE ESTIMATES

The vehicle queuing analysis focuses on the Valet Park Option as it has the potential to generate the highest queues onsite at the start of an event.

Valet Parking Option

As shown on Figure 8, a queue of approximately 37 vehicles (730 feet) could be accommodated in the area between the valet station and Little Tujunga Canyon Road.

The queuing analysis assumes that all 225 guests would arrive for the event during a 1-hour period. This equates to a peak arrival of 90 vehicles (based on 2.5 AVO). The average arrival rate for vehicles would therefore be 1.5 vehicles per minute (90/60 = 1.5). As shown on Figure 9, it is anticipated that a valet attendant would take approximately 30 seconds to obtain the vehicle from the guest. The valet attendant would then take approximately 20 seconds to drive and drop-off the vehicle to an additional valet attendant on stand-by at Lot D, who would then park the vehicle in an available parking space. The valet attendant would then take approximately 131 seconds to walk back to the valet station where a vehicle would be ready to drive. The average service rate would be 0.33 vehicle per minute (181 seconds per vehicle = 3.02 minutes per vehicle).

As requested by County staff, the Poisson Distribution was used to analyze the probability of the queues at the valet station. Assuming the average vehicle arrival of 1.5 vehicles per minute, a service rate of 0.33 vehicles per minute, and 5 valet attendants driving the vehicles from the valet station, there is a 95% or greater probability that there will be 37 or less vehicles in queue. The provided storage of 37 vehicles (730 feet) would therefore accommodate the valet queue forecasts (queuing worksheet attached).

It is noted that for events with less than 125 guests, the additional valet attendant at Lot D would not be necessary and only a minimum of 2 valet attendants would be required. With events less than 125 guests, vehicles would likely not be parked in Lots A, B, and C, thus the valet attendants would not have a long distance to cover when walking back.

EMERGENCY EVACUATION

Evacuation Traffic Routes

The Project site is located in the unincorporated community of Lakeview Terrace north of Foothill Boulevard. As noted previously, primary access for the Project site is provided via the existing private driveway on Little Tujunga Canyon Road and secondary/emergency access is provided on the southeast portion of the site to Orcas Avenue. The Middle Ranch equestrian facility's existing evacuation plan consists of trailers hauling horses south off-site via both the driveways on Little Tujunga Canyon Road and Orcas Avenue shown on Figure 2.

The proposed evacuation route for the Project with events would be the same as the existing equestrian facility. Guests that were dropped off at the site and did not have a vehicle would be directed to rideshare with Middle Ranch staff for evacuation purposes. Staff would assist in the evacuation by directing vehicles from the onsite parking lots to Little Tujunga Canyon Road and Orcas Avenue. The route from the Project site to Foothill Boulevard is approximately 3,316 feet via Little Tujunga Canyon Road and approximately 2,309 feet via Orcas Avenue.

Evacuation Traffic Flows

Evacuation traffic flows were forecast for the Project driveways at Little Tujunga Canyon Road and Orcas Avenue. The equestrian facility currently boards 74 horses and has a maximum of 78 horses boarded. This would require approximately 20 trailers for evacuation. The equestrian center staff and visitors onsite would equate to an additional 29 vehicles (49 vehicles total) determined based on the parking surveys conducted within the entire site (City and County parcels). The event evacuation flows would include 90 vehicles for guests and 12 vehicles for staff and vendors (102 vehicles). Thus, a total of 151 vehicles would need to evacuate the site when a maximum capacity event is held and the equestrian center is active.

The evacuation analysis assumes that 50% of the vehicles would exit via Little Tujunga Canyon Road and 50% of the vehicles would exit via Orcas Avenue. Table 4 summarizes the number of inbound and outbound vehicles that are forecast for each driveway.

Table 4
Project Site Evacuation Flows

Driveway Location	Land Use	Inbound(a) Vehicles	Outbound(b) Vehicles
Little Tujunga Canyon Road	Equestrian Facilities	15 Vehicles	25 Vehicles
	Events	0 Vehicles	51 Vehicles
		15 Vehicles	76 Vehicles
Orcas Avenue	Equestrian Facilities	0 Vehicles	24 Vehicles
	Events	0 Vehicles	51 Vehicles
		0 Vehicles	75 Vehicles

(a) Equestrian facility flows assume 5 trailers onsite and 15 trailers transported to site during evacuation event.
(b) Outbound evacuation assumes 20 trailers and 29 staff/visitors for equestrian facilities; and 90 guests and 13 staff/vendor vehicles for events.

As shown in Table 4, 76 vehicles would use the Little Tujunga Canyon Road driveway and 75 vehicles would use the Orcas Avenue driveway during an evacuation scenario.

Evacuation Travel Times

Little Tujunga Canyon Road and Orcas Avenue have a capacity of approximately 1,500 vehicles per hour in each direction. Based on the existing traffic volumes, the forecast evacuation volumes, and the roadway capacities, evacuation times were estimated for the two driveway locations. Table 5 presents the evacuation times that would be added to the roadways adjacent to the two driveway locations with the traffic generated by onsite events.

Table 5
Estimated Evacuation Times Added to Adjacent Roadways

Roadway	Lanes	From Middle Ranch	Off-Site Traffic	Evacuation Time Added
Existing Conditions				
Little Tujunga Canyon Road	2- Lanes	25 Vehicles	133 Vehicles	6.3 Minutes
Orcas Avenue	2- Lanes	24 Vehicles	0 Vehicles	1.0 Minutes
Existing + Event Conditions				
Little Tujunga Canyon Road	2- Lanes	76 Vehicles	133 Vehicles	8.4 Minutes
Orcas Avenue	2- Lanes	75 Vehicles	0 Vehicles	3.0 Minutes
Net Project Totals				
Little Tujunga Canyon Road		+51 Vehicles	0 Vehicles	+2.1 Minutes
Orcas Avenue		+51 Vehicles	0 Vehicles	+2.0 Minutes

The data presented in Table 5 show that an event would add 2.1 minutes to evacuation times on Little Tujunga Canyon Road and 2 minutes to the evacuation times on Orcas Avenue. There are currently no State or County quantitative standards for evacuation travel time, thus this information has been prepared to support the forthcoming analysis of Project impacts related to wildfire risk, which will be prepared under separate cover.

SUMMARY

The Project is proposing to host 150 events per year with a maximum capacity of 225 guests and up to 15 employees/vendors. Events would generally occur on weekends and Fridays with occasional events on Monday-Thursday. Events would be scheduled for seven to eight hours in duration, and would start no earlier than 9:00 AM and end no later than 12:00 AM. The Project includes 128 parking spaces for day-to-day equestrian uses, employees and events. The County's Zoning Ordinance parking requirement for the Project pursuant to Table 22.112.070-A is 80 spaces. Based on operational data, the Project parking demand forecast is 123 spaces (including existing equestrian demands). The Project's parking supply of 128 spaces satisfies the County's parking requirements and meets the peak parking demand. The peak event scenario with 225 guests is estimated to generate 90 vehicles arriving at the site one hour before the event starts. The queuing analysis completed for the peak arrival scenario indicated that there is a 95% or greater probability that there will be 37 or less vehicles in queue. A queue storage of up to 37 vehicles is provided onsite between the valet station and the driveway at Little Tujunga Canyon Road, indicating that queues during events would not impact traffic on Little Tujunga Canyon Road. The emergency evacuation analysis indicated that the vehicles exiting the Project site during an event could add 2.1 minutes to evacuations times on Little Tujunga Canyon Road and 2 minutes to the evacuation times on Orcas Avenue. There are currently no State or County quantitative standards for evacuation travel time, thus this information has been prepared to support the forthcoming analysis of Project impacts related to wildfire risk, which will be prepared under separate cover.

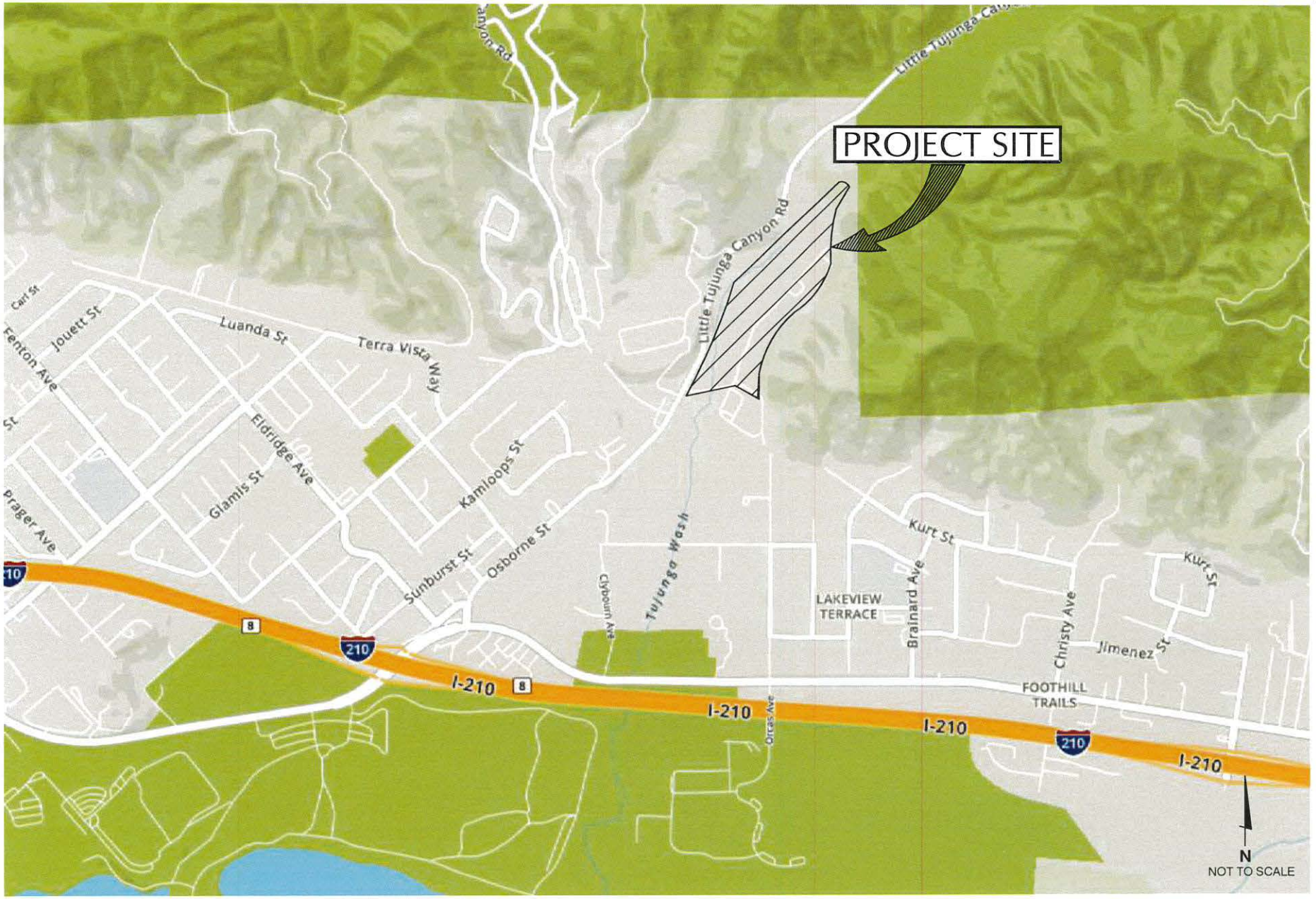
This concludes ATE's traffic event management and queuing analysis for the Middle Ranch Project.

Associated Transportation Engineers

Scott A. Schell
Principal Transportation Planner

SAS/GOM

Attachments

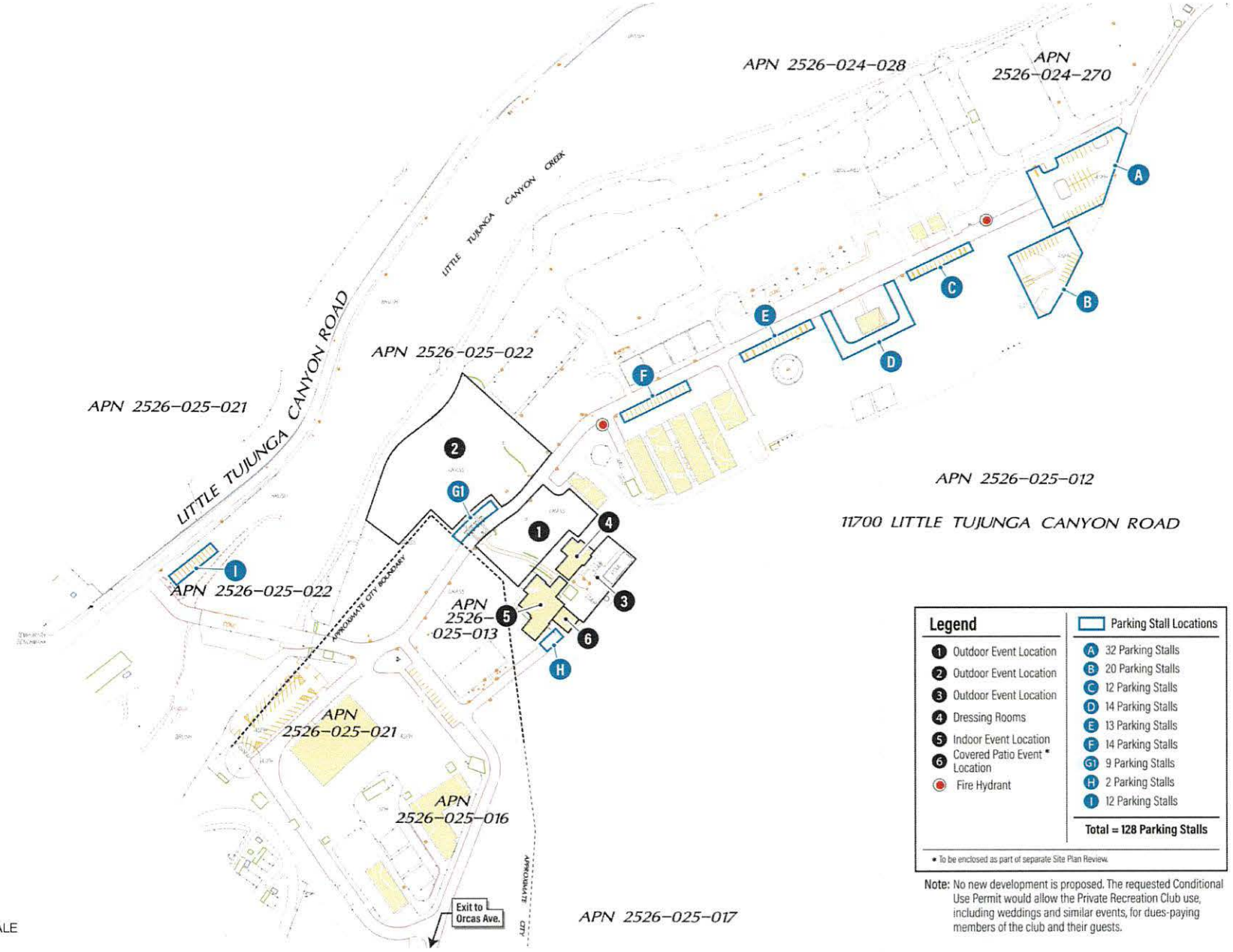


ASSOCIATED TRANSPORTATION ENGINEERS

PROJECT SITE LOCATION

FIGURE 1

GM- ATE#22040.01



Legend		Parking Stall Locations	
1	Outdoor Event Location	A	32 Parking Stalls
2	Outdoor Event Location	B	20 Parking Stalls
3	Outdoor Event Location	C	12 Parking Stalls
4	Dressing Rooms	D	14 Parking Stalls
5	Indoor Event Location	E	13 Parking Stalls
6	Covered Patio Event * Location	F	14 Parking Stalls
	Fire Hydrant	G1	9 Parking Stalls
		H	2 Parking Stalls
		I	12 Parking Stalls
			Total = 128 Parking Stalls

* To be enclosed as part of separate Site Plan Review.

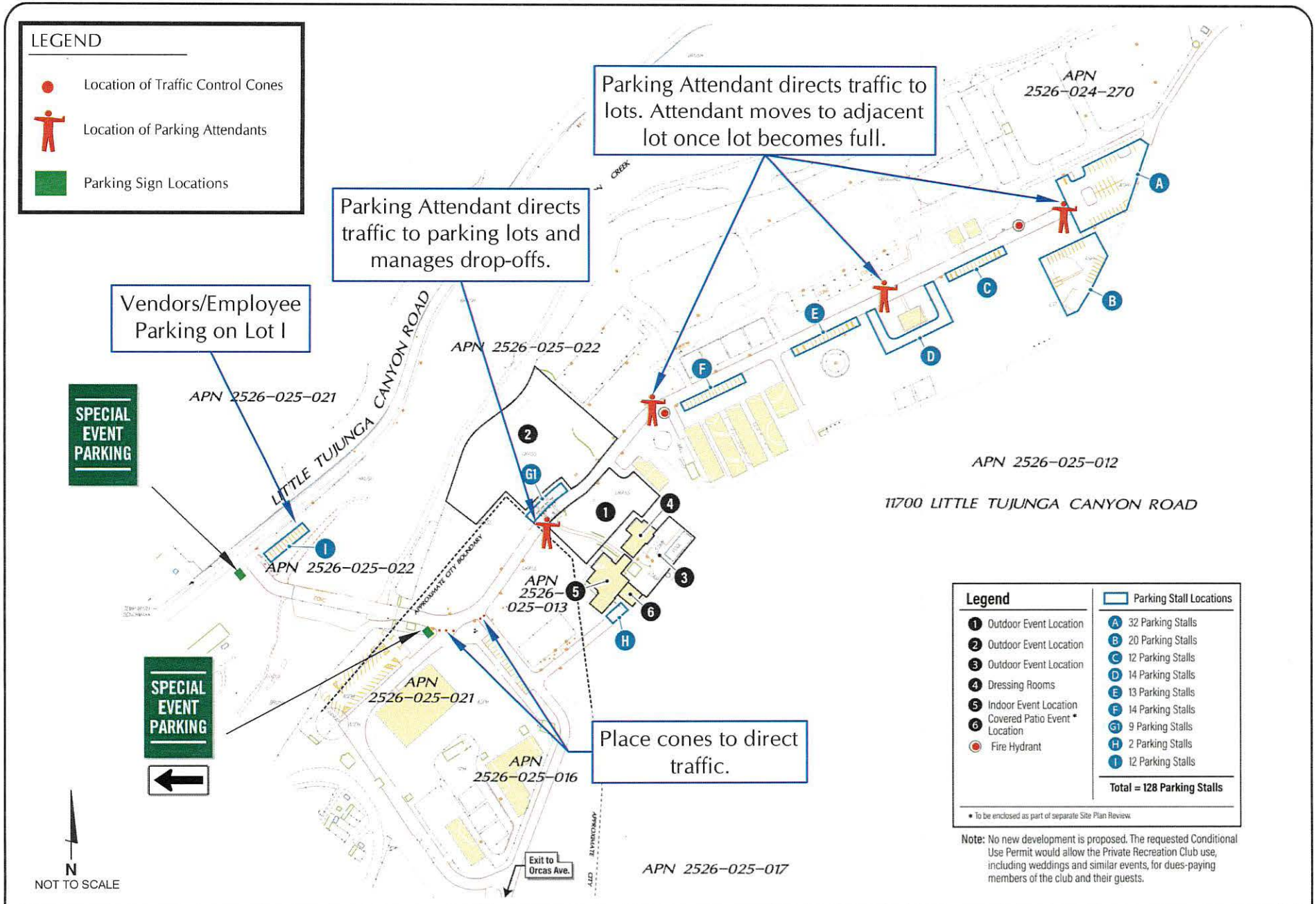
Note: No new development is proposed. The requested Conditional Use Permit would allow the Private Recreation Club use, including weddings and similar events, for dues-paying members of the club and their guests.

ASSOCIATED TRANSPORTATION ENGINEERS

PROJECT SITE PLAN

FIGURE 2

GM- ATE#22040.01



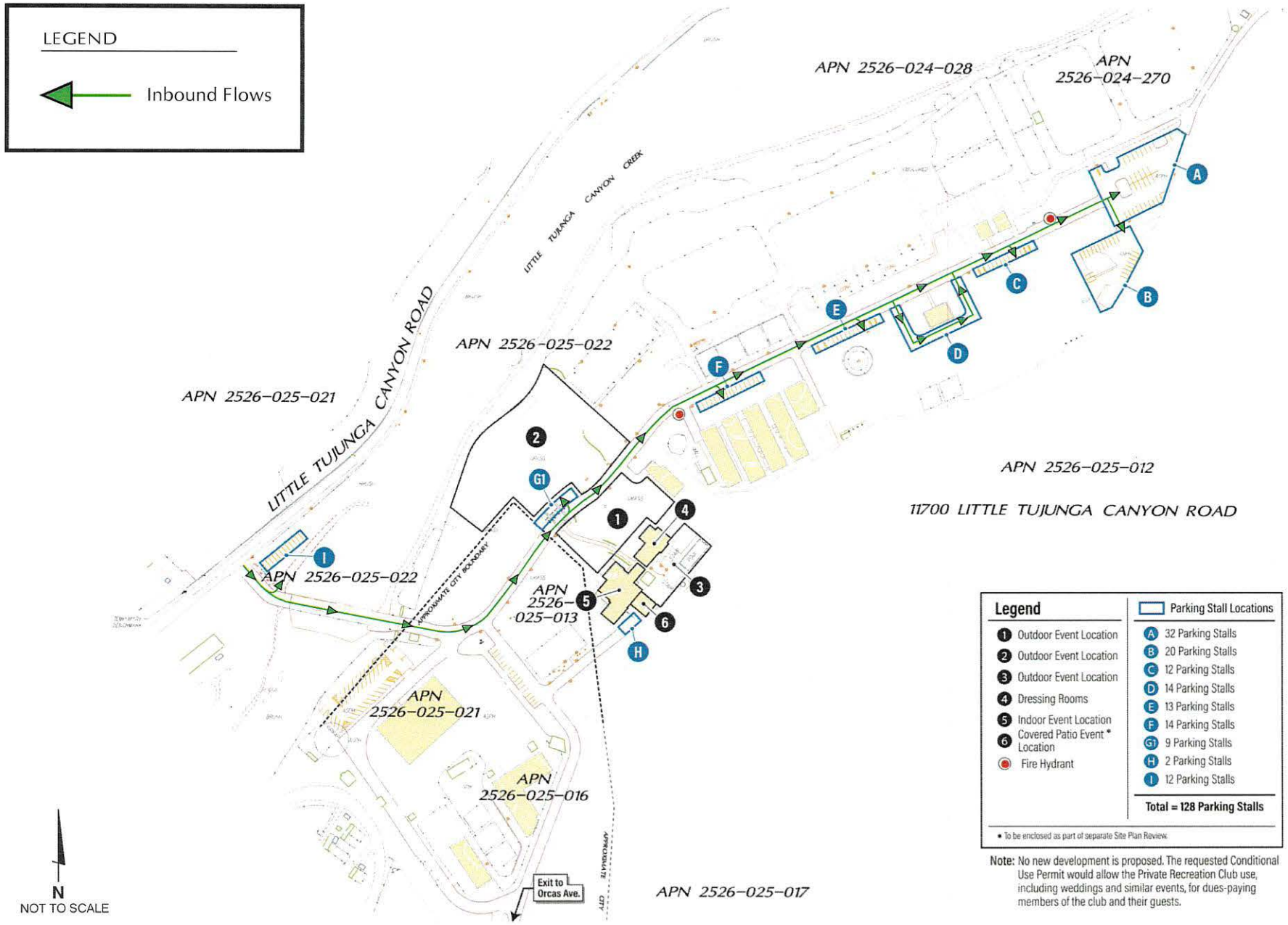
Note: No new development is proposed. The requested Conditional Use Permit would allow the Private Recreation Club use, including weddings and similar events, for dues-paying members of the club and their guests.

ASSOCIATED TRANSPORTATION ENGINEERS

PARKING LOT LOCATIONS AND TRAFFIC CONTROL PLAN - SELF-PARK
(CONES AND PARKING ATTENDANTS)

FIGURE 3

GM- ATE#22040.01



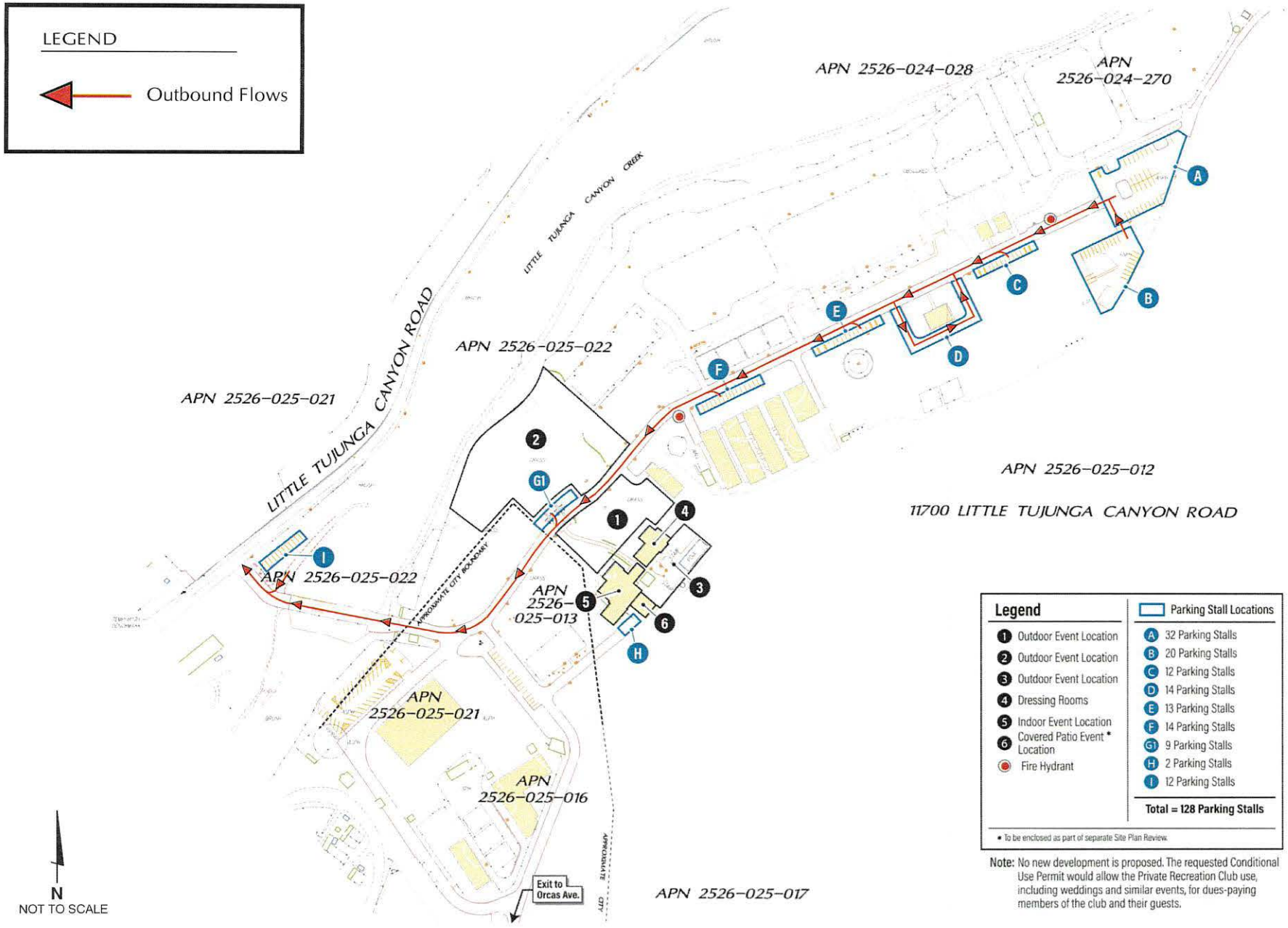
Note: No new development is proposed. The requested Conditional Use Permit would allow the Private Recreation Club use, including weddings and similar events, for dues-paying members of the club and their guests.

Associated Transportation Engineers

ON-SITE VEHICULAR CIRCULATION FLOWS - EVENT START

FIGURE 4

GM- ATE#22040.01



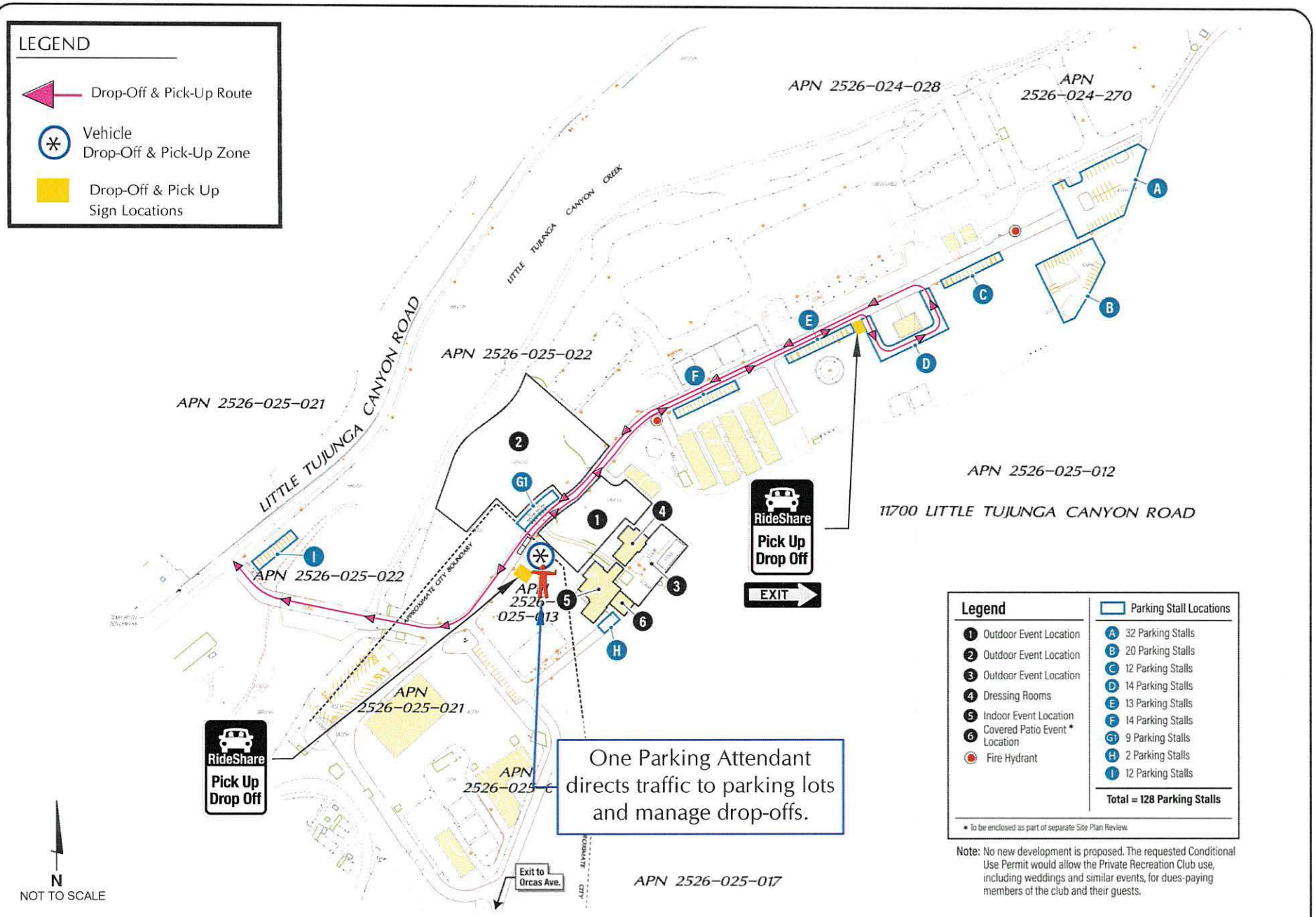
Note: No new development is proposed. The requested Conditional Use Permit would allow the Private Recreation Club use, including weddings and similar events, for dues-paying members of the club and their guests.

ASSOCIATED TRANSPORTATION ENGINEERS

ON-SITE VEHICULAR CIRCULATION FLOWS - EVENT END

FIGURE 5

GM- ATE#22040.01



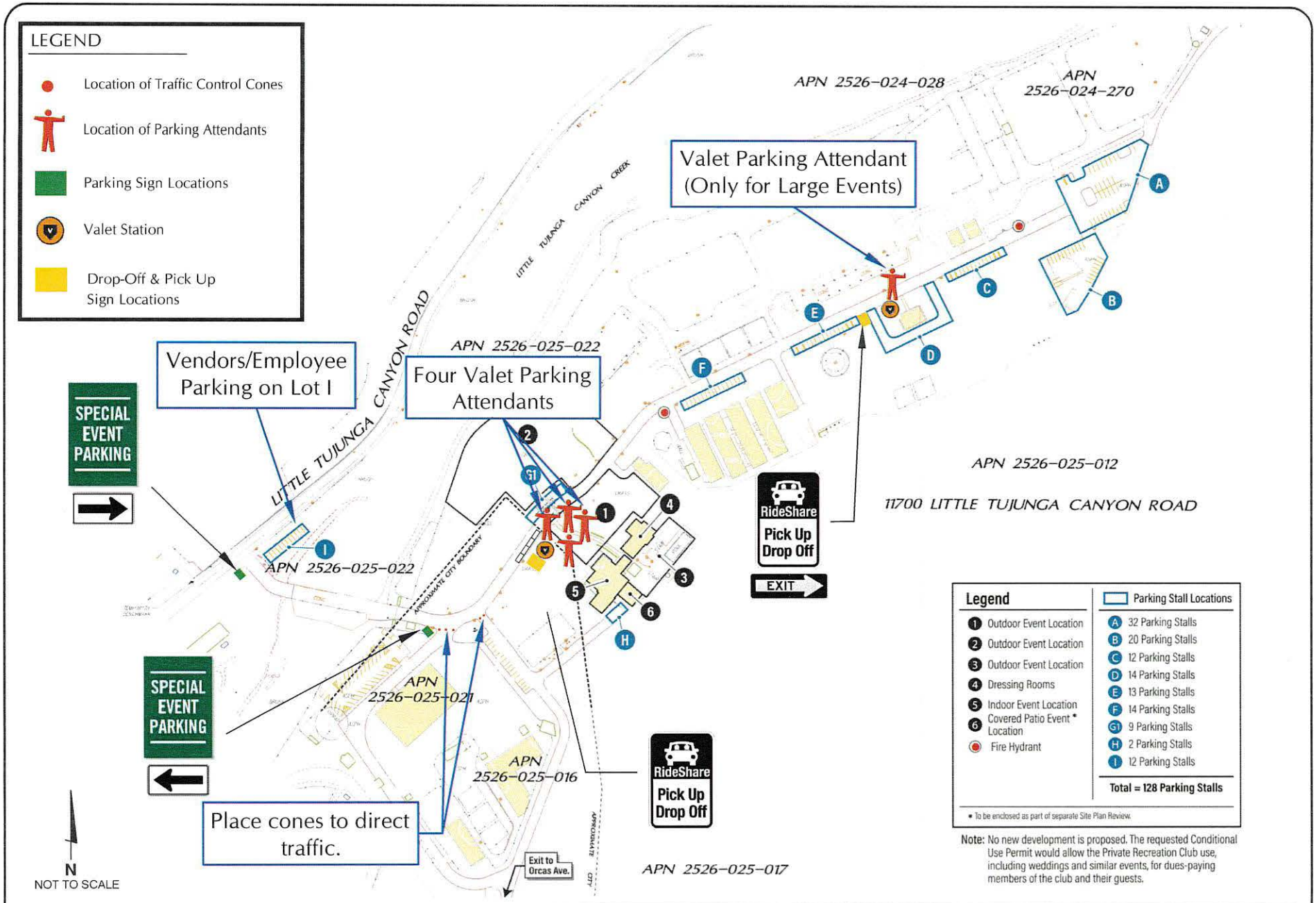
Note: No new development is proposed. The requested Conditional Use Permit would allow the Private Recreation Club use, including weddings and similar events, for dues-paying members of the club and their guests.

ASSOCIATED TRANSPORTATION ENGINEERS

VEHICLE DROP-OFF & PICK-UP ZONE AND SIGN LOCATIONS

FIGURE 6

GM- ATE#22040.01



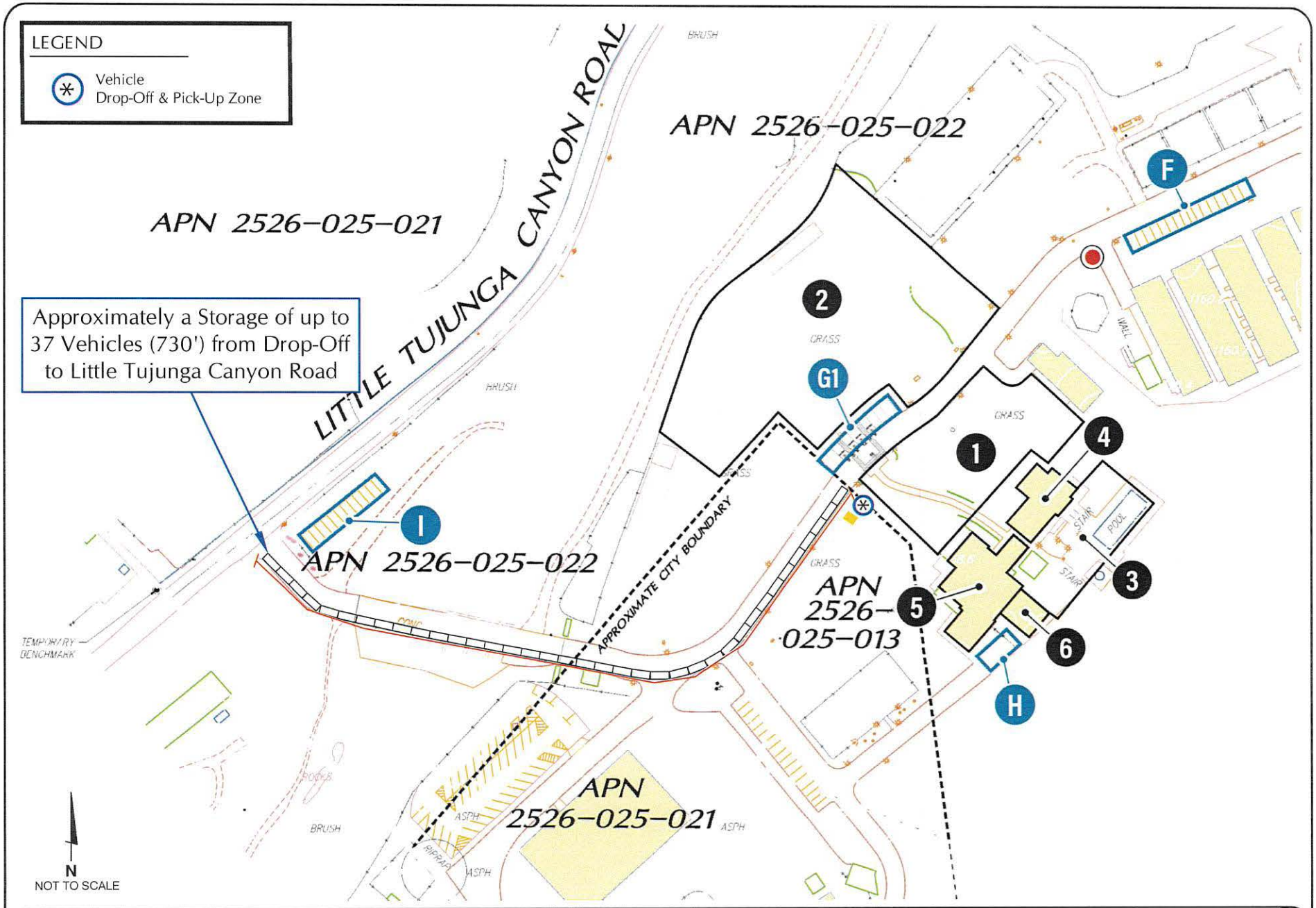
Note: No new development is proposed. The requested Conditional Use Permit would allow the Private Recreation Club use, including weddings and similar events, for dues-paying members of the club and their guests.

ASSOCIATED TRANSPORTATION ENGINEERS

PARKING LOT LOCATIONS AND TRAFFIC CONTROL PLAN - VALET
(CONES AND PARKING ATTENDANTS)

FIGURE 7

GM- ATE#22040.01

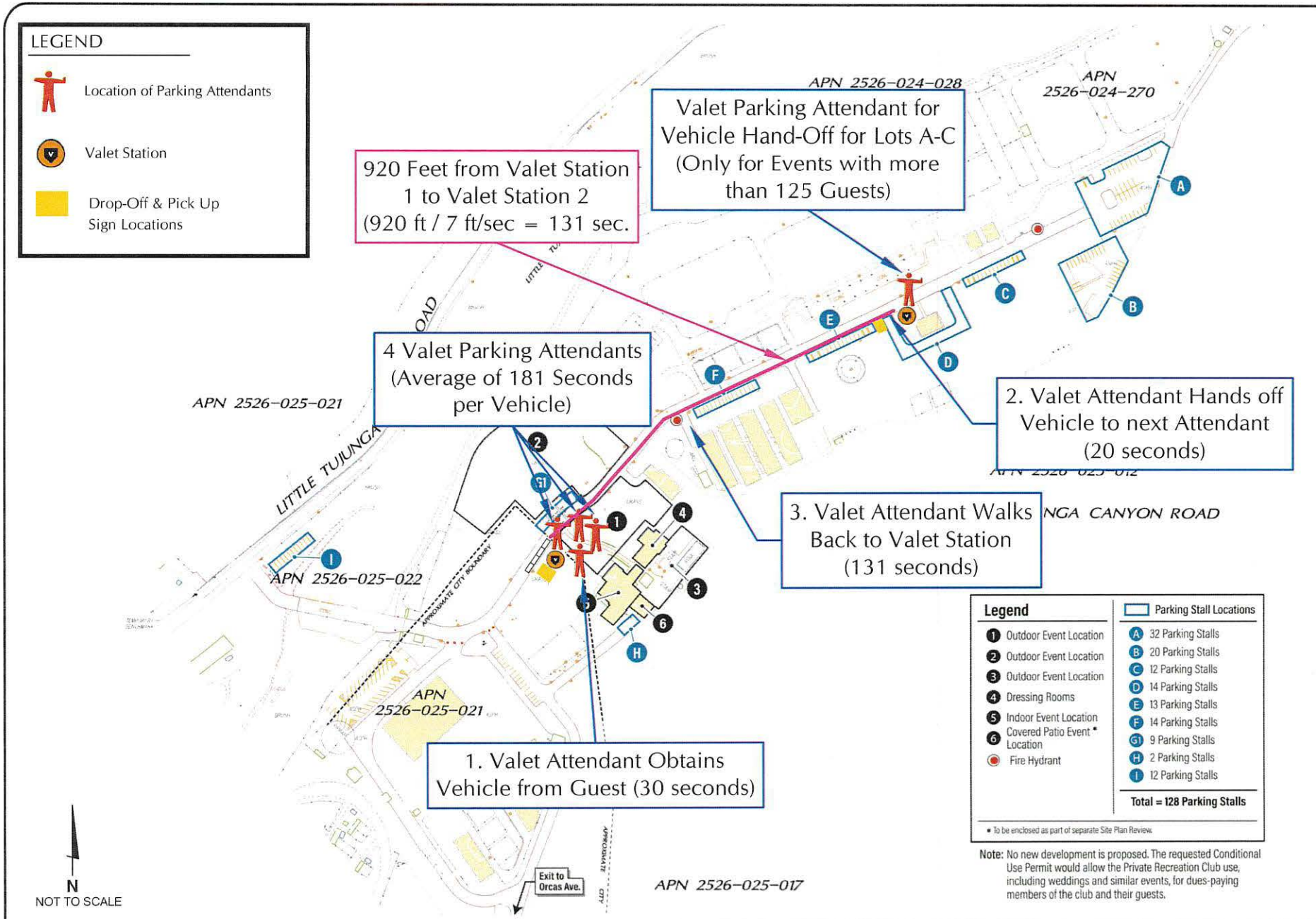


ASSOCIATED TRANSPORTATION ENGINEERS

37 VEHICLE QUEUE FROM DROP-OFF ZONE TO LITTLE TUJUNGA CANYON ROAD

FIGURE 8

GM- ATE#22040.01



Note: No new development is proposed. The requested Conditional Use Permit would allow the Private Recreation Club use, including weddings and similar events, for dues-paying members of the club and their guests.

ASSOCIATED TRANSPORTATION ENGINEERS

VALET PLAN - STATIONS AND ESTIMATED SERVICE TIME

FIGURE 9

GM- ATE#22040.01

Associated Transportation Engineers
Trip Generation Worksheet - Middle Ranch Project #22040.01

EVENTS WITH 225 ATTENDEES

Project Component	AVO	Vehicles	ADT		Event Start		Event End	
			Rate	Trips	Rate	Inbound	Rate	Outbound
EVENT SIZE								
225 Guests Drive(a)	2.5	90	2.0	180	1.00	90	1.00	90
EMPLOYEES								
5 Employees(b)	1.1	5	2.0	10	0.0	0	0.0	0
10 Vendors(c)	1.5	7	2.0	14	0.0	0	0.0	0
Project Total:				**204**		**90**		**90**

(a) Trip generation estimates assume an average vehicle occupancy (AVO) of 2.5 attendees per vehicle for guests.
Analysis assumes that 100% of guests would arrive and depart from the gathering during the 1-hour period.
(b) Analysis assumes 5 Middle Ranch employees and 1.1 AVO for employees.
(c) Analysis assumes 10 off-site vendors and 1.5 AVO for employees.

ANNUAL ADT
204 ADT x 150 Events = 30,600 ADT Per Year
30,600 ADT Per Year / 365 Days = 84 AADT

EVENT VENUE AVO DATA

SATURDAY **11/2/2013**

WINERY	INBOUND			OUTBOUND		
	PEOPLE	CARS	AVO	PEOPLE	CARS	AVO
KALYRA	205	72	2.85	204	71	2.87
ROBLAR (WEST)	43	23	1.87	43	22	1.95
ROBLAR (EAST)	133	57	2.33	127	55	2.31
BRIDLEWOOD	495	172	2.88	483	166	2.91
RUSACK (SOUTH)	174	72	2.42	176	73	2.41
RUSACK (NORTH)	7	6	1.17	6	6	1.00
LAFOND	131	53	2.47	132	54	2.44
TOTAL	**1188**	**455**	**2.61**	**1171**	**447**	**2.62**

ITE/ULI/LA COUNTY RATES

SOURCE/LAND USE	PARKING RATE	AVO
ITE Live Theater (a)	0.38	2.6
ULI Outdoor Amphitheater (b)	0.40	2.5
ULI Live Theater (b)	0.40	2.5
Los Angeles County Code (c)	0.33	3.0

(a) Parking Generation, Institute of Transportation Engineers, 5th Edition, 2019.

(b) Shared Parking, Urban Land Institute, 3rd Edition, 2020.

(c) Los Angeles County Code, Table 22.112.070-A, Entertainment, assembly, and dining.

OTHER FIRM DATA

SOURCE/LAND USE	AVO
KLOA Parking Evaluation (a)	2.5
Darnell & Associates Parking Study (b)	2.5

(a) Parking Evaluation Memorandum For Proposed Community Center/Banquet Facility, KLOA, October 17, 2019.

(b) Focused Traffic and Parking Study For Lavender and Olive Event Venue, Darnell & Associates, Inc, May 17, 2018.

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Shua Hoffman
Ateres Ayala

FROM: Javier Millan
Senior Consultant

Luay R. Aboona, P.E., PTOE
Principal

DATE: July 9, 2019 – Revised October 17, 2019

SUBJECT: Parking Evaluation
Proposed Community Center/Banquet Facility
Skokie, Illinois

This memorandum presents the findings and recommendations of a parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed community center/banquet facility to be located at 3412 West Touhy Avenue in Skokie, Illinois and to be known as the Ateres Ayala Community Center. The site is part of a multi-tenant building. As proposed, the southern end of the multi-tenant building will be redeveloped with a Jewish community center including a banquet facility with a maximum occupancy of 700 people. Parking is proposed to be provided within the parking areas serving the existing multi-tenant building. As will be demonstrated in the evaluation, the site provides more than adequate parking for the regularly anticipated events utilizing the entire Community Center. With planned valet parking it can also accommodate the maximum sized events, which may occur once or twice a year, that are possible given the Community Center's square footage.

The Ateres Ayala Community Center will be generally used for the following activities:

- Kosher wedding receptions
- Bar and Bat Mitzvahs
- Seminars and lectures

Note that due to the significantly lower parking usage for non-banquet events, which can easily be handled with existing parking, we have only addressed the peak demand for when the Community Center is used as a Banquet Facility, the use anticipated when the Village drafted the parking standards for the space.

Proposed Banquet Facility Parking Needs

In order to determine the existing parking demand within the multi-tenant building, parking occupancy surveys were conducted at the existing parking lots on Wednesday, December 19, 2018 and Saturday, December 22, 2018. The counts were conducted in half-hour intervals from 4:00 P.M. to 6:00 P.M. on Wednesday and 6:00 P.M. to 9:00 P.M. on Saturday. The parking area adjacent to the building was divided into three areas as illustrated in **Figure 1** (see Appendix). The parking occupancy surveys are summarized in **Tables A1 and A2** (included in the Appendix). As can be seen, the parking demand in the adjacent parking areas diminishes significantly after 4:00 P.M., thus providing good synergy between land uses given that the banquet hall activities do not start until 6:00 P.M.

As previously indicated, the Village of Skokie Off-Street Parking Requirements indicates that the proposed facility should provide one space for every 100 net square feet thus requiring 232 parking spaces in addition to the 55 parking spaces required for the other businesses. However, based on KLOA, Inc.'s past experience with banquet facilities, the typical vehicle occupancy (on average) is 2.5 people per vehicle and approximately 10 percent of attendees utilize other means of transportation (taxi, Uber, Lyft, etc.). As such, **Table 1** shows the anticipated peak parking demand of the banquet facility under various occupancy scenarios.

Darnell & ASSOCIATES, INC.
TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

May 17, 2018.

Steve Powell
Woodcrest Real Estate Ventures
1410 Main Street, Suite C
Ramona, California 92065

D&A No. 180405

Subject: Focused Traffic and Parking Study for Lavender and Olive Event Venue located at 633 Montecito Way Ramona, California

Dear Mr. Powell:

In accordance with your authorization Darnell & Associates Inc (D&A) has prepared this focused Traffic and Parking Study for the proposed Lavender and Olive Event Venue (L&O) to provide special events seven days a week from 10 AM to 10 PM. Events held at Lavender and Olive Event Venue will include weddings, corporate gatherings, birthdays, community events and various other social gatherings the projects amenities will include:

- Expanding the use of the SFD to include Bed and Breakfast (B&B) with a maximum occupancy of eight (8) people (including the owners),
- Seven (7) vintage trailers for optional wedding party overnight stays (maximum capacity of 2 person per trailer),
- Various pervious and non-pervious patio areas,
- Inter-connection pathways, both pervious and non-pervious,
- Open reception area with option for temporary party tent enclosure,
- Bridal Suite,
- Three (3) dedicated locations for temporary event restroom facilities, and
- On-site parking for all guests and employees.

Figure 1 is a copy of the project site plan. Also shown on Figure 1 is a vicinity map of the project location.

Project Description:

The project proposes to have special events at the facility to accommodate special events that would accommodate up to a maximum of 225 guests and employees between the Hours of 10:00 AM to 10:00 PM up to seven (7) days a week. To accommodate the guests and employees 100 parking spaces will be provided.

Project Trip Generation:

Trip generation for the special events at the Lavender and Olive Event Venue Project has been estimated by Darnell & Associates, Inc. (D&A), based on trip generation characteristics and observations made by D&A for special events such as weddings and other similar events. Our observations have found that trip generation of special events is related to the average vehicle occupancy of arriving guests. Vehicle occupancy of similar special events has found vehicle occupancy ranging from 2 to 4 persons per vehicle with average vehicle occupancy of 2.5 persons per vehicle. The 2.5 persons per vehicle occupancy rate have been observed for church functions, luncheons, dinner dances and concerts.

Based on our experience we estimate that special events at the Lavender and Olive Event Venue project site will generate traffic based on average vehicle occupancy of 2.5 persons per vehicle. To estimate the special event traffic generated by 225 guests and four employees, we estimated the number of vehicle that would arrive and leave after the special event. The following calculations result in 180 vehicles (ADT) arriving and leaving the site.

Guests Vehicles	= 225 Guests		
Arrival	= 225 Guests ÷ 2.5 guests/vehicle	=	90 vehicles (ADT)
Departure	= 225 Guests ÷ 2.5 guests/vehicle	=	90 vehicles (ADT)
	Total	=	**180 vehicles (ADT)**

Traffic Study Requirements:

Based on the trip generation of 180 vehicles for a special event for up to 225 guest and employees, it can be concluded that a detailed traffic impact study would not be required pursuant to the Table 1 Criteria listed in the San Diego County Report Format and Contents Requirements for Transportation Traffic dated August 24, 2011.

Parking:

The County of San Diego requires one parking space for every three (3) guests. Based on 225 guests, seventy-five (75) parking spaces would be required (225/3 = 75). To present a worst case condition, based on the vehicle occupancy of 2.5 persons per vehicle occupancy the 225 guests would require ninety (90) parking spaces (225/2.5 = 90).

The project proposes to provide 100 parking spaces; therefore the parking provided satisfies the County's requirements for 75 spaces and the worst case demand for 90 spaces.

Site Access

The project proposes a new access on Montecito Road. The location of the access is consistent with County Public Road Intersection Spacing Standards. The project proposes to retain the existing three (3) driveways on Montecito Way. The circular driveway North of Montecito Road is not consistent with the County of San Diego Public Road Standards for spacing. Therefore, the project will submit a design exception for the driveway spacing requirements.

Associated Transportatoin Engineers
Parking Survey Worksheet - Middle Ranch Project #20040.01

Date: 6/8/2023 Day: Thursday

Time	Zone A	Zone B	Zone C (a)	Zone D	Zone E	Zone F	Zone G1	Zone H	Zone I	Total
9:00 AM	0	0	0	0	2	5	1	1	0	9
10:00 AM	0	0	0	0	2	7	1	1	0	11
11:00 AM	0	0	0	0	2	7	1	1	0	11
12:00 PM	0	0	0	0	2	6	1	1	0	10
1:00 PM	0	0	0	0	2	8	1	1	0	12
2:00 PM	0	0	0	0	2	9	1	1	0	13
3:00 PM	0	0	0	0	2	4	1	1	0	8
4:00 PM	0	0	0	0	2	3	0	0	0	5
5:00 PM	0	0	0	0	2	0	0	0	0	2
6:00 PM	0	0	0	0	2	0	0	0	0	2
7:00 PM	0	0	0	0	2	0	0	0	0	2
8:00 PM	0	0	0	0	2	0	0	0	0	2

(a) 8 Trailers in the Dirt Lot nearby all day.

Associated Transportatoin Engineers
Parking Survey Worksheet - Middle Ranch Project #20040.01

Date: 6/9/2023 Day: Friday

Time	Zone A	Zone B	Zone C (a)	Zone D	Zone E	Zone F	Zone G1	Zone H	Zone I	Total
9:00 AM	0	0	0	0	6	10	0	0	0	16
10:00 AM	0	0	0	0	6	10	0	0	0	16
11:00 AM	0	0	0	0	7	11	0	0	0	18
12:00 PM	0	0	0	0	8	9	0	0	0	17
1:00 PM	0	0	0	0	8	11	0	0	0	19
2:00 PM	0	0	0	0	8	11	0	0	0	19
3:00 PM	0	0	0	0	8	11	0	0	0	19
4:00 PM	0	0	0	0	6	6	0	0	0	12
5:00 PM	0	0	0	0	3	0	0	0	0	3
6:00 PM	0	0	0	0	2	0	0	0	0	2
7:00 PM	0	0	0	0	2	0	0	0	0	2
8:00 PM	0	0	0	0	2	0	0	0	0	2

(a) 8 Trailers in the Dirt Lot nearby all day.

Associated Transportatoin Engineers
Parking Survey Worksheet - Middle Ranch Project #20040.01

Date: 6/10/2023 Day: Saturday

Time	Zone A	Zone B	Zone C (a)	Zone D	Zone E	Zone F	Zone G1	Zone H	Zone I	Total
9:00 AM	0	0	0	0	6	7	0	0	0	13
10:00 AM	0	0	0	0	8	10	0	0	0	18
11:00 AM	0	0	0	0	9	11	0	0	0	20
12:00 PM	0	0	0	0	8	10	0	0	0	18
1:00 PM	0	0	0	0	8	13	0	0	0	21
2:00 PM	0	0	0	0	8	9	0	0	0	17
3:00 PM	0	0	0	0	5	5	0	0	0	10
4:00 PM	0	0	0	0	2	2	0	0	0	4
5:00 PM	0	0	0	0	2	0	0	0	0	2
6:00 PM	0	0	0	0	2	0	0	0	0	2
7:00 PM	0	0	0	0	2	0	0	0	0	2
8:00 PM	0	0	0	0	2	0	0	0	0	2

(a) 8 Trailers in the Dirt Lot nearby all day.

M/M/s Queue

Inputs:

Arrival rate (λ)	1.5
Service rate per server (μ)	0.33
Number of servers (s)	5

Steady-State Operating Characteristics

Probability that the system is empty	p_0	0.004402
Average number of customers in line	L_q	7.829276
Average time spent in line	W_q	5.219517
Average time spent in the system	W	8.249820
Average number of customers in system	L	12.374730
Probability that the time in the queue is 0	$W_q(0)$	0.217072
Probability that the time in the queue is no more than t time units. Enter t > 0:	**0.083333**	0.226798
Utilization (traffic intensity)	ρ	0.909091

Steady-state Distribution

n	p_n
0	0.004402
1	0.020008
2	0.045472
3	0.068898
4	0.078293
5	0.071175
6	0.064705
7	0.058823
8	0.053475
9	0.048614
10	0.044194
11	0.040177
12	0.036524
13	0.033204
14	0.030185
15	0.027441
16	0.024946
17	0.022679
18	0.020617
19	0.018743
20	0.017039
21	0.015490
22	0.014082
23	0.012801
24	0.011638
25	0.010580
26	0.009618
27	0.008744
28	0.007949
29	0.007226
30	0.006569
31	0.005972
32	0.005429
33	0.004936
34	0.004487
35	0.004079
36	0.003708
37	0.003371

% 37 or less
96.628967

30 seconds to obtain vehicle
20 seconds to drive to Lot D
131 seconds to walk back
181 seconds total = 3.02 minutes
1/3.02 = 0.33 service rate

ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805)687-4418 • main@atesb.com

Since 1978

Richard L. Pool, P.E.
Scott A. Schell

January 11, 2024 22040.01L13

Juan Rodriguez
RJ's Property Management, LLC
11700 Little Tujunga Canyon Road
Sylmar, CA 91342

SITE ACCESS ASSESSMENT FOR THE MIDDLE RANCH CUP PROJECT – LOS ANGELES COUNTY

Associated Transportation Engineers (ATE) has prepared the following site access assessment for the Middle Ranch Conditional Use Permit (CUP) (RPPL 2022010891) Project, (the "Project"), proposed in Los Angeles County. As requested by County staff, the study contains an assessment for left-turn and right-turn lane implementation for the Project driveway on Little Tujunga Canyon Road based on the Access Management For Private Developments Guidelines Manual (AMFPDGM) published by Los Angeles County.

PROJECT DESCRIPTION

The existing Middle Ranch equestrian facility is located at 11700 Little Tujunga Canyon Road in the unincorporated community of Lakeview Terrace in Los Angeles County. Figure 1 (attached) shows the location of the Project site. The applicant is requesting a private club CUP to allow the hosting of events and sales of alcohol for onsite consumption; and is also requesting a parking permit from the County to allow guest and employee/vendor parking for the events on four adjacent parcels[1]: Assessor's Parcel Numbers (APN) 2526-025-012, 2526-025-022, 2526-024-028, 2526-024-270 (under the same ownership) that comprise the proposed Project event venue and a portion of the existing equestrian facility (RPPL 2022010891). Figure 2 shows the Project Site Plan.

[1] Middle Ranch property includes parcels that are located within the City of Los Angeles jurisdiction; however these parcels include only equestrian facilities and parking for the equestrian use that would not be involved with the proposed events.

The Project is proposing to host 150 events per year with a maximum capacity of 225 guests, as outlined below:

- Up to 150 events per year, with only 1 event/day
- Up to 225 guests per event
- Up to 15 employees/vendors per event
- Events would generally occur on weekends and Fridays with occasional events on Monday – Thursday. Events would be scheduled for seven to eight hours in duration and would start no earlier than 9:00 AM and end no later than 12:00 AM.

EXISTING CONDITIONS

Street Network

The Project site is served by a limited secondary highway. The following text provides a brief discussion of the major components of the study-area street network.

Little Tujunga Canyon Road, located on the western frontage of the Project site, is classified as a two-lane limited secondary highway in the Project study area. Little Tujunga Canyon Road extends south from Sand Canyon Road to just south of the Project driveway where it becomes Osborne Street. As shown on Figure 3, Little Tujunga Canyon Road provides access to the Project site via an existing driveway.

Existing Traffic Volumes

Existing Weekday PM peak hour and Saturday Mid-Day peak hour traffic volumes were obtained for the Little Tujunga Canyon Road/Project Driveway intersection from traffic counts conducted in June 2023 (count data attached). Figure 4 illustrates the Existing Weekday PM and Saturday Mid-Day peak hour traffic volumes for the Little Tujunga Canyon Road/Project Driveway intersection.

EVENT TRIP GENERATION

The following trip generation analysis assumes a maximum size event with 225 guests, 5 employees, and 10 vendors. The trip generation calculations assume an average vehicle occupancy (AVO) of 2.5 guests per vehicle based on surveys conducted at similar venues (survey data attached). The peak hour flow analysis assumes that 100% of the attendees would arrive and depart from the events during a 1-hour period, a conservative assumption since arrival and departure patterns for events typically spread beyond a 1-hour period (based on observations at other event venues). The analysis assumes 5 Middle Ranch employees with an AVO of 1.1 employees per vehicle and 10 off-site vendors (DJ, photographers, florists, bartenders etc.). The off-site vendors generally travel with one or more assistants for events, thus an AVO of 1.5 was used for vendors. It is noted that the AVO assumptions used in the analysis are more conservative than the parking space requirements yielded by the assembly and dining uses Code requirement of one parking space per three persons. Table 1 presents the results of the trip generation analysis.

Table 1
Project Trip Generation - Events

Event Size	AVO	Vehicles	ADT		Event Start (a)		Event End (a)	
			Rate	Trips	Rate	Inbound Trips	Rate	Outbound Trips
225 Guest Events								
225 Guests	2.5	90	2.0	180	1.00	90	1.00	90
5 Middle Ranch Employees	1.1	5	2.0	10	0.0	0	0.0	0
10 Off-Site Vendors	1.5	7	2.0	14	0.0	0	0.0	0
Totals				**204**		**90**		**90**

(a) Assumes 100% of guests arrive/depart during a one-hour period.

The data presented in Table 1 show that the 225-guest event would generate 204 average daily trips (ADT), with 90 peak hour trips (PHT) occurring during the 1-hour period at the start of events and 90 PHT occurring during the 1-hour period at the end of events.

PROJECT TRIP DISTRIBUTION

Project-generated traffic was distributed onto the study-area roadway system based on the existing traffic patterns observed in the study-area and consideration of the land uses in the surrounding area. The Project trip distribution percentages are presented in Table 2 and shown on Figure 5. The Project trip assignment volumes for the start and end of events are shown on Figures 6 and 7.

Table 2
Project Trip Distribution

Route	Origin/Destination	Percentage
Little Tujunga Canyon Road	North	0%
	South	100%
Total:		100%

OPENING YEAR (YEAR 2024) CONDITIONS

The AMFPDGM requires that traffic operations be analyzed for the build out year, which in this case is the estimated opening year of the Project. The Project is anticipated to begin hosting events starting on 2024. Table 2 in the AMFPDGM shows that the Sylmar area has a 0.42% growth factor from 2020-2025. The Year 2024 volumes were forecast for the Project driveway intersection assuming an ambient growth factor of 0.42% applied to the 2023 volumes for a one-year period.

SITE ACCESS AND CIRCULATION

Access to the Project site is proposed via an existing driveway on Little Tujunga Canyon Road (see Figure 2 – Project Site Plan). The driveway is approximately 25 feet wide at the Little Tujunga Road intersection and accommodates two-way flow. An additional gated driveway is located on Orcas Avenue for secondary emergency access.

TURN-LANE WARRANT ANALYSIS

As specified in the AMFPDGM, the Project driveway intersection was analyzed to assess if left-turn and right-turn lanes are warranted on Little Tujunga Canyon Road. The analysis was completed assuming both "event start" and "event end" scenarios. The AMFPDGM guidelines were applied using the Year 2024 + Project volumes shown on Figures 8 and 9.

Step 1 – Determine Design Parameters

Little Tujunga Canyon Road is designated as a limited secondary highway in the North County Highway Plan, thus the design speed is 55 MPH. The AMFPDGM notes that a lower design speed of 45 MPH may be used based on roadway constraints such as topography, intersection spacing, and other road conditions. The Project driveway is located approximately 645 feet north of a stop-sign on Little Tujunga Road and 435' south of a curve on Little Tujunga Canyon Road (see Figure 10). The stop-sign and the roadway geometry limit speeds at the driveway to less than 55 MPH. ATE conducted speed surveys adjacent to the Project driveway to verify current design speeds. The speed surveys measured the 85th percentile speed at 25 MPH for northbound traffic and 38 MPH for southbound traffic. Based on the existing roadway conditions and the results of the speed surveys, the lower design speed of 45 MPH was used for the warrant analysis. The posted speed limit on Little Tujunga Canyon Road just south of the Project driveway is 40 MPH, thus further supporting using a lower design speed of 45 MPH.

Step 2- Evaluate Sight Distance

Step 2 of the turn lane warrant analysis requires an evaluation of the horizontal and vertical stopping sight distances at the Project driveways. The AMFPDGM indicates that the minimum stopping sight distance for a 45 MPH design speed is 360 feet. As shown on Figure 11, the vertical and horizontal sight distance from the Project driveway looking to the north is 435 feet and the sight distance looking to the south is 645 feet. As shown on Figure 12, the vertical and horizontal stopping sight distance for vehicles on Little Tujunga Canyon Road approaching the Project driveway from the south looking to the north is 600 feet and the sight distance approaching the Project driveway from the north looking to the south is 375 feet. These sight distances meet the AMFPDGM minimums, thus Step 3 was evaluated for the turn-lane warrant analyses at the Project driveway.

Step 3 – Complete Warrant Analysis

The Little Tujunga Canyon Road/Project Driveway is a yield approach on the driveway approach and free flow on the Little Tujunga Canyon Road approaches. No left-turn or right-turn lanes exist at the driveway. As noted above, the left-turn and right-turn lane warrant analysis was completed using the Year 2024 + Project volumes. It is also noted that the Saturday Mid-Day peak hour volumes were used for the evaluation as the weekday PM peak hour volumes on Little Tujunga Canyon Road are substantially lower than the Saturday Mid-Day volumes. Table 3 presents the results of the analysis (warrant worksheets attached).

Table 3
Turn Lane Analysis Results – Little Tujunga Canyon Road/Project Driveway

Turn-Lane	Warranted Satisfied?
Left-Turn	No
Right-Turn	No

The data presented in Table 3 show that the volumes forecast for the Little Tujunga Canyon Road/Project Driveway intersection do not meet the warrants for left-turn or right-turn implementation under Year 2024 + Project conditions.

ADDITIONAL LEVEL OF SERVICE ANALYSIS

ATE also completed a level of service (LOS) analysis for the Little Tujunga Canyon Road/Project Driveway intersection to assess if the intersection would operate acceptably with the existing geometry and the forecast event traffic volumes. Levels of service for the intersection were calculated using the operations methodology outlined in the Highway Capacity Manual (HCM)[2], which is the methodology adopted by the County. For the unsignalized intersection, each movement required to stop or yield has a level of service rating and there is an overall level of service rating presented for the intersection. Pursuant to the HCM methods, levels of service were calculated and reported based on the average seconds of delay per vehicle for the stop and yield movements. The unsignalized levels of service assume the lane geometries at the intersections as well as the HCM recommended inputs values for other attributes of the intersection (% heavy vehicles, flared approaches, etc.). Table 4 presents the results of the LOS analyses for the Year 2024 and Year 2024 + Project during the "event start" scenario and Table 5 presents the results for the Year 2024 and Year 2024 + Project during the "event end" scenario.

2 Highway Capacity Manual, Transportation Research Board, 7th Edition, 2022.

Table 4
Little Tujunga Canyon Road/Project Driveway LOS – Event Start

Intersection Movement	Mid-Day Peak Delay / LOS		PM Peak Delay / LOS	
	2024	2024 + Project	2024	2024 + Project
Project Driveway WB Left + Right	10.2 Sec./LOS B	10.6 Sec./LOS B	9.6 Sec./LOS A	9.9 Sec./LOS A
SB Little Tujunga Canyon Road Left	0.0 Sec./LOS A	0.0 Sec./LOS A	0.0 Sec./LOS A	0.0 Sec./LOS A
Average Weighted Delay	10.2 Sec./LOS B	10.6 Sec./LOS B	9.6 Sec./LOS A	9.9 Sec./LOS A

Table 5
Little Tujunga Canyon Road/Project Driveway LOS – Event End

Intersection Movement	Mid-Day Peak Delay / LOS		PM Peak Delay / LOS	
	2024	2024 + Project	2024	2024 + Project
Project Driveway WB Left + Right	10.2 Sec./LOS B	11.2 Sec./LOS B	9.6 Sec./LOS A	10.3 Sec./LOS B
SB Little Tujunga Canyon Road Left	0.0 Sec./LOS A	0.0 Sec./LOS A	0.0 Sec./LOS A	0.0 Sec./LOS A
Average Weighted Delay	10.2 Sec./LOS B	11.2 Sec./LOS B	9.6 Sec./LOS A	10.3 Sec./LOS B

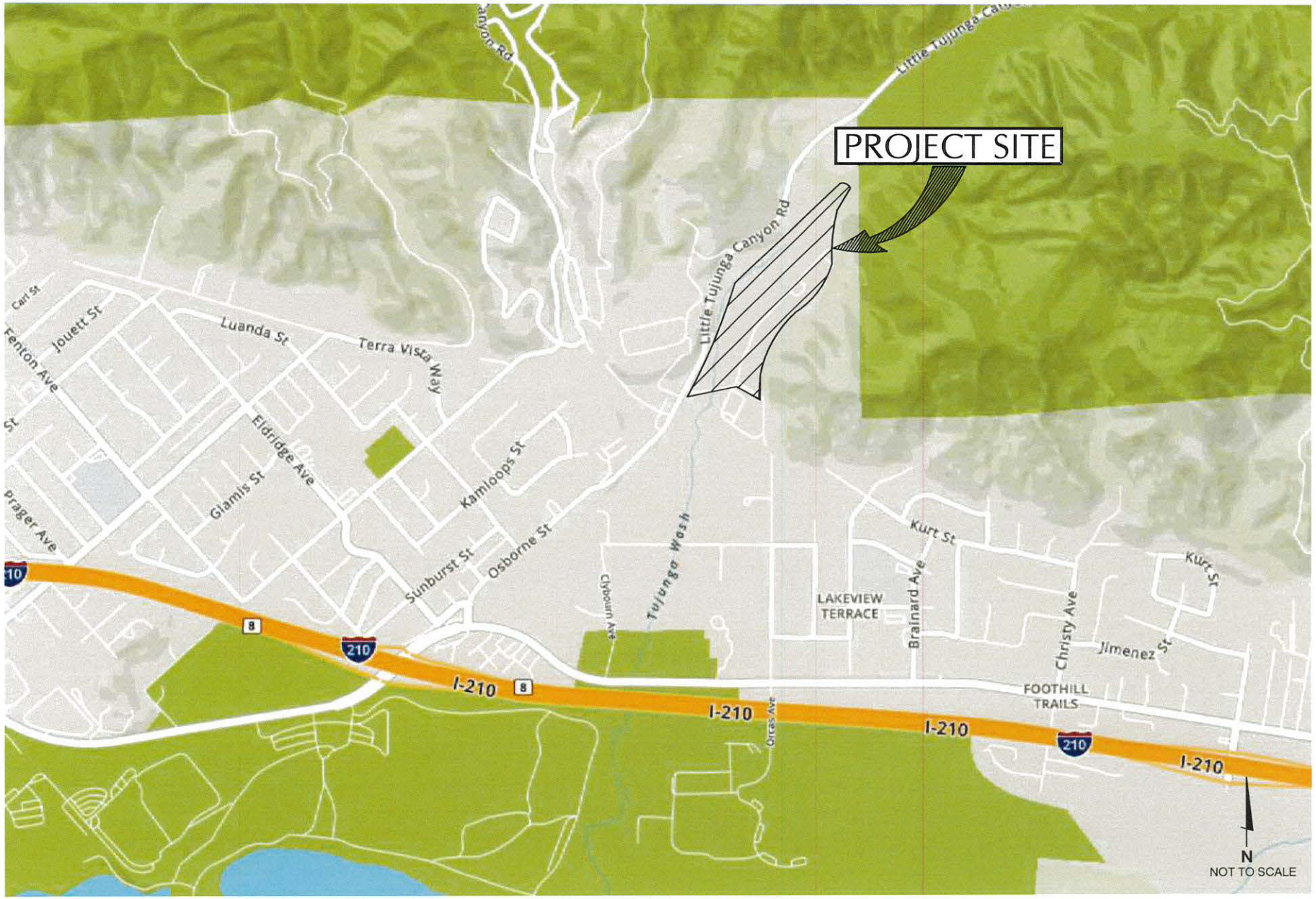
The data presented in Tables 4 and 5 indicate that the Little Tujunga Canyon Road/Project driveway intersection would operate acceptably in the LOS A-B range with Year 2024 and Year 2024 + Project traffic volumes, indicating acceptable operations with low delays.

This concludes ATE's site access assessment for the Middle Ranch CUP Project.

Associated Transportation Engineers

By: Scott A. Schell
Principal Transportation Planner

Attachments: Figures 1-12
Traffic Count Data
Trip Generation Worksheet
SB County Winery Survey Data
SCAG 2012 Regional Model Mode Choice Data
Left-Turn and Right-Turn Lane Implementation Worksheets
Driveway Level of Service Calculation Worksheets

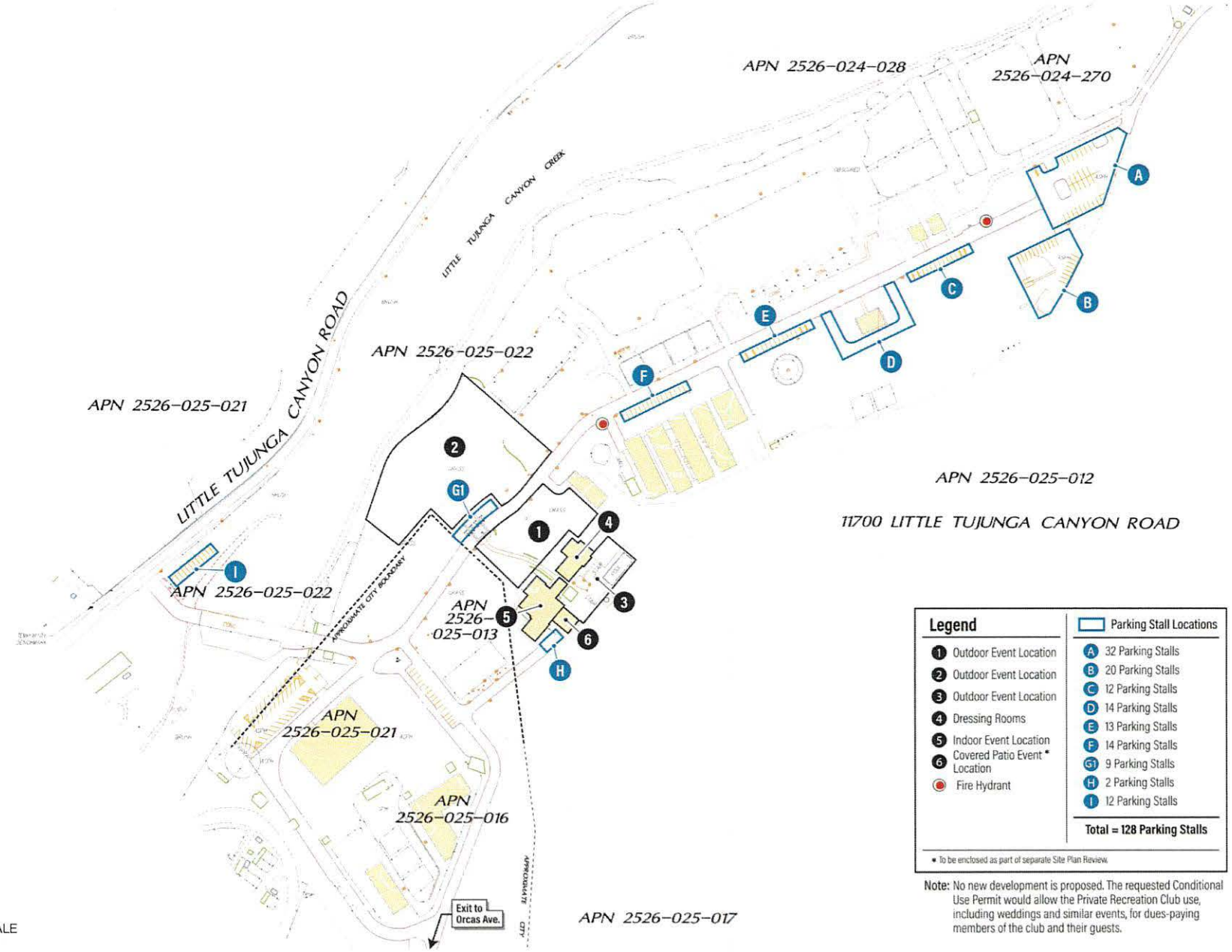


ASSOCIATED TRANSPORTATION ENGINEERS

PROJECT SITE LOCATION

FIGURE 1

GM- ATE#22040.01



Note: No new development is proposed. The requested Conditional Use Permit would allow the Private Recreation Club use, including weddings and similar events, for dues-paying members of the club and their guests.

ASSOCIATED TRANSPORTATION ENGINEERS

PROJECT SITE PLAN

FIGURE 2

GM- ATE#22040.01

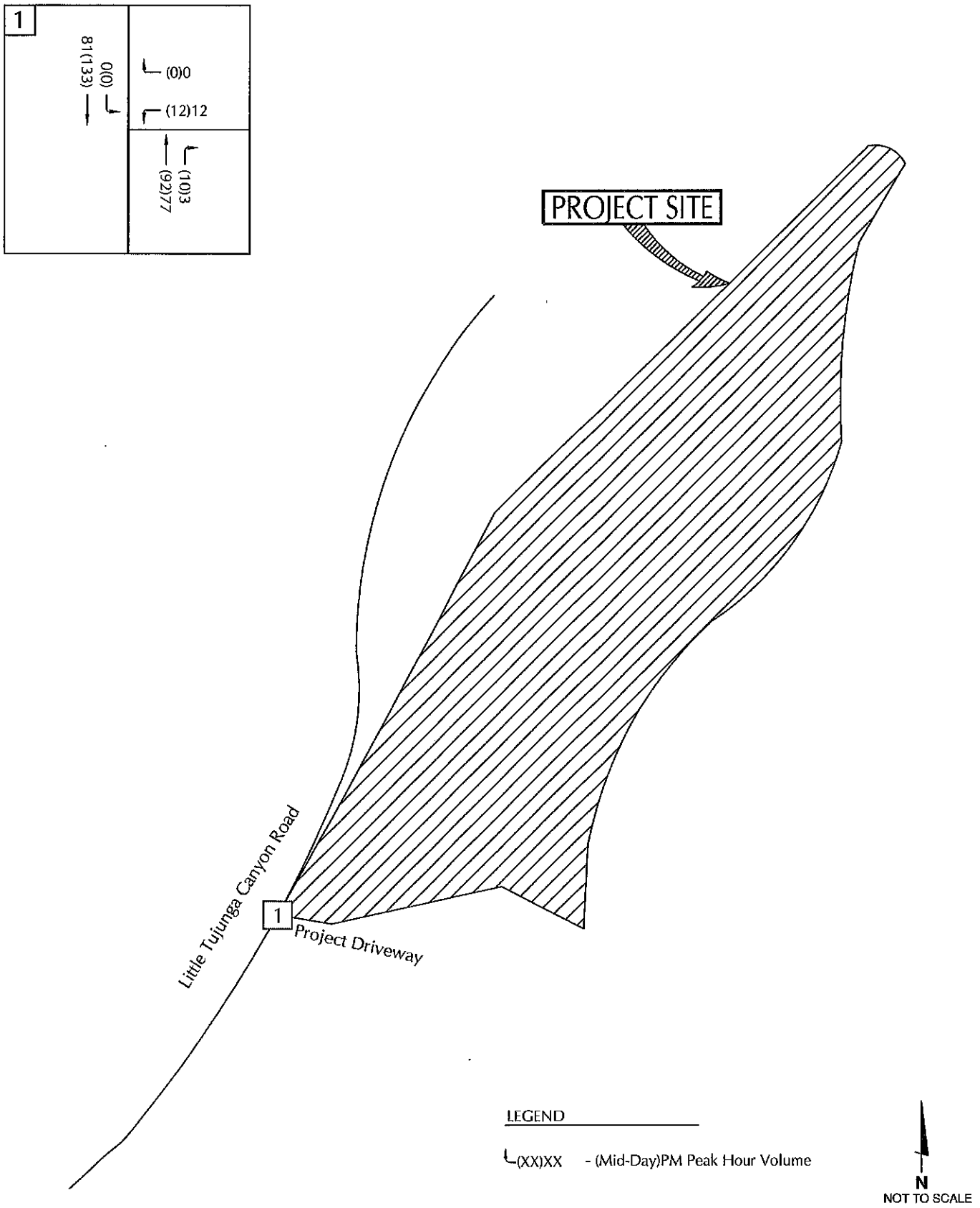


Associated
Transportation
Engineers

EXISTING STREET NETWORK

FIGURE 3

GM- ATE#22040.01

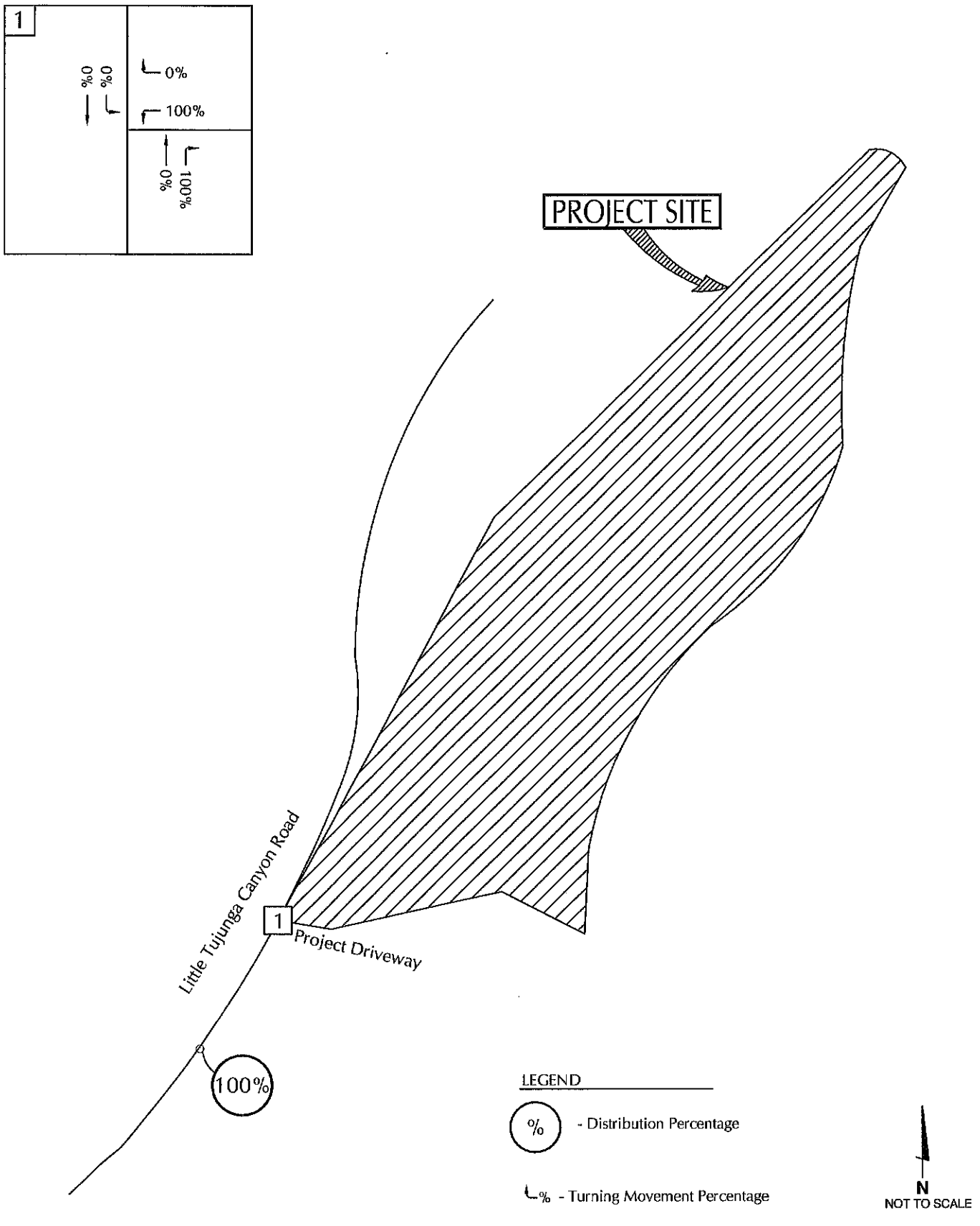


ASSOCIATED TRANSPORTATION ENGINEERS

EXISTING TRAFFIC VOLUMES

FIGURE 4

GM- ATE#22040.01

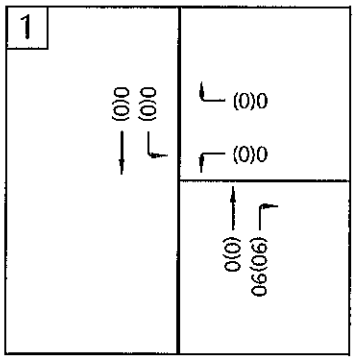


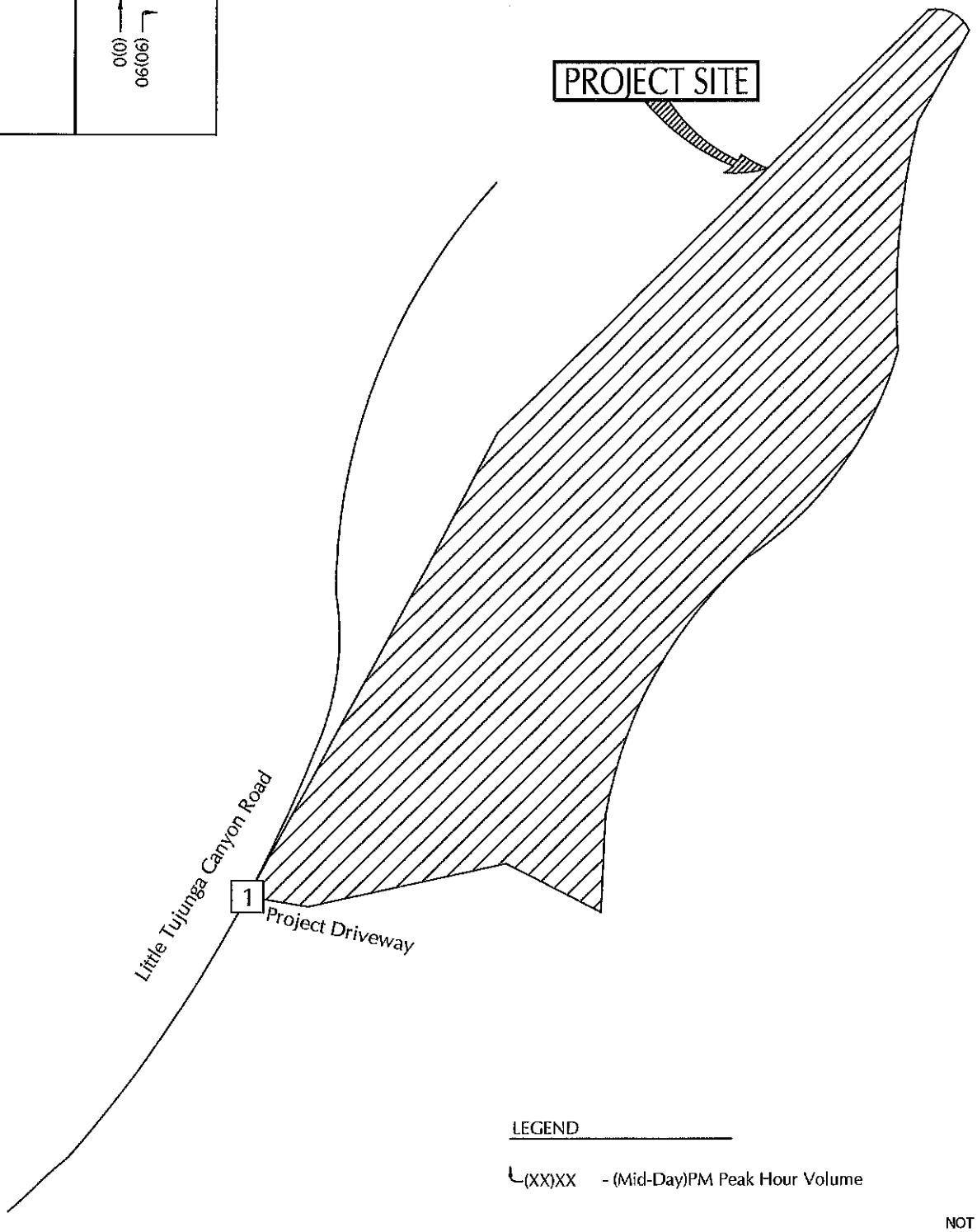
ASSOCIATED TRANSPORTATION ENGINEERS

PROJECT TRIP DISTRIBUTION AND ASSIGNMENT PERCENTAGES

FIGURE 5

GM- ATE#22040.01





LEGEND

└(XX)XX - (Mid-Day)PM Peak Hour Volume

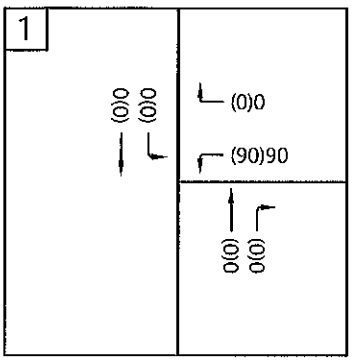
N
NOT TO SCALE

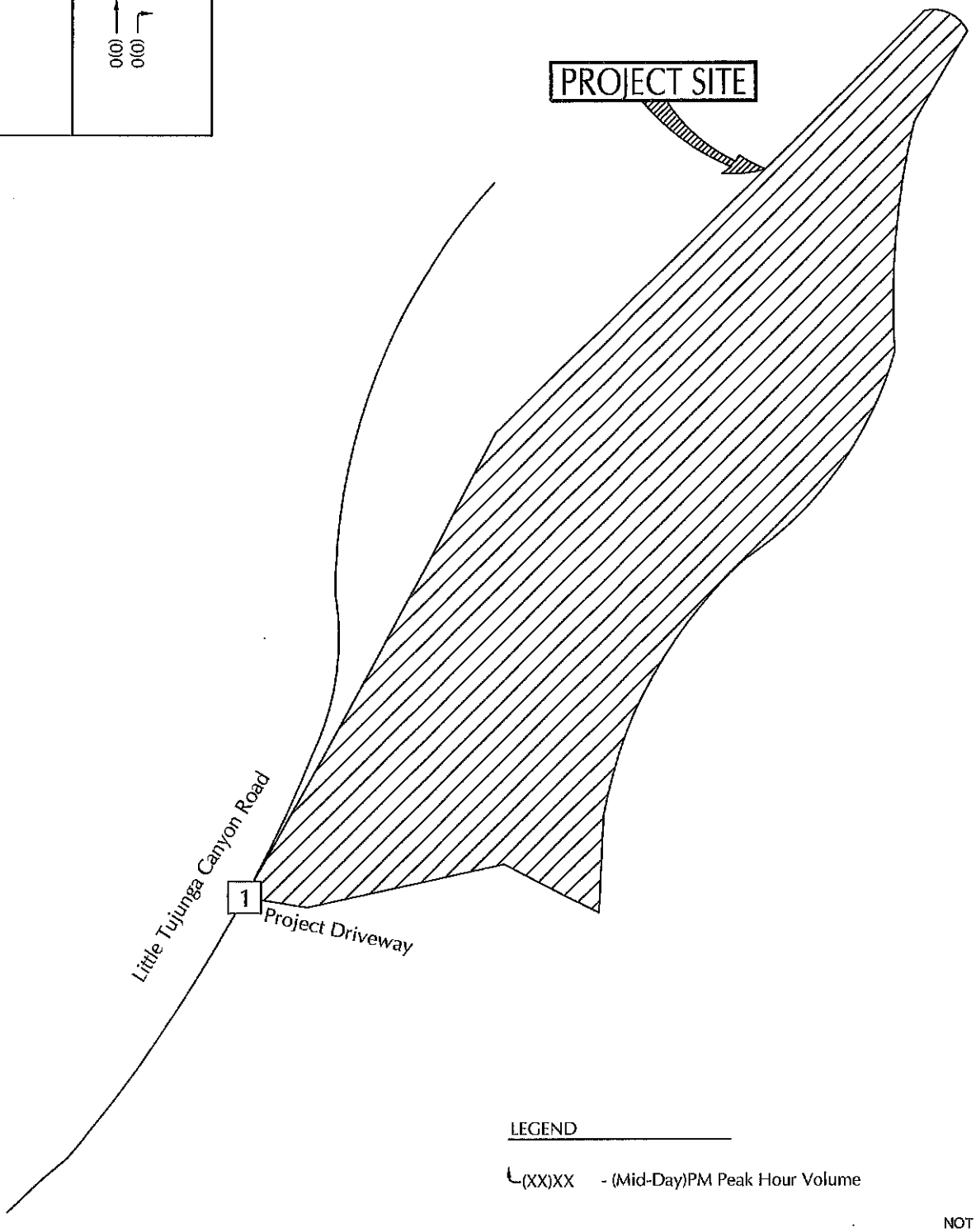
ASSOCIATED TRANSPORTATION ENGINEERS

PROJECT TRIP ASSIGNMENT VOLUMES - EVENT START

FIGURE 6

GM-ATE#22040.01





LEGEND

└(XX)XX - (Mid-Day)PM Peak Hour Volume

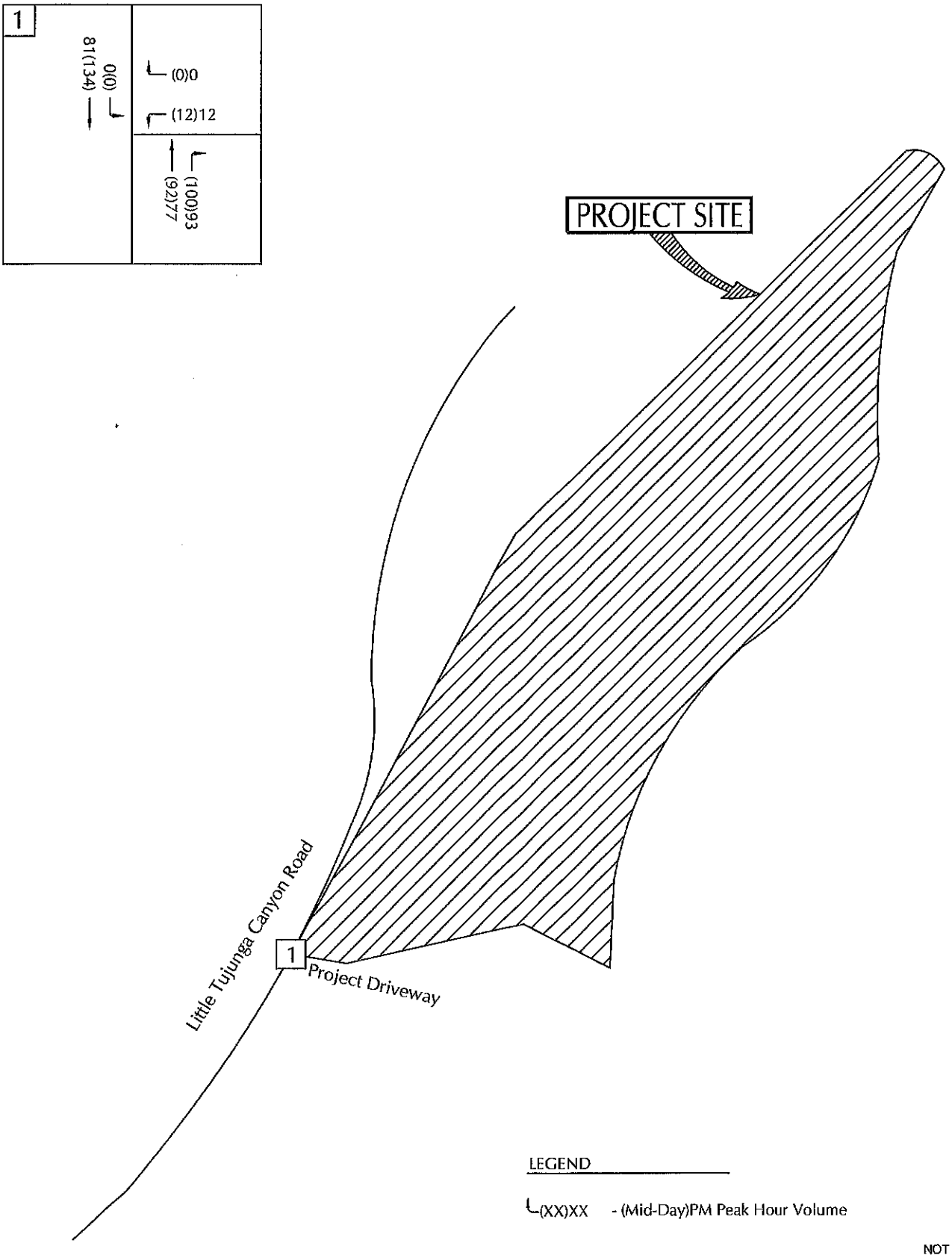
N
NOT TO SCALE

ASSOCIATED TRANSPORTATION ENGINEERS

PROJECT TRIP ASSINGMENT VOLUMES - EVENT END

FIGURE 7

GM- ATE#22040.01

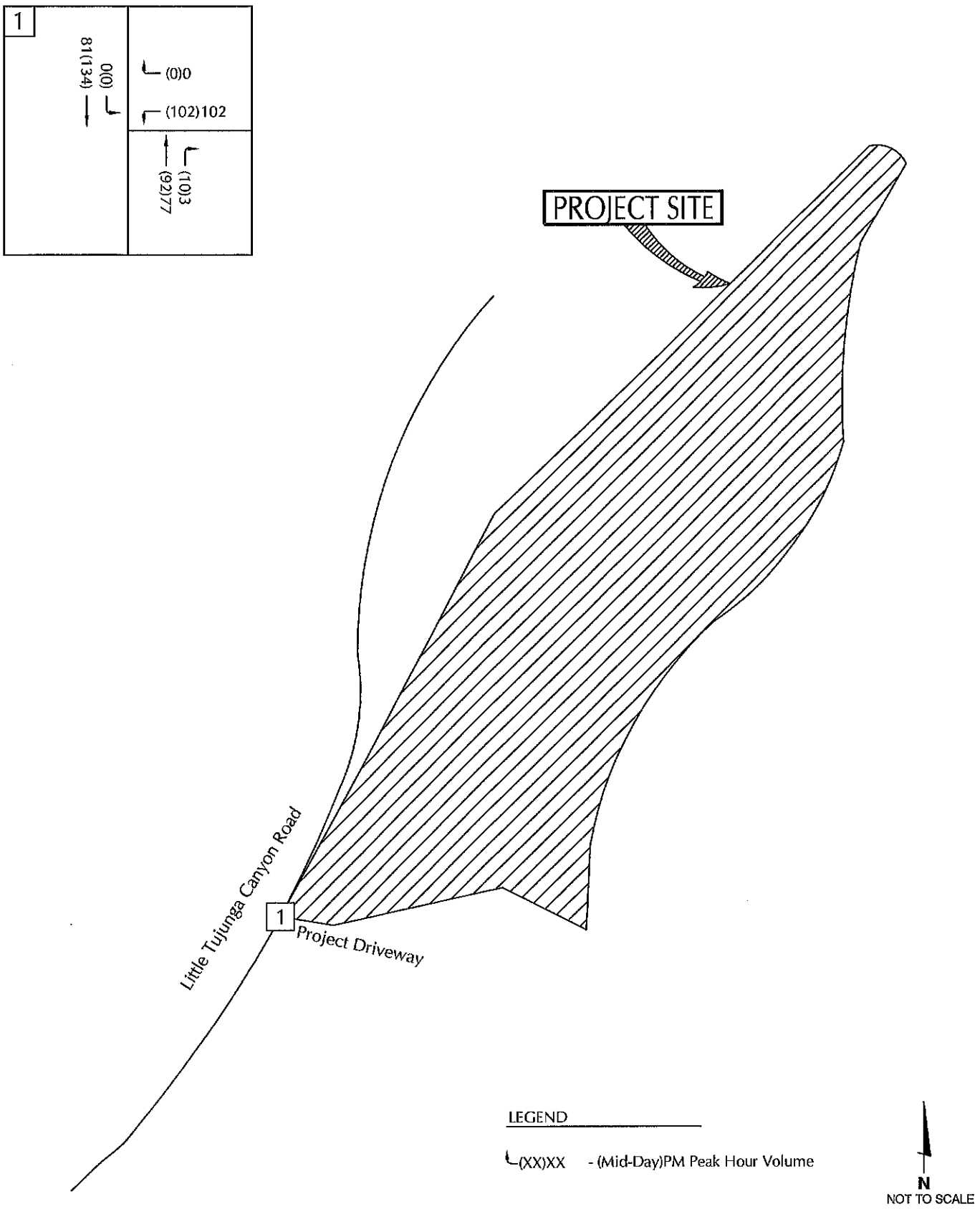


ASSOCIATED TRANSPORTATION ENGINEERS

YEAR 2024 + PROJECT TRAFFIC VOLUMES - EVENT START

FIGURE 8

GM- ATE#22040.01



ASSOCIATED TRANSPORTATION ENGINEERS

YEAR 2024 + PROJECT TRAFFIC VOLUMES - EVENT END

FIGURE 9

GM- ATE#22040.01

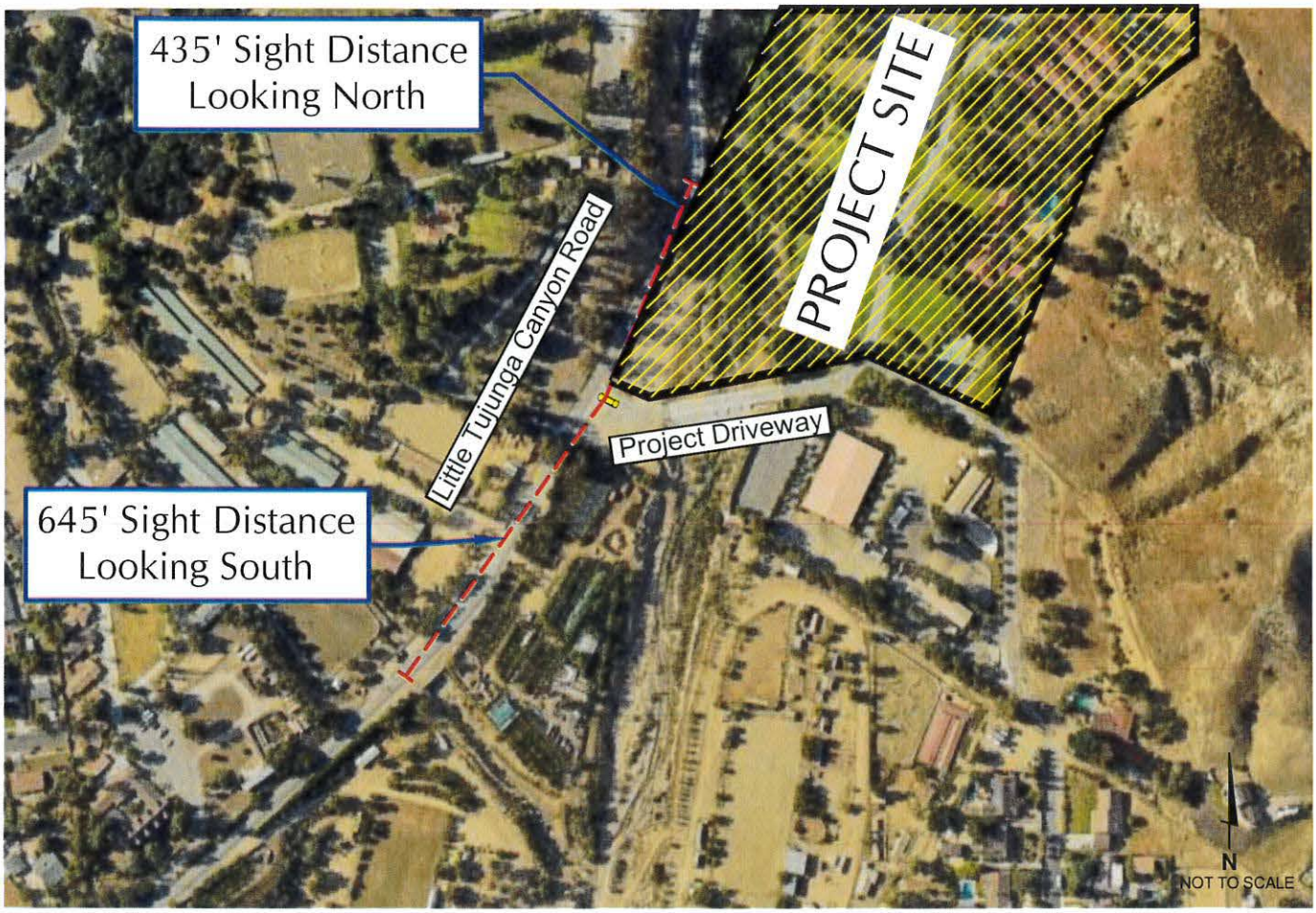


Associated Transportation Engineers

LITTLE TUJUNGA CANYON ROAD - STOP-SIGN AND CURVE LOCATIONS

FIGURE 10

GM- ATE#22040.01



Looking South - 645'



Looking North - 435'

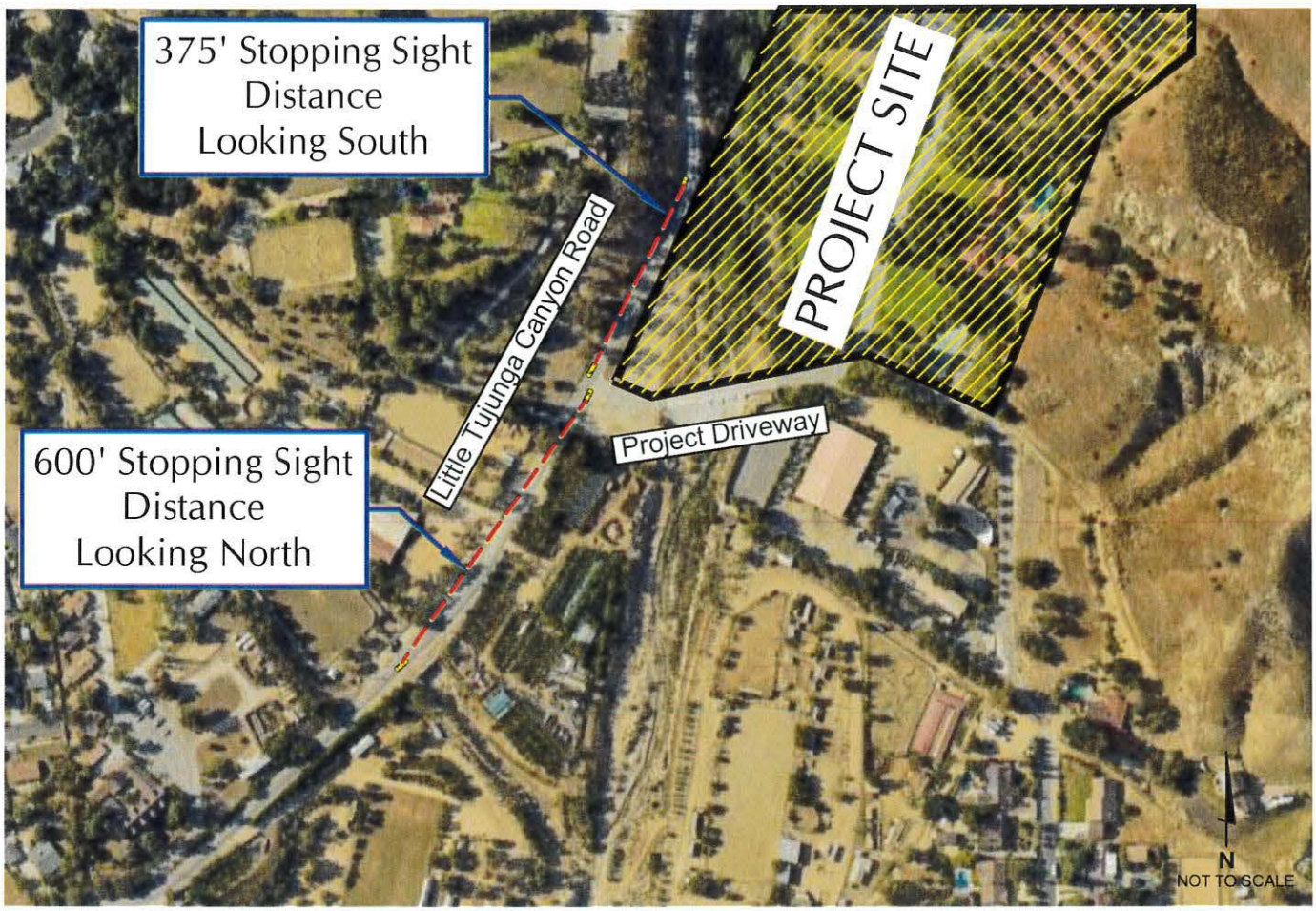


ASSOCIATED
TRANSPORTATION
ENGINEERS

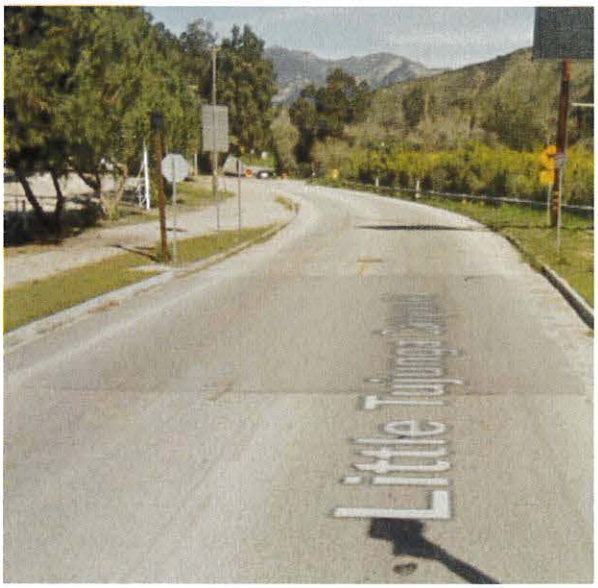
PROJECT DRIVEWAY SIGHT DISTANCES

FIGURE 11

GM- ATE#22040.01



Looking North - 600'



Looking South - 375'



ASSOCIATED TRANSPORTATION ENGINEERS

LITTLE TUJUNGA CANYON ROAD STOPPING SIGHT DISTANCES

FIGURE 12

GM- ATE#22040.01

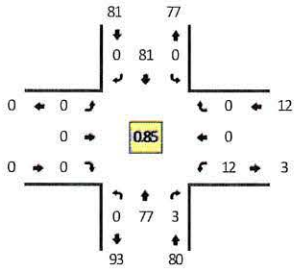
Type of peak hour being reported: Intersection Peak

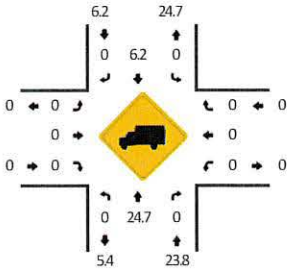
Method for determining peak hour: Total Entering Volume

LOCATION: Little Tujunga Canyon Rd -- Middle Ranch Dwy
CITY/STATE: Los Angeles, CA

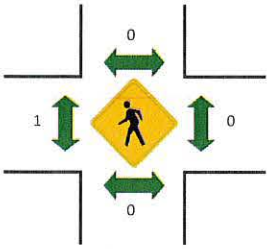
QC JOB #: 16122107
DATE: Thu, Jun 8 2023

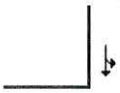
Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:00 PM -- 4:15 PM

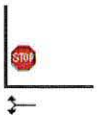


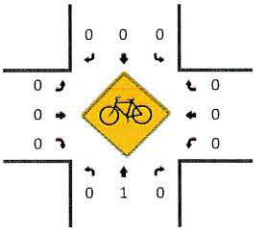


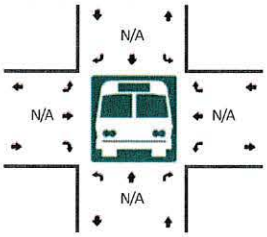
Quality Counts
DATA THAT DRIVES COMMUNITIES



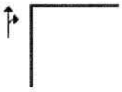


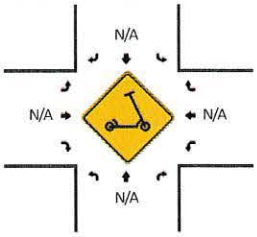












15-Min Count Period Beginning At	Little Tujunga Canyon Rd (Northbound)				Little Tujunga Canyon Rd (Southbound)				Middle Ranch Dwy (Eastbound)				Middle Ranch Dwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	23	0	0	0	22	0	0	0	0	0	0	6	0	0	0	51	
4:15 PM	0	17	2	0	0	23	0	0	0	0	0	0	5	0	0	0	47	
4:30 PM	0	17	0	0	0	24	0	0	0	0	0	0	1	0	0	0	42	
4:45 PM	0	20	1	0	0	12	0	0	0	0	0	0	0	0	0	0	33	173
5:00 PM	0	10	0	0	0	17	0	0	0	0	0	0	1	0	0	0	28	150
5:15 PM	0	11	1	0	0	16	0	0	0	0	0	0	1	0	0	0	29	132
5:30 PM	0	14	0	0	0	18	0	0	0	0	0	0	0	0	0	0	32	122
5:45 PM	0	10	1	0	0	11	0	0	0	0	0	0	2	0	0	0	24	113

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	92	0	0	0	88	0	0	0	0	0	0	24	0	0	0	204
Heavy Trucks	0	28	0		0	0	0		0	0	0		0	0	0		28
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 6/16/2023 12:39 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

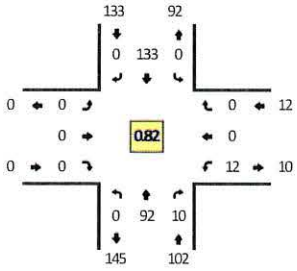
Type of peak hour being reported: Intersection Peak

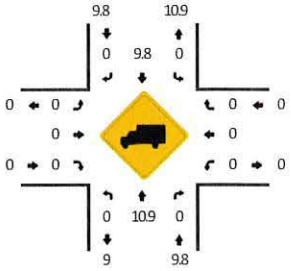
Method for determining peak hour: Total Entering Volume

LOCATION: Little Tujunga Canyon Rd -- Middle Ranch Dwy
CITY/STATE: Los Angeles, CA

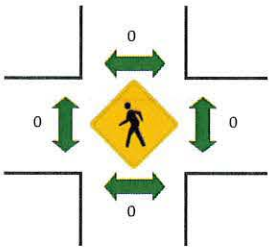
QC JOB #: 16122108
DATE: Sat, Jun 10 2023

Peak-Hour: 11:30 AM -- 12:30 PM
Peak 15-Min: 11:45 AM -- 12:00 PM

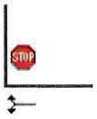


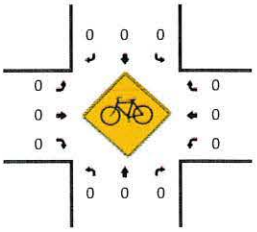


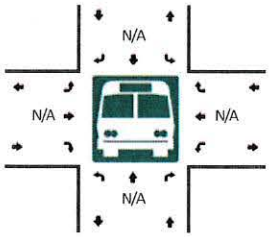
Quality Counts
DATA THAT DRIVES COMMUNITIES



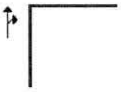


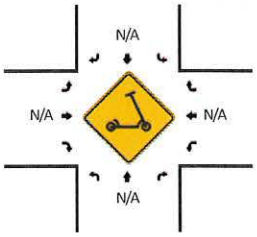












15-Min Count Period Beginning At	Little Tujunga Canyon Rd (Northbound)				Little Tujunga Canyon Rd (Southbound)				Middle Ranch Dwy (Eastbound)				Middle Ranch Dwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
11:00 AM	0	21	0	0	0	34	0	0	0	0	0	0	0	0	0	0	55	
11:15 AM	0	18	4	0	0	18	0	0	0	0	0	0	1	0	2	0	43	
11:30 AM	0	21	4	0	0	42	0	0	0	0	0	0	2	0	0	0	69	
11:45 AM	0	32	2	0	0	36	0	0	0	0	0	0	5	0	0	0	75	242
12:00 PM	0	16	3	0	0	31	0	0	0	0	0	0	4	0	0	0	54	241
12:15 PM	0	23	1	0	0	24	0	0	0	0	0	0	1	0	0	0	49	247
12:30 PM	0	21	1	0	0	21	0	0	0	0	0	0	2	0	0	0	45	223
12:45 PM	0	25	1	0	0	19	0	0	0	0	0	0	0	0	0	0	45	193
1:00 PM	0	15	2	0	0	13	0	0	0	0	0	0	5	0	0	0	35	174
1:15 PM	0	17	0	0	0	26	0	0	0	0	0	0	0	0	0	0	43	168
1:30 PM	0	23	3	0	0	18	0	0	0	0	0	0	2	0	0	0	46	169
1:45 PM	0	23	0	0	0	20	0	0	0	0	0	0	1	0	1	0	45	169

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	128	8	0	0	144	0	0	0	0	0	0	20	0	0	0	300
Heavy Trucks	0	8	0		0	4	0		0	0	0		0	0	0		12
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 6/16/2023 12:39 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Associated Transportation Engineers
Trip Generation Worksheet - Middle Ranch Project #22040.01

EVENTS WITH 225 ATTENDEES

Project Component	AVO	Vehicles	ADT		Event Start		Event End	
			Rate	Trips	Rate	Inbound	Rate	Outbound
EVENT SIZE								
225 Guests Drive(a)	2.5	90	2.0	180	1.00	90	1.00	90
EMPLOYEES								
5 Employees(b)	1.1	5	2.0	10	0.0	0	0.0	0
10 Vendors(c)	1.5	7	2.0	14	0.0	0	0.0	0
Project Total:				**204**		**90**		**90**

(a) Trip generation estimates assume an average vehicle occupancy (AVO) of 2.5 attendees per vehicle for guests.
Analysis assumes that 100% of guests would arrive and depart from the gathering during the 1-hour period.
(b) Analysis assumes 5 Middle Ranch employees and 1.1 AVO for employees.
(c) Analysis assumes 10 off-site vendors and 1.5 AVO for employees.

ANNUAL ADT
204 ADT x 150 Events = 30,600 ADT Per Year
30,600 ADT Per Year / 365 Days = 84 AADT

EVENT VENUE AVO DATA

SATURDAY **11/2/2013**

WINERY	INBOUND			OUTBOUND		
	PEOPLE	CARS	AVO	PEOPLE	CARS	AVO
KALYRA	205	72	2.85	204	71	2.87
ROBLAR (WEST)	43	23	1.87	43	22	1.95
ROBLAR (EAST)	133	57	2.33	127	55	2.31
BRIDLEWOOD	495	172	2.88	483	166	2.91
RUSACK (SOUTH)	174	72	2.42	176	73	2.41
RUSACK (NORTH)	7	6	1.17	6	6	1.00
LAFOND	131	53	2.47	132	54	2.44
TOTAL	**1188**	**455**	**2.61**	**1171**	**447**	**2.62**

ITE/ULI/LA COUNTY RATES

SOURCE/LAND USE	PARKING RATE	AVO
ITE Live Theater (a)	0.38	2.6
ULI Outdoor Amphitheater (b)	0.40	2.5
ULI Live Theater (b)	0.40	2.5
Los Angeles County Code (c)	0.33	3.0

(a) Parking Generation, Institute of Transportation Engineers, 5th Edition, 2019.

(b) Shared Parking, Urban Land Institute, 3rd Edition, 2020.

(c) Los Angeles County Code, Table 22.112.070-A, Entertainment, assembly, and dining.

OTHER FIRM DATA

SOURCE/LAND USE	AVO
KLOA Parking Evaluation (a)	2.5
Darnell & Associates Parking Study (b)	2.5

(a) Parking Evaluation Memorandum For Proposed Community Center/Banquet Facility, KLOA, October 17, 2019.

(b) Focused Traffic and Parking Study For Lavender and Olive Event Venue, Darnell & Associates, Inc, May 17, 2018.

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Shua Hoffman
Ateres Ayala

FROM: Javier Millan
Senior Consultant

Luay R. Aboona, P.E., PTOE
Principal

DATE: July 9, 2019 – Revised October 17, 2019

SUBJECT: Parking Evaluation
Proposed Community Center/Banquet Facility
Skokie, Illinois

This memorandum presents the findings and recommendations of a parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed community center/banquet facility to be located at 3412 West Touhy Avenue in Skokie, Illinois and to be known as the Ateres Ayala Community Center. The site is part of a multi-tenant building. As proposed, the southern end of the multi-tenant building will be redeveloped with a Jewish community center including a banquet facility with a maximum occupancy of 700 people. Parking is proposed to be provided within the parking areas serving the existing multi-tenant building. As will be demonstrated in the evaluation, the site provides more than adequate parking for the regularly anticipated events utilizing the entire Community Center. With planned valet parking it can also accommodate the maximum sized events, which may occur once or twice a year, that are possible given the Community Center's square footage.

The Ateres Ayala Community Center will be generally used for the following activities:

- Kosher wedding receptions
- Bar and Bat Mitzvahs
- Seminars and lectures

Note that due to the significantly lower parking usage for non-banquet events, which can easily be handled with existing parking, we have only addressed the peak demand for when the Community Center is used as a Banquet Facility, the use anticipated when the Village drafted the parking standards for the space.

Proposed Banquet Facility Parking Needs

In order to determine the existing parking demand within the multi-tenant building, parking occupancy surveys were conducted at the existing parking lots on Wednesday, December 19, 2018 and Saturday, December 22, 2018. The counts were conducted in half-hour intervals from 4:00 P.M. to 6:00 P.M. on Wednesday and 6:00 P.M. to 9:00 P.M. on Saturday. The parking area adjacent to the building was divided into three areas as illustrated in **Figure 1** (see Appendix). The parking occupancy surveys are summarized in **Tables A1 and A2** (included in the Appendix). As can be seen, the parking demand in the adjacent parking areas diminishes significantly after 4:00 P.M., thus providing good synergy between land uses given that the banquet hall activities do not start until 6:00 P.M.

As previously indicated, the Village of Skokie Off-Street Parking Requirements indicates that the proposed facility should provide one space for every 100 net square feet thus requiring 232 parking spaces in addition to the 55 parking spaces required for the other businesses. However, based on KLOA, Inc.'s past experience with banquet facilities, the typical vehicle occupancy (on average) is 2.5 people per vehicle and approximately 10 percent of attendees utilize other means of transportation (taxi, Uber, Lyft, etc.). As such, **Table 1** shows the anticipated peak parking demand of the banquet facility under various occupancy scenarios.

Darnell & ASSOCIATES, INC.
TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

May 17, 2018.

Steve Powell
Woodcrest Real Estate Ventures
1410 Main Street, Suite C
Ramona, California 92065

D&A No. 180405

Subject: Focused Traffic and Parking Study for Lavender and Olive Event Venue located at 633 Montecito Way Ramona, California

Dear Mr. Powell:

In accordance with your authorization Darnell & Associates Inc (D&A) has prepared this focused Traffic and Parking Study for the proposed Lavender and Olive Event Venue (L&O) to provide special events seven days a week from 10 AM to 10 PM. Events held at Lavender and Olive Event Venue will include weddings, corporate gatherings, birthdays, community events and various other social gatherings the projects amenities will include:

- Expanding the use of the SFD to include Bed and Breakfast (B&B) with a maximum occupancy of eight (8) people (including the owners),
- Seven (7) vintage trailers for optional wedding party overnight stays (maximum capacity of 2 person per trailer),
- Various pervious and non-pervious patio areas,
- Inter-connection pathways, both pervious and non-pervious,
- Open reception area with option for temporary party tent enclosure,
- Bridal Suite,
- Three (3) dedicated locations for temporary event restroom facilities, and
- On-site parking for all guests and employees.

Figure 1 is a copy of the project site plan. Also shown on Figure 1 is a vicinity map of the project location.

Project Description:

The project proposes to have special events at the facility to accommodate special events that would accommodate up to a maximum of 225 guests and employees between the Hours of 10:00 AM to 10:00 PM up to seven (7) days a week. To accommodate the guests and employees 100 parking spaces will be provided.

Project Trip Generation:

Trip generation for the special events at the Lavender and Olive Event Venue Project has been estimated by Darnell & Associates, Inc. (D&A), based on trip generation characteristics and observations made by D&A for special events such as weddings and other similar events. Our observations have found that trip generation of special events is related to the average vehicle occupancy of arriving guests. Vehicle occupancy of similar special events has found vehicle occupancy ranging from 2 to 4 persons per vehicle with average vehicle occupancy of 2.5 persons per vehicle. The 2.5 persons per vehicle occupancy rate have been observed for church functions, luncheons, dinner dances and concerts.

Based on our experience we estimate that special events at the Lavender and Olive Event Venue project site will generate traffic based on average vehicle occupancy of 2.5 persons per vehicle. To estimate the special event traffic generated by 225 guests and four employees, we estimated the number of vehicle that would arrive and leave after the special event. The following calculations result in 180 vehicles (ADT) arriving and leaving the site.

Guests Vehicles	= 225 Guests		
Arrival	= 225 Guests ÷ 2.5 guests/vehicle	=	90 vehicles (ADT)
Departure	= 225 Guests ÷ 2.5 guests/vehicle	=	90 vehicles (ADT)
	Total	=	**180 vehicles (ADT)**

Traffic Study Requirements:

Based on the trip generation of 180 vehicles for a special event for up to 225 guest and employees, it can be concluded that a detailed traffic impact study would not be required pursuant to the Table 1 Criteria listed in the San Diego County Report Format and Contents Requirements for Transportation Traffic dated August 24, 2011.

Parking:

The County of San Diego requires one parking space for every three (3) guests. Based on 225 guests, seventy-five (75) parking spaces would be required (225/3 = 75). To present a worst case condition, based on the vehicle occupancy of 2.5 persons per vehicle occupancy the 225 guests would require ninety (90) parking spaces (225/2.5 = 90).

The project proposes to provide 100 parking spaces; therefore the parking provided satisfies the County's requirements for 75 spaces and the worst case demand for 90 spaces.

Site Access

The project proposes a new access on Montecito Road. The location of the access is consistent with County Public Road Intersection Spacing Standards. The project proposes to retain the existing three (3) driveways on Montecito Way. The circular driveway North of Montecito Road is not consistent with the County of San Diego Public Road Standards for spacing. Therefore, the project will submit a design exception for the driveway spacing requirements.

Spot Speed Study

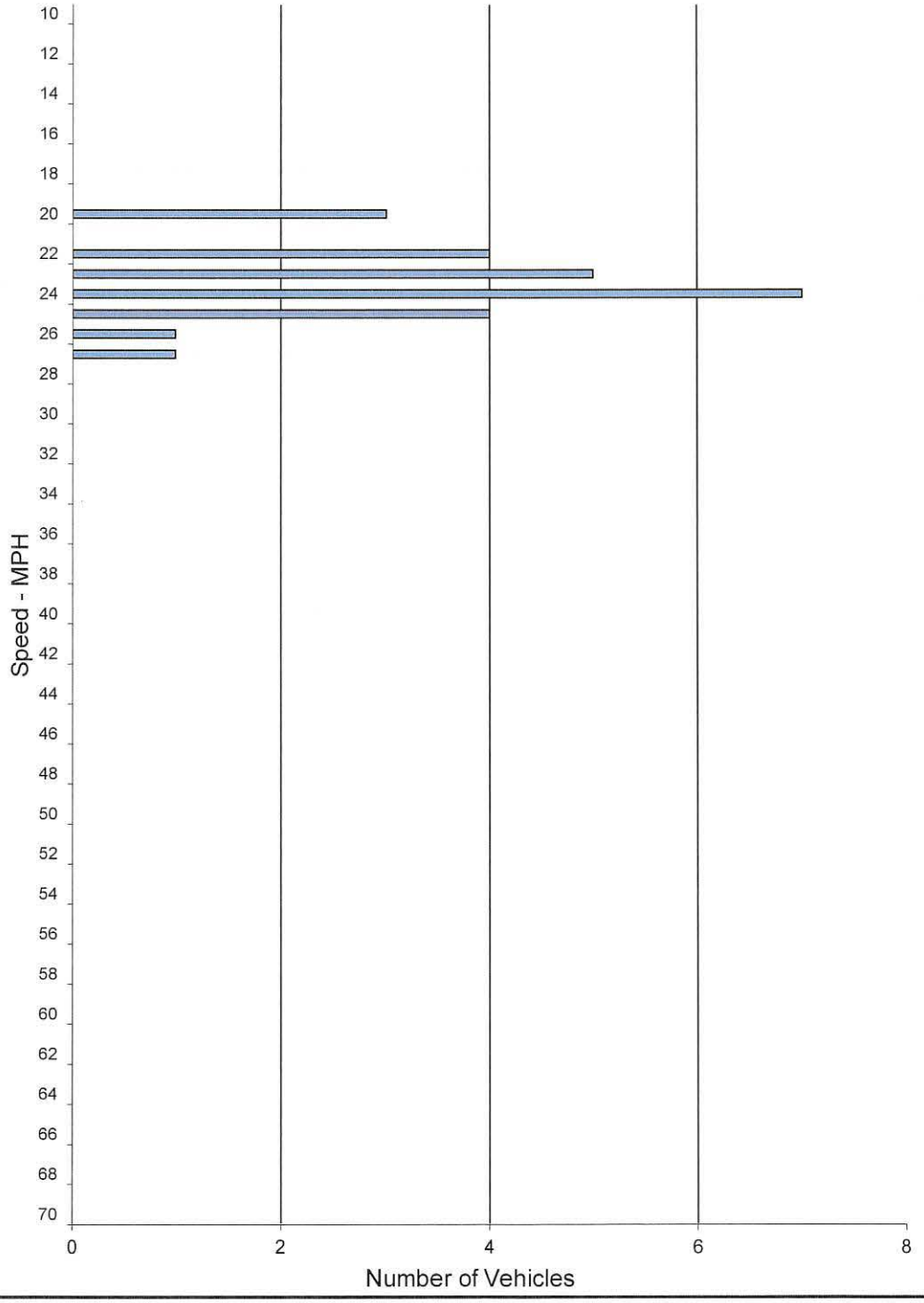
Prepared by: Associated Transportation Engineers

DATE: 6/29/2023
DAY: Thursday

Location: NB Little Tujunga Canyon Road @ Project Driveway
Posted Speed: 40 MPH
Project #: 22040.01

Speed mph	ALL Vehicles
<=10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	3
21	
22	4
23	5
24	7
25	4
26	1
27	1
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
>=70	

Spot Speeds



SPEED PARAMETERS										
Class	Count	Average Speed	Range	50th Percentile	85th Percentile	10 MPH Pace	# in Pace	Percent in Pace	# / % Below Pace	# / % Above Pace
ALL	25	23.4	20 - 27	24 mph	25 mph	18 - 27	25	100%	0% / 0	0% / 0

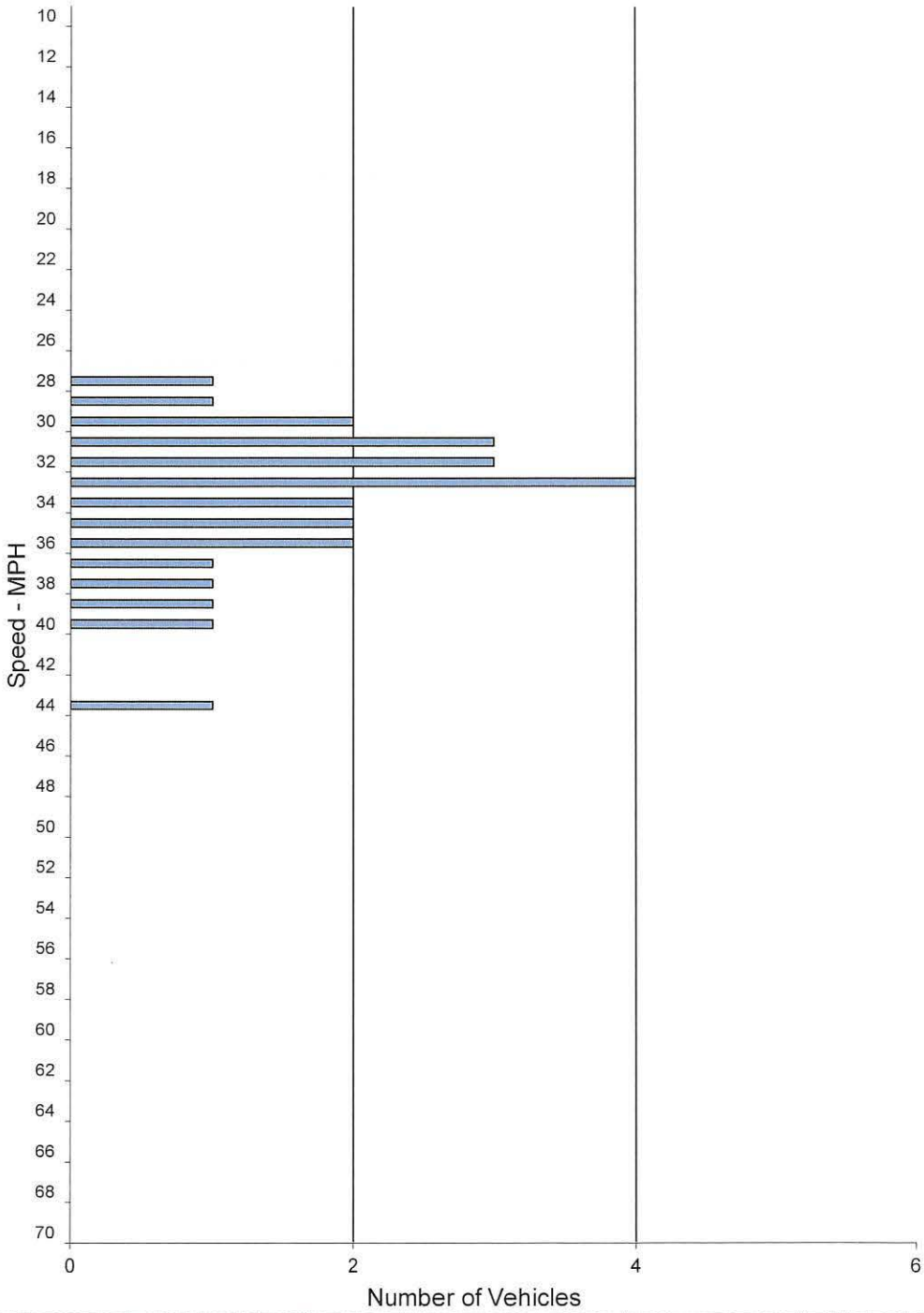
Spot Speed Study

Prepared by: Associated Transportation Engineers

DATE: 6/29/2023 **Location:** SB Little Tujunga Canyon Road @ Project Driveway
DAY: Thursday **Posted Speed:** 40 MPH **Project #:** 22040.01

Spot Speeds

Speed mph	ALL Vehicles
<=10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	1
29	1
30	2
31	3
32	3
33	4
34	2
35	2
36	2
37	1
38	1
39	1
40	1
41	
42	
43	
44	1
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
>=70	



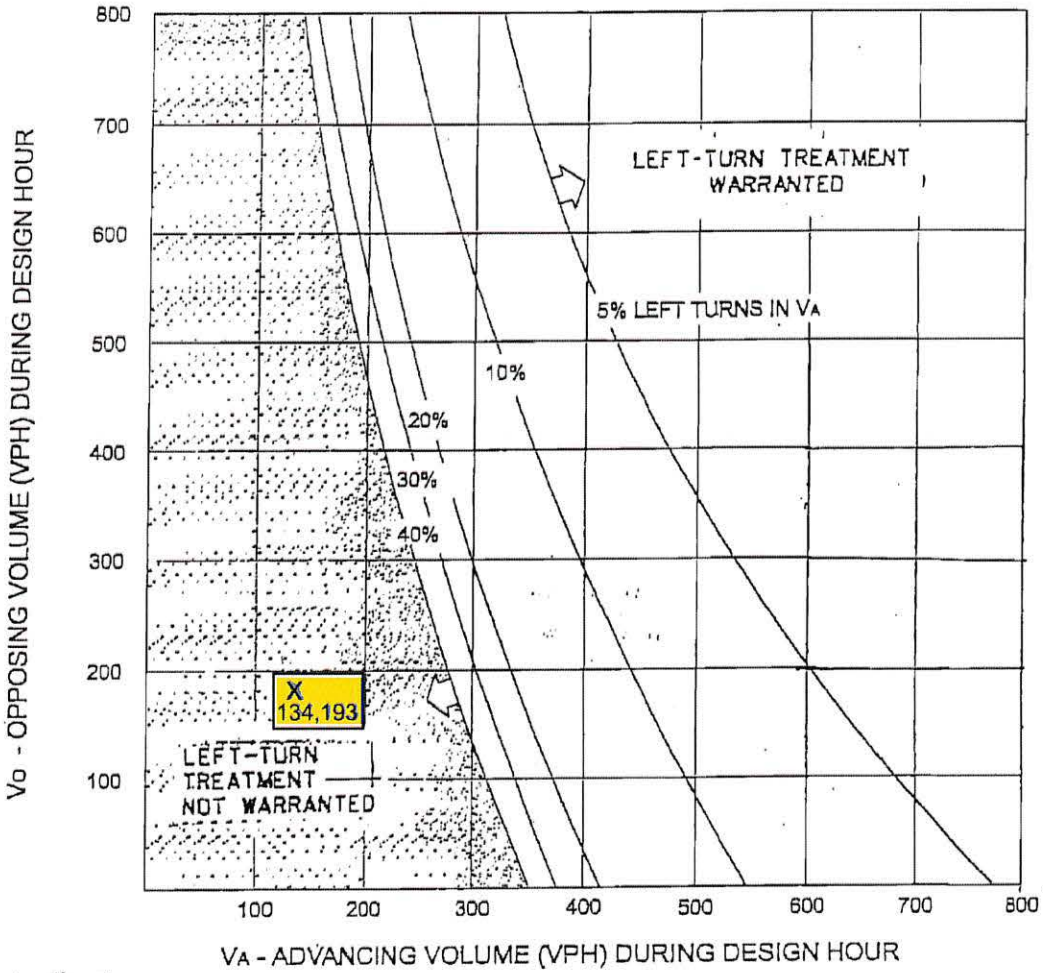
SPEED PARAMETERS										
Class	Count	Average Speed	Range	50th Percentile	85th Percentile	10 MPH Pace	# in Pace	Percent in Pace	# / % Below Pace	# / % Above Pace
ALL	25	33.8	28 - 44	33 mph	38 mph	28 - 37	21	84%	0% / 0	16% / 4

Project Driveway

V_A = TOTAL ADVANCING TRAFFIC VOLUME INCLUDING ALL TURNING TRAFFIC

V_O = TOTAL OPPOSING TRAFFIC VOLUME INCLUDING ALL TURNING TRAFFIC

Design Speed: 45 mph
$V_A = 134$
$V_O = 193$
$V_L = 0$
% Left Turns: 0%



Instructions:

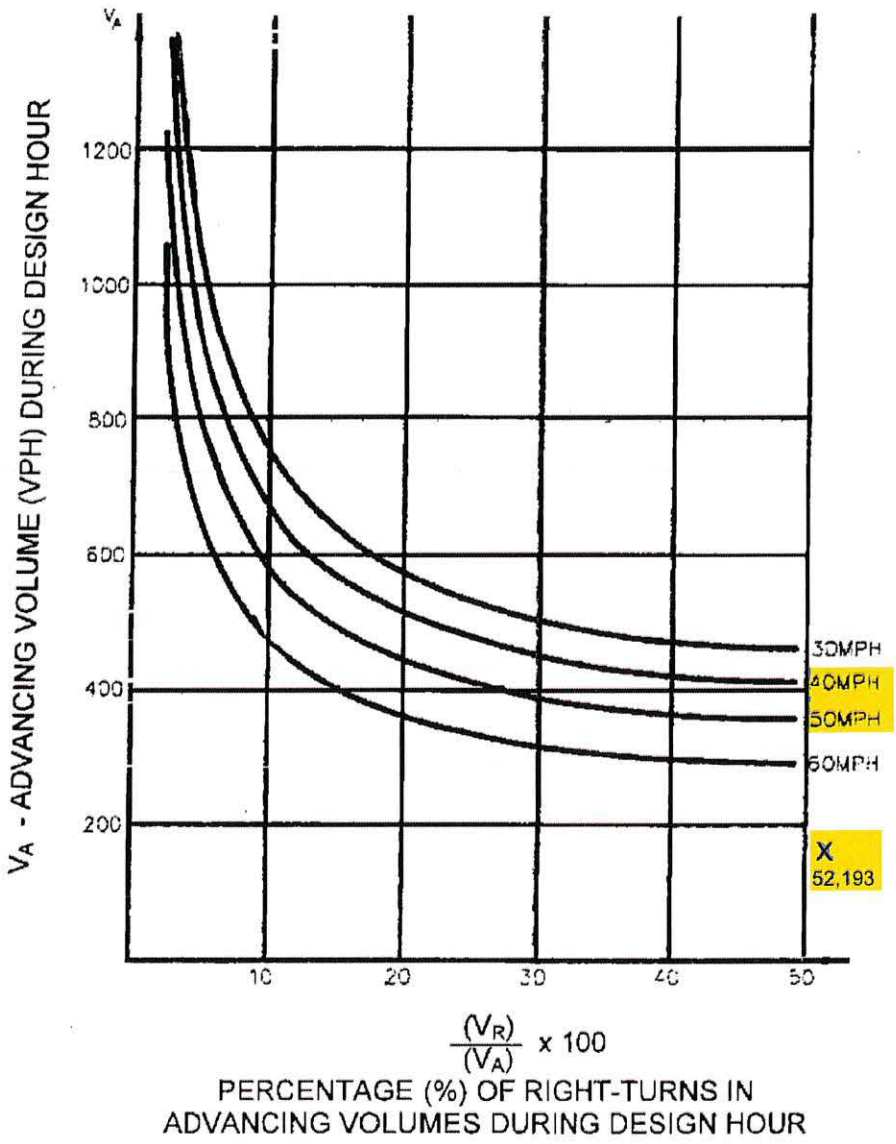
1. *The family of curves represent the percent of left turns in the advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.*
2. *Read V_A and V_O into the chart and locate the intersection of the two volumes.*
3. *Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is warranted. If the point is to the left of the line, then a left-turn lane is not warranted based on traffic volumes.*

VOLUME WARRANTS FOR LEFT-TURN LANE AT UNSIGNALIZED INTERSECTIONS ON 2-LANE HIGHWAYS (45 mph)

Figure 2

Project Driveway

Design Speed: 45 mph
$V_A = 193$
$V_R = 100$
% Right Turns: 46%



Instructions:

1. The family of curves represent the design speed of the roadway as determined by the designer in Step 1C.

2. Determine the percentage (%) of right-turns (V_R) in the advancing volumes (V_A) during the design hour by dividing V_R by V_A and multiplying this value by 100. Please note V_A is the total advancing traffic volume including all turning traffic.

3. Read V_A and the percentage into the chart and locate the intersection of the two values.

4. Note the location of the point found in no. 3 above relative to the line described in no. 1 above. If the point is above or to the right of the line, then a right-turn lane is warranted based on traffic volumes. If the point is below or to the left of the line, then a right-turn lane is not warranted based on traffic volumes.

Volume Warrant for Right-Turn Lane at Unsignalized Intersections on 2-lane Highways
Figure 1

HCS Two-Way Stop-Control Report

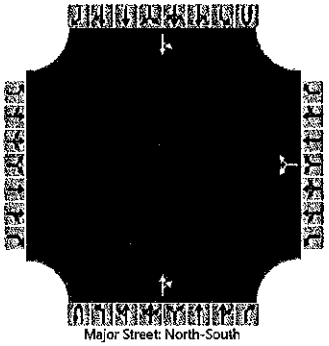
General Information

Analyst	GOM
Agency/Co.	
Date Performed	7/11/2023
Analysis Year	2023
Time Analyzed	MID-DAY
Intersection Orientation	North-South
Project Description	2024

Site Information

Intersection	Little Tujunga Canyon Road/Project Driveway
Jurisdiction	Los Angeles County
East/West Street	Project Driveway
North/South Street	Little Tujunga Canyon Road
Peak Hour Factor	0.82
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						12		0			92	10		0	134	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							15							0		
Capacity, c (veh/h)							706							1456		
v/c Ratio							0.02							0.00		
95% Queue Length, Q_{95} (veh)							0.1							0.0		
Control Delay (s/veh)							10.2							7.5	0.0	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)						10.2								0.0		
Approach LOS						B								A		

Copyright © 2023 University of Florida. All Rights Reserved.

AWD = 10.2 Sec. (LOS B)

HCS Two-Way Stop-Control Report

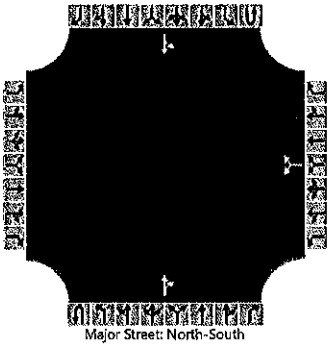
General Information

Analyst	GOM
Agency/Co.	
Date Performed	7/11/2023
Analysis Year	2023
Time Analyzed	MID-DAY
Intersection Orientation	North-South
Project Description	2024 + PROJECT EVENT START

Site Information

Intersection	Little Tujunga Canyon Road/Project Driveway
Jurisdiction	Los Angeles County
East/West Street	Project Driveway
North/South Street	Little Tujunga Canyon Road
Peak Hour Factor	0.82
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						12		0			92	100		0	134	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type | Storage				Undivided												

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							15							0		
Capacity, c (veh/h)							657							1327		
v/c Ratio							0.02							0.00		
95% Queue Length, Q_{95} (veh)							0.1							0.0		
Control Delay (s/veh)							10.6							7.7	0.0	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)						10.6							0.0			
Approach LOS						B							A			

Copyright © 2024 University of Florida. All Rights Reserved.

AWD = 10.6 Sec. (LOS B)

HCS Two-Way Stop-Control Report

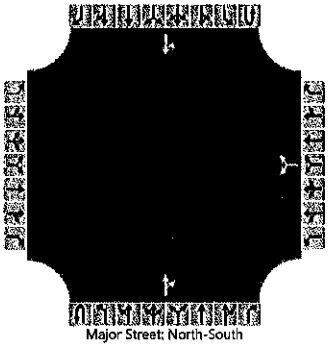
General Information

Analyst	GOM
Agency/Co.	
Date Performed	7/11/2023
Analysis Year	2023
Time Analyzed	MID-DAY
Intersection Orientation	North-South
Project Description	2024 + PROJECT EVENT END

Site Information

Intersection	Little Tujunga Canyon Road/Project Driveway
Jurisdiction	Los Angeles County
East/West Street	Project Driveway
North/South Street	Little Tujunga Canyon Road
Peak Hour Factor	0.82
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						102		0			92	10		0	134	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							124							0		
Capacity, c (veh/h)							706							1456		
v/c Ratio							0.18							0.00		
95% Queue Length, Q_{95} (veh)							0.6							0.0		
Control Delay (s/veh)							11.2							7.5	0.0	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)						11.2							0.0			
Approach LOS						B							A			

Copyright © 2024 University of Florida. All Rights Reserved.

AWD = 11.2 Sec. (LOS B)

HCS Two-Way Stop-Control Report

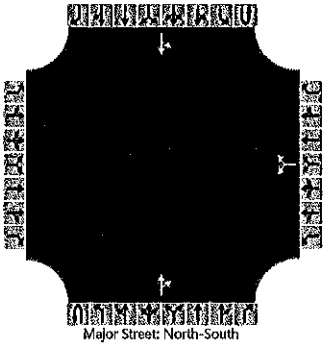
General Information

Analyst	GOM
Agency/Co.	
Date Performed	7/11/2023
Analysis Year	2023
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	2024

Site Information

Intersection	Little Tujunga Canyon Road/Project Driveway
Jurisdiction	Los Angeles County
East/West Street	Project Driveway
North/South Street	Little Tujunga Canyon Road
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						12		0			77	3		0	81	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type | Storage				Undivided												

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							14							0		
Capacity, c (veh/h)							799							1494		
v/c Ratio							0.02							0.00		
95% Queue Length, Q_{95} (veh)							0.1							0.0		
Control Delay (s/veh)							9.6							7.4	0.0	
Level of Service (LOS)							A							A	A	
Approach Delay (s/veh)						9.6							0.0			
Approach LOS						A							A			

Copyright © 2023 University of Florida. All Rights Reserved.

AWD = 9.6 Sec. (LOS A)

HCS Two-Way Stop-Control Report

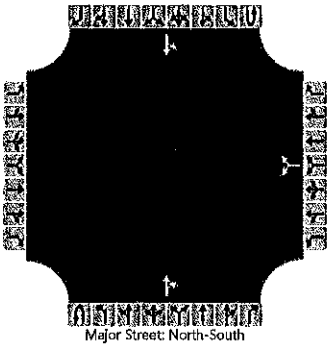
General Information

Analyst	GOM
Agency/Co.	
Date Performed	7/11/2023
Analysis Year	2023
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	2024 + PROJECT EVENT START

Site Information

Intersection	Little Tujunga Canyon Road/Project Driveway
Jurisdiction	Los Angeles County
East/West Street	Project Driveway
North/South Street	Little Tujunga Canyon Road
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						12		0			77	93		0	81	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type | Storage				Undivided												

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							14							0		
Capacity, c (veh/h)							746							1366		
v/c Ratio							0.02							0.00		
95% Queue Length, Q_{95} (veh)							0.1							0.0		
Control Delay (s/veh)							9.9							7.6	0.0	
Level of Service (LOS)							A							A	A	
Approach Delay (s/veh)						9.9								0.0		
Approach LOS						A								A		

Copyright © 2024 University of Florida. All Rights Reserved.

AWD = 9.9 Sec. (LOS A)

HCS Two-Way Stop-Control Report

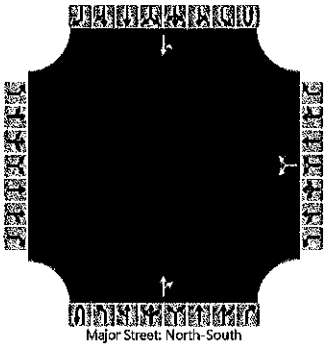
General Information

Analyst	GOM
Agency/Co.	
Date Performed	7/11/2023
Analysis Year	2023
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	2024 + PROJECT EVENT END

Site Information

Intersection	Little Tujunga Canyon Road/Project Driveway
Jurisdiction	Los Angeles County
East/West Street	Project Driveway
North/South Street	Little Tujunga Canyon Road
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						102		0			77	3		0	81	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							120							0		
Capacity, c (veh/h)							799							1494		
v/c Ratio							0.15							0.00		
95% Queue Length, Q_{95} (veh)							0.5							0.0		
Control Delay (s/veh)							10.3							7.4	0.0	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)							10.3							0.0		
Approach LOS							B							A		

Copyright © 2024 University of Florida. All Rights Reserved.

AWD = 10.3 Sec. (LOS B)

Appendix I

Tribal Cultural Resource Consultation

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 3, 2024

Sent via certified US mail

Sarah Brunzell
Tribal Historic and Cultural Preservation Officer
1019 Second Street
San Fernando CA, 91340
Email: administration@tataviam-nsn.us

RE: AB 52 Tribal Consultation: Formal Notification of the Proposed Private Recreation Club @ 11700 Little Tujunga Canyon Rd Project

The Los Angeles County Department of Regional Planning ("County Planning") is issuing this formal notification letter regarding the following proposed Project, currently under environmental review. Pursuant to AB 52, your tribe has the right to request formal consultation with County Planning on the proposed project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report.

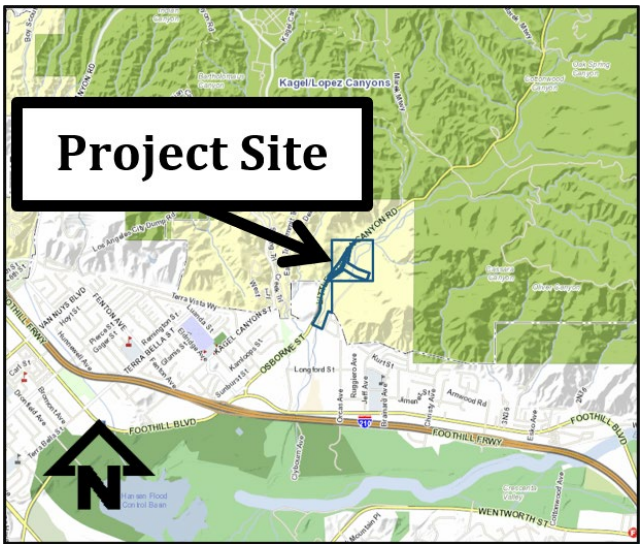
Please find below a description of the proposed Project, a map showing the project location, and our contact information along with the name of our point of contact, pursuant to PRC §21080.3.1(d).

If the lead tribal contact person's information has changed, please let us know and we will update our records to ensure that all future correspondence is directed to the appropriate contact.

Proposed Project: Private Recreation Club @ 11700 Little Tujunga Canyon Rd
PRJ2022-003553-(5)
Conditional Use Permit RPPL2022010891
Parking Permit RPPL2022010894
Environmental Assessment RPPL2024004629

Project Description: Conditional Use Permit to establish a private recreation club for hosting private ceremonies, receptions, and parties, (only for members of the club and their guests) with the sale of a full line of alcoholic beverages for on-site consumption (ABC License Type 47) as an auxiliary use at an existing private equestrian center with clubhouse facilities in the A-2-1 (Heavy Agricultural, One Acre Minimum Lot Size) Zone.

Project Location: 11700 Little Tujunga Canyon Road, Kagel Canyon
APNs: 2526-024-028, -270, 2526-025-022, -028



Lead Agency Contact Information:

Sean Donnelly, AICP
Foothills Development Services Section
Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012
Tel: 213-893-7024
Email: sdonnelly@planning.lacounty.gov

Pursuant to PRC §21080.3.1(b), you have **30 calendar days** from the receipt of this letter to notify County Planning in writing if you wish to engage in consultation on this project. Written request must be submitted to the contact information listed above. Due to our current remote work arrangement, written email is preferred.

Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
Department of Regional Planning
Amy J. Bodek, AICP
Director

Sean Donnelly, AICP
Senior Planner
Foothills Development Services Section

Encl: Project Overview and Conceptual Site Plans.

LA COUNTY PLANNING

PROJECT NUMBER
PRJ2022-003553-(5)

HEARING DATE
TBD

REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2022010891
Parking Permit No. RPPL2022010894
Environmental Analysis No. RPPL2024004629

PROJECT SUMMARY

OWNER / APPLICANT
RJ's Property Management LLC

MAP/EXHIBIT DATE
December 18, 2023

PROJECT OVERVIEW
CUP to establish a private recreation club for hosting private ceremonies, receptions, and parties, (only for members of the club and their guests) with the sale of a full line of alcoholic beverages for on-site consumption (ABC License Type 47) as an auxiliary use at an existing private equestrian center with clubhouse facilities in the A-2 Zone. A parking permit is being concurrently requested to allow the event parking to be provided within existing parking areas of the equestrian use on adjacent parcels under the same ownership/management. A site plan to permit the enclosure of the existing covered patio. The existing clubhouse features a permitted commercial kitchen for catering event meal services. Additional existing structures/features associated with the event facility include a locker room/changing room structure, and an outdoor patio with landscaping. Events would generally be held within the existing patio area and/or landscaped lawn areas.

LOCATION
11700 Little Tujunga Canyon Road

ACCESS
Little Tujunga Canyon Road

ASSESSORS PARCEL NUMBER(S)
2526-024-028, -270, 2526-025-022, -028

SITE AREA
88.9 Acres

GENERAL PLAN / LOCAL PLAN
Los Angeles County General Plan

ZONED DISTRICT
Mount Gleason

PLANNING AREA
San Fernando Valley

LAND USE DESIGNATION
RL20 (Rural Land 20)

ZONE
A-2-1 (Heavy Agricultural)

PROPOSED UNITS
N/A

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
N/A

ENVIRONMENTAL DETERMINATION (CEQA)
TBD

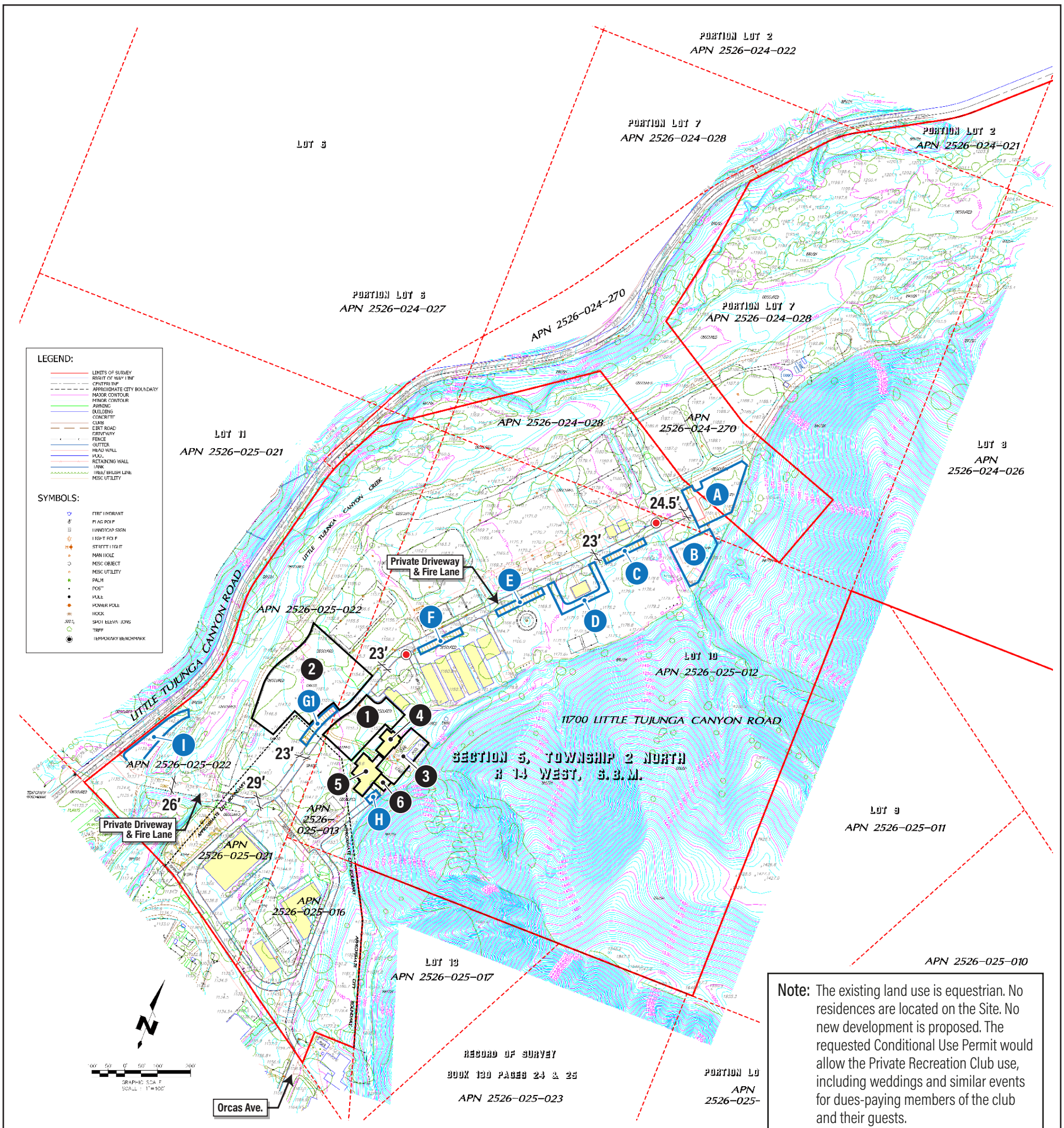
KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.178.050 (Parking Permit Findings and Decision)
  - Section 22.16.050 (Development Standards for A-1 and A-2)

CASE PLANNER:
Sean Donnelly, AICP

PHONE NUMBER:
(213) 893-7024

E-MAIL ADDRESS:
sdonnelly@planning.lacounty.gov

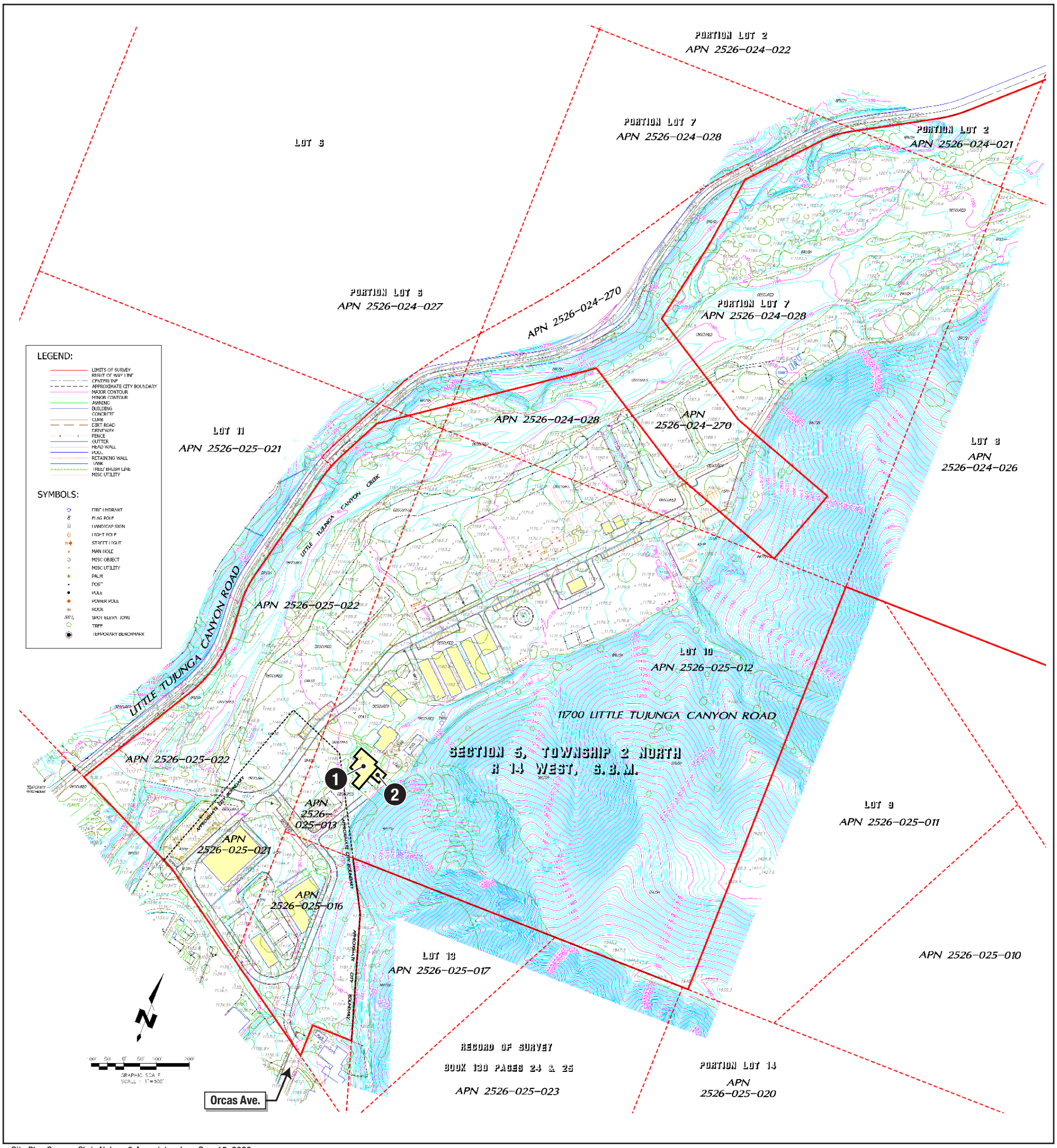


Note: The existing land use is equestrian. No residences are located on the Site. No new development is proposed. The requested Conditional Use Permit would allow the Private Recreation Club use, including weddings and similar events for dues-paying members of the club and their guests.

Site Plan Source: Chris Nelson & Associates, Inc., Sep. 15, 2022.

Legend	Parking Stall Locations
1 Outdoor Event Location	A 32 Parking Stalls
2 Outdoor Event Location	B 20 Parking Stalls
3 Outdoor Event Location	C 12 Parking Stalls
4 Dressing Rooms	D 14 Parking Stalls
5 Indoor Event Location	E 13 Parking Stalls
6 Covered Patio Event * Location	F 14 Parking Stalls
Private On-Site Fire Hydrants	G1 9 Parking Stalls
Road Widths	H 2 Parking Stalls
	I 12 Parking Stalls

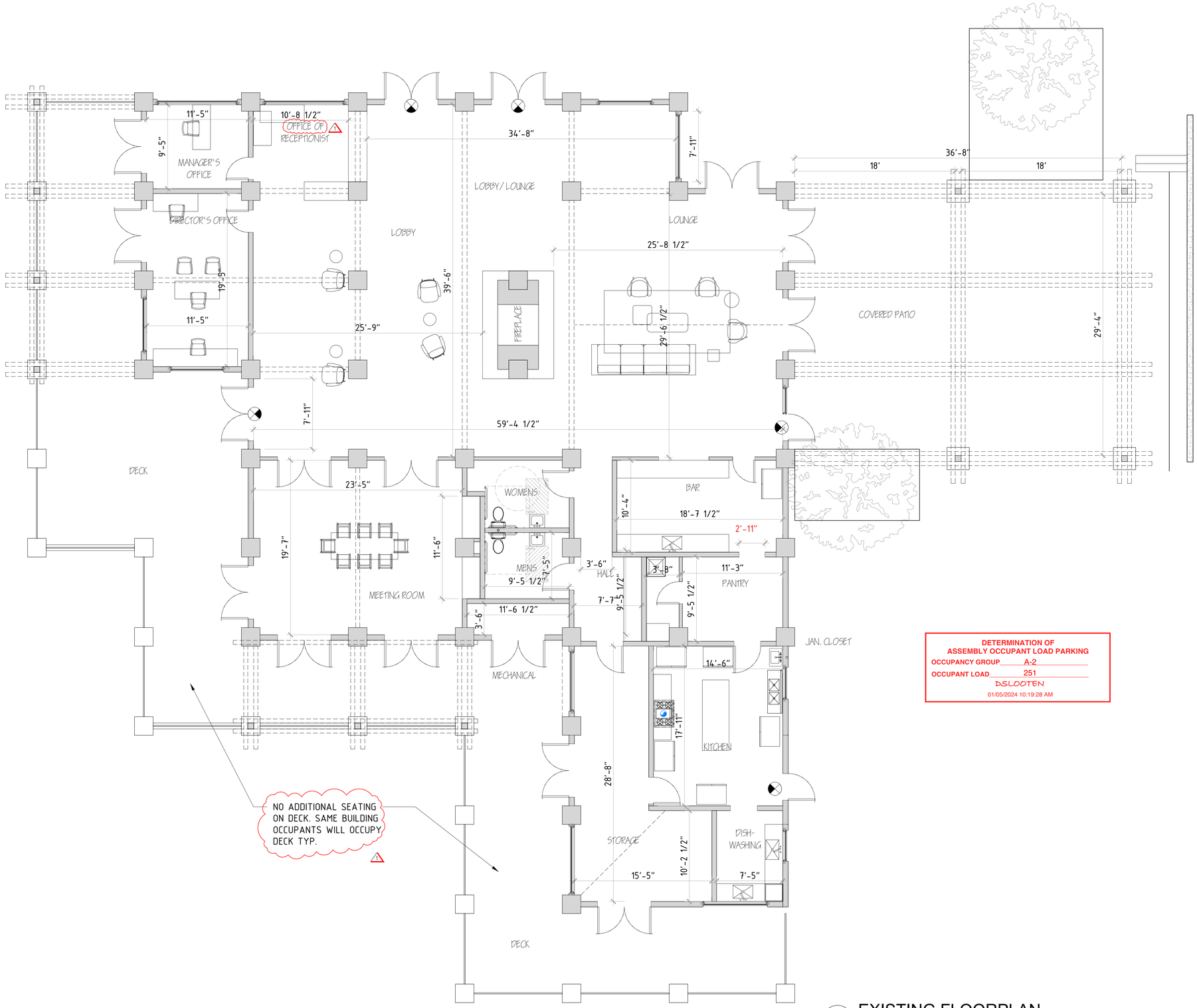
* To be enclosed as part of separate Site Plan Review.



Site Plan Source: Chris Nelson & Associates, Inc., Sep. 15, 2022.

Legend

1. Existing Clubhouse Structure
2. Existing Covered Patio (To be Permitted and Enclosed)



1 EXISTING FLOORPLAN
SCALE: 3/16" = 1'-0"

DETERMINATION OF ASSEMBLY OCCUPANT LOAD PARKING
OCCUPANCY GROUP A-2
OCCUPANT LOAD 251
DSLOOTEN
01/05/2024 10:19:28 AM

SHEET NOTES:

GRAPHIC LEGEND:

GRAPHIC	DESCRIPTION	DETAIL
	EXISTING INTERIOR 2X4 WALL	
	EXISTING INTERIOR 2X6 WALL	
	EXISTING EXTERIOR 2X4 WALL	
	EXISTING EXTERIOR 2X6 WALL	
	EXISTING WINDOW	

BenjaminRowe Architecture.com

LICENSED ARCHITECT BENJAMIN ROWE C-39191 DGT-31-25 RENEWAL 08/31/2025 STATE OF CALIFORNIA

SUNSET SUNRISE

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

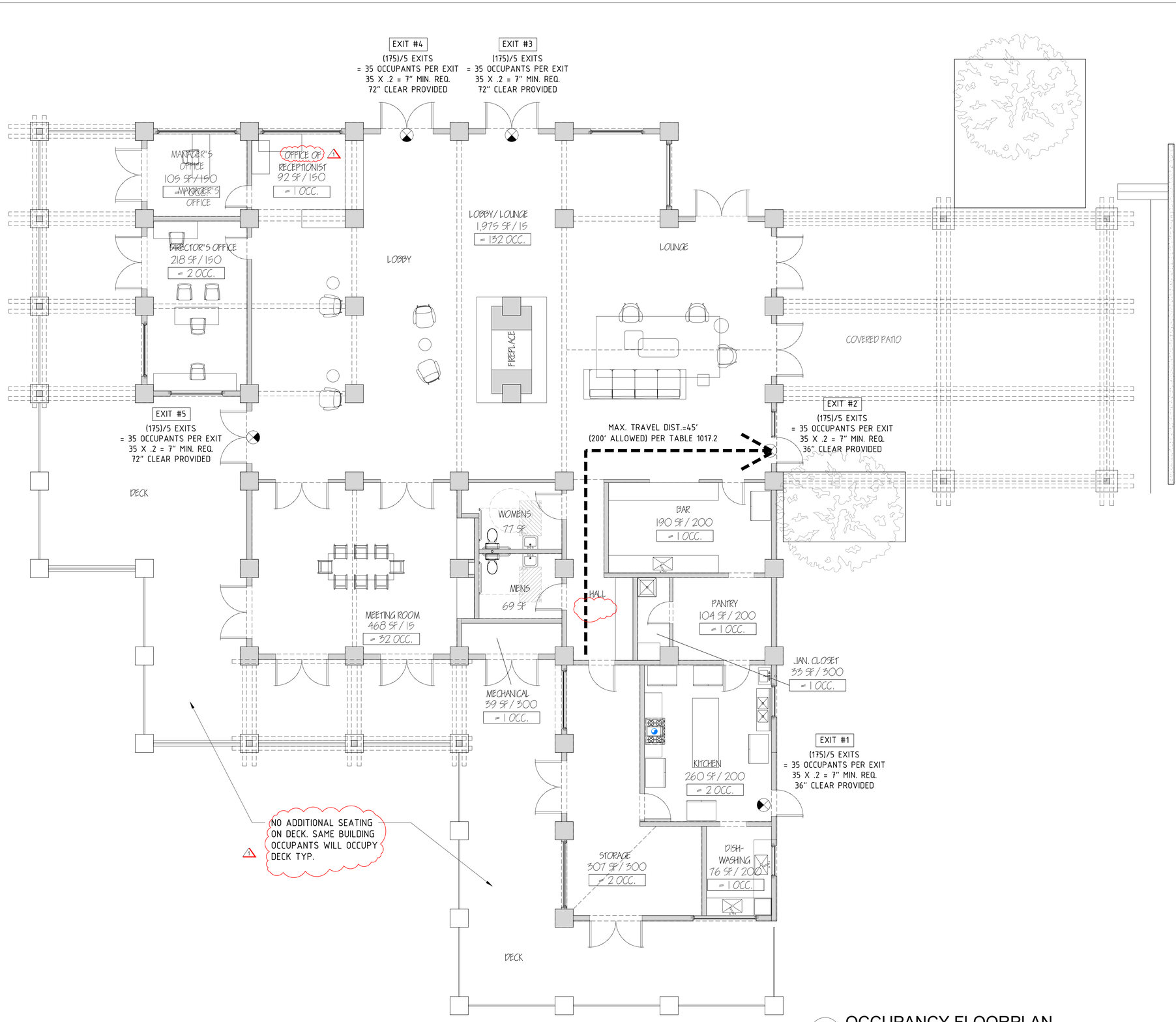
REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
1	12-18-23	REV. 1

24"x36"

EXISTING GROUND FLOOR PLAN

A-111

(C) Benjamin Rowe 2023



1 OCCUPANCY FLOORPLAN
SCALE: 3/16" = 1'-0"

OCCUPANCY CHART:

ROOM NO.	ROOM NAME	OCCUPANTS PER SPACE	2-EXITS REQUIRED?	2-EXITS PROVIDED?
101	LOUNGE/LOBBY	132	Y	Y
102	RECEPTIONIST	1	N	N
103	MANAGER OFF.	1	N	N
104	DIRECTOR OFF.	2	N	N
105	MEETING ROOM	32	N	Y
106	MECH RM.	1	N	N
108	BAR	1	N	N
109	PANTRY	1	N	N
110	JAN. CLOSET	1	N	N
111	KITCHEN	2	N	N
112	DISH-WASHING	1	N	N
113	STORAGE	2	N	N
TOTAL		177	Y	Y

BUILDING HAS FIRE SPRINKLERS?	YES	
MIN. REQUIRED EGRESS WIDTH (DOORS)	SEE EXIT DIAGRAM	36" PROVIDED
MIN. REQUIRED EGRESS WIDTH (STAIRS)	10.8" MIN.	36" PROVIDED

EGRESS NOTES: CBC 1010.1.1

1. DOORS USED FOR EGRESS SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT OF 80 INCHES
2. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE IS OCCUPIED
3. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
4. THE MEANS OF EGRESS ILLUMINATION SHALL BE SUPPLIED BY BACKUP POWER (CONSISTING OF STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR) FOR A DURATION OF NOT LESS THAN 90-MINUTES. CBC 1008.3

DETERMINATION OF ASSEMBLY OCCUPANT LOAD PARKING
OCCUPANCY GROUP A-2
OCCUPANT LOAD 251
DSLOOTEN
01/05/2024 10:19:44 AM

GRAPHIC	DESCRIPTION	REQUIREMENTS
FE	FIRE EXTINGUISHER (CLASS 2-A)	
	PATH OF TRAVEL	
XX	OCCUPANTS PER EXIT	
	EXIT SIGN	
	1-HR RATED WALL	

BenjaminRowe Architecture.com

LICENSED ARCHITECT BENJAMIN ROWE C-39191 DCT-31-25 RENEWAL 08-31-25 STATE OF CALIFORNIA

SUNSET SUNRISE

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

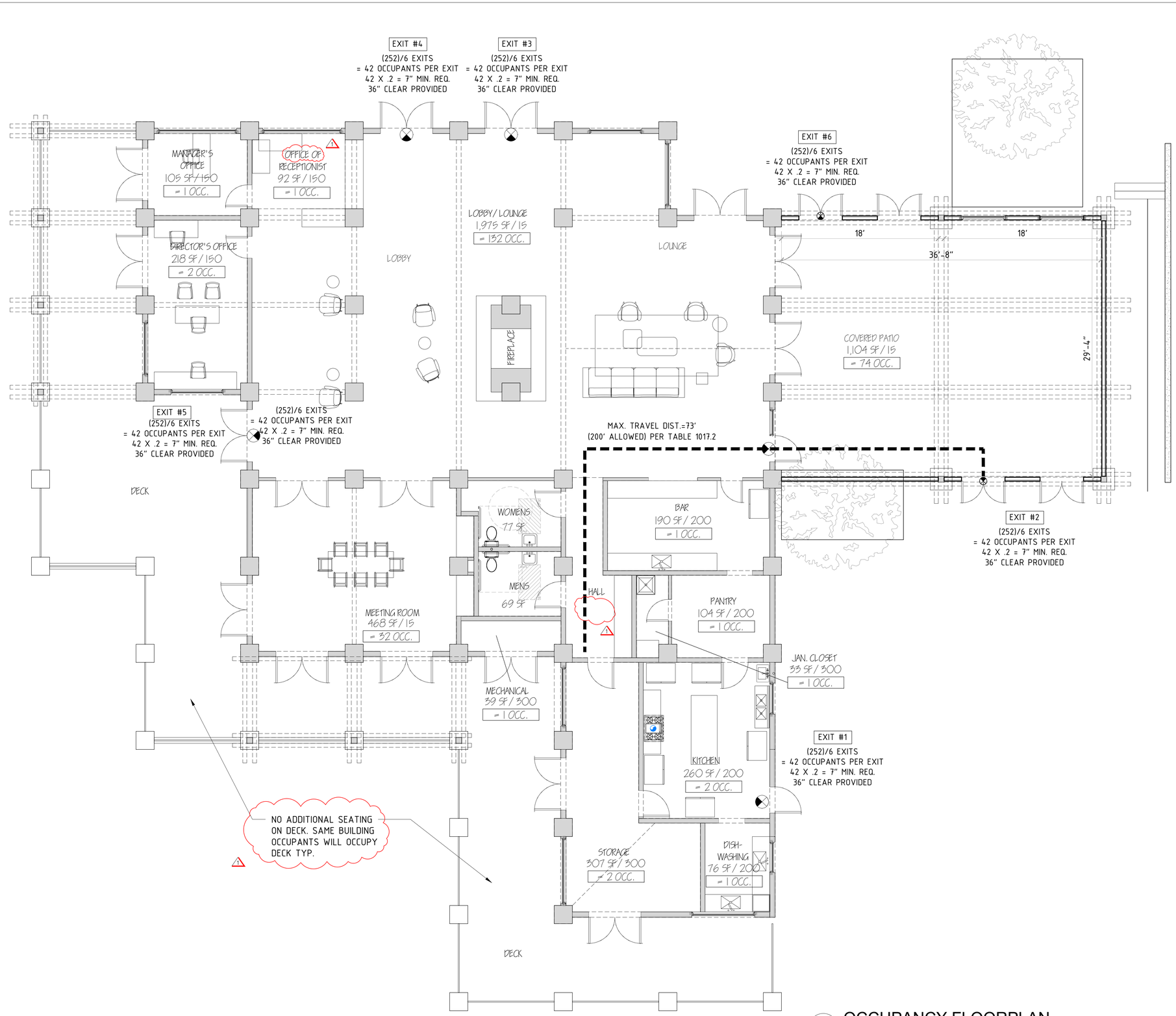
REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
1	12-18-23	REV. 1

24"x36"

LIFE SAFETY PLAN

A-150

(C) Benjamin Rowe 2023



1 OCCUPANCY FLOORPLAN
SCALE: 3/16" = 1'-0"

OCCUPANCY CHART:

ROOM NO.	ROOM NAME	OCCUPANTS PER SPACE	2-EXITS REQUIRED?	2-EXITS PROVIDED?
101	LOUNGE/LOBBY	132	Y	Y
102	RECEPTIONIST	1	N	N
103	MANAGER OFF.	1	N	N
104	DIRECTOR OFF.	2	N	N
105	MEETING ROOM	32	N	Y
106	MECH RM.	1	N	N
108	BAR	1	N	N
109	PANTRY	1	N	N
110	JAN. CLOSET	1	N	N
111	KITCHEN	2	N	N
112	DISH-WASHING	1	N	N
113	STORAGE	2	N	N
114	(N) ENCLOSED SPACE	74	Y	Y
TOTAL		251	Y	Y

BUILDING HAS FIRE SPRINKLERS?	YES	
MIN. REQUIRED EGRESS WIDTH (DOORS)	SEE EXIT DIAGRAM	36" PROVIDED
MIN. REQUIRED EGRESS WIDTH (STAIRS)	10.8" MIN.	36" PROVIDED

EGRESS NOTES: CBC 1010.1.1

1. DOORS USED FOR EGRESS SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT OF 80 INCHES
2. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE IS OCCUPIED
3. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
4. THE MEANS OF EGRESS ILLUMINATION SHALL BE SUPPLIED BY BACKUP POWER (CONSISTING OF STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR) FOR A DURATION OF NOT LESS THAN 90-MINUTES. CBC 1008.3

DETERMINATION OF ASSEMBLY OCCUPANT LOAD PARKING
OCCUPANCY GROUP A-2
OCCUPANT LOAD 251
DSLOOTEN
01/05/2024 10:19:36 AM

GRAPHIC	DESCRIPTION	REQUIREMENTS
FE	FIRE EXTINGUISHER (CLASS 2-A)	
	PATH OF TRAVEL	
XX	OCCUPANTS PER EXIT	
	EXIT SIGN	
	1-HR RATED WALL	

BenjaminRowe Architecture.com

LICENSED ARCHITECT BENJAMIN ROWE C-39191 DCT-31-25 RENEWAL 08-31-25 STATE OF CALIFORNIA

SUNSET SUNRISE

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
1	12-18-23	REV. 1

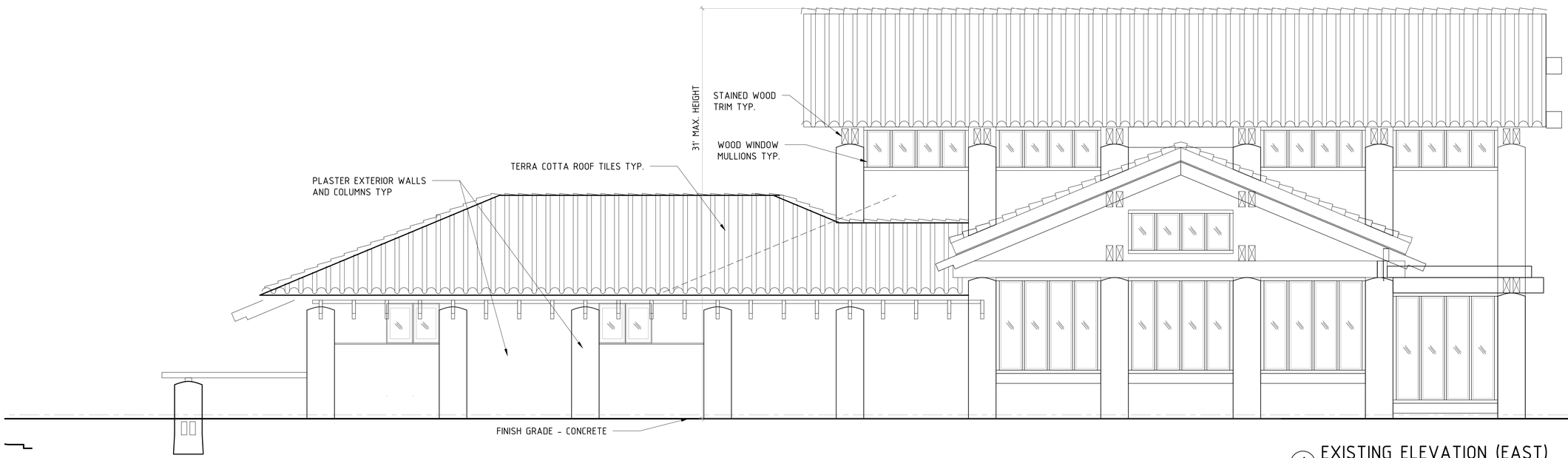
24"x36"

LIFE SAFETY PLAN (SPECULATIVE ADDITION)

A-151

(C) Benjamin Rowe 2023

BenjaminRowe
Architecture.com



1 EXISTING ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

EXISTING ELEVATIONS

A-400

(C) Benjamin Rowe 2023

BenjaminRowe
Architecture.com

FABRIC CANOPY OVER WOOD SUPPORTS

PLASTER EXTERIOR WALLS
AND COLUMNS TYP

31' MAX. HEIGHT

RIVER STONE CLAD
COLUMN BASES

FINISH GRADE - CONCRETE

STAINED WOOD TRIM TYP.

WOOD WINDOW MULLIONS TYP.

TERRA COTTA ROOF TILES TYP.

1 EXISTING ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

0' 1' 2' 4'

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

EXISTING
ELEVATIONS

A-401

(C) Benjamin Rowe 2023

BenjaminRowe
Architecture.com

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

TERRA COTTA ROOF TILES TYP.

STAINED WOOD TRIM TYP.

WOOD WINDOW MULLIONS TYP.

PLASTER EXTERIOR WALLS
AND COLUMNS TYP

FABRIC CANOPY OVER WOOD SUPPORTS

31' MAX. HEIGHT

RIVER STONE CLAD
COLUMN BASES

NATURAL GRADE

FINISH GRADE - CONCRETE

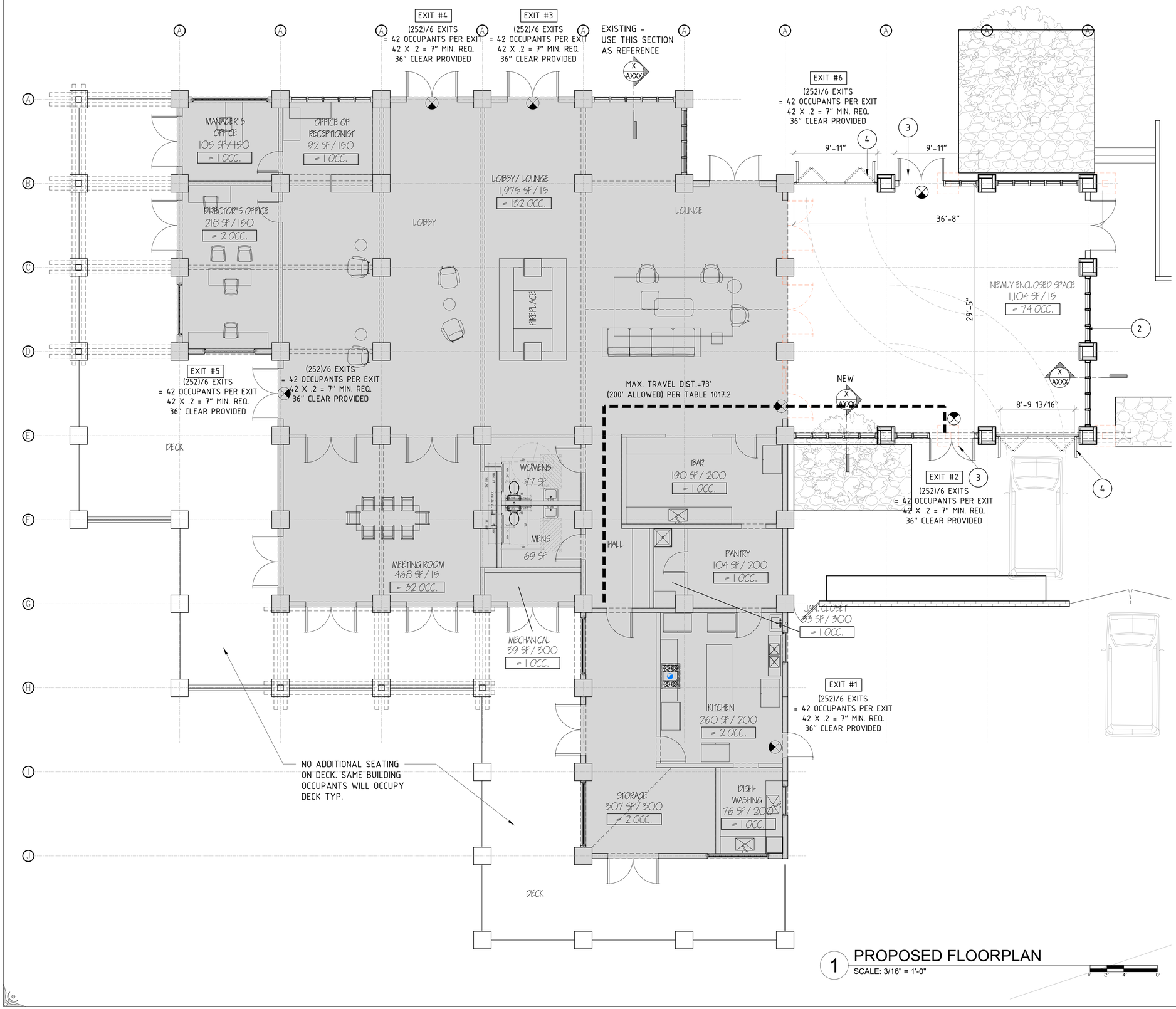
1 EXISTING ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

0' 1' 2' 4'

EXISTING
ELEVATIONS

A-402

(C) Benjamin Rowe 2023



1 PROPOSED FLOORPLAN
SCALE: 3/16" = 1'-0"

SHEET NOTES:

1. -
2. ALL (N) ARCHITECTURAL FEATURES TO MATCH (E) IN SIZE, MATERIAL AND COLORS
3. (N) EGRESS DOORS
4. (N) FOLDING GLASS DOORS, USE NANA-WALL OR SIMILAR
5. -

BenjaminRowe Architecture.com
4627 Belfast Ave. Oakland, CA
(805) 901-0519

LICENSED ARCHITECT
BENJAMIN ROWE
C-39191
EXP. 01-31-25
RENEWAL
STATE OF CALIFORNIA

SUNSET SUNRISE

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

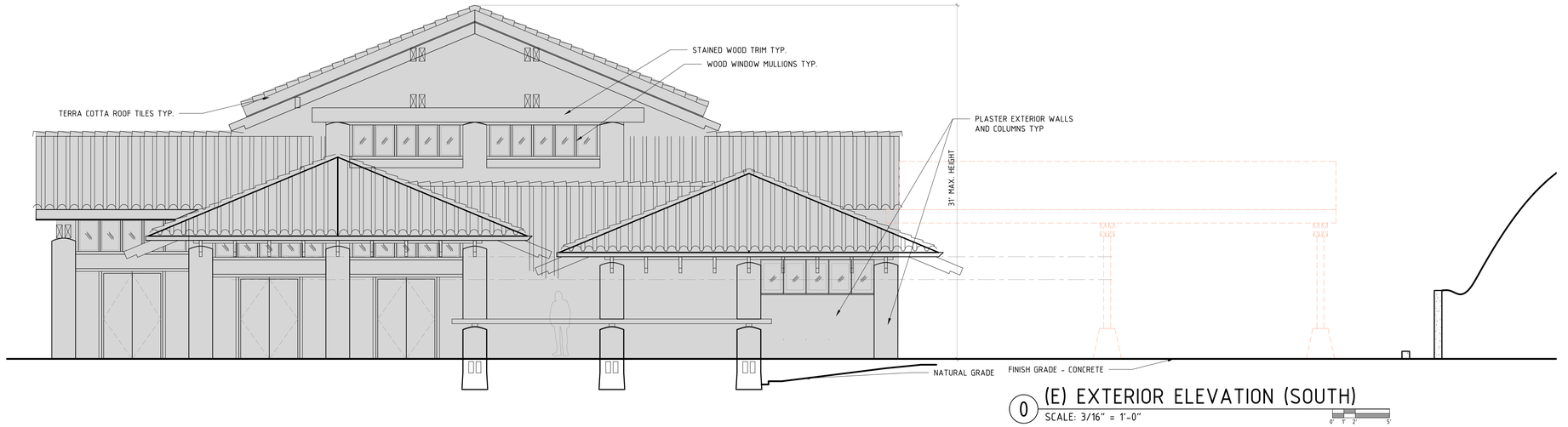
REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

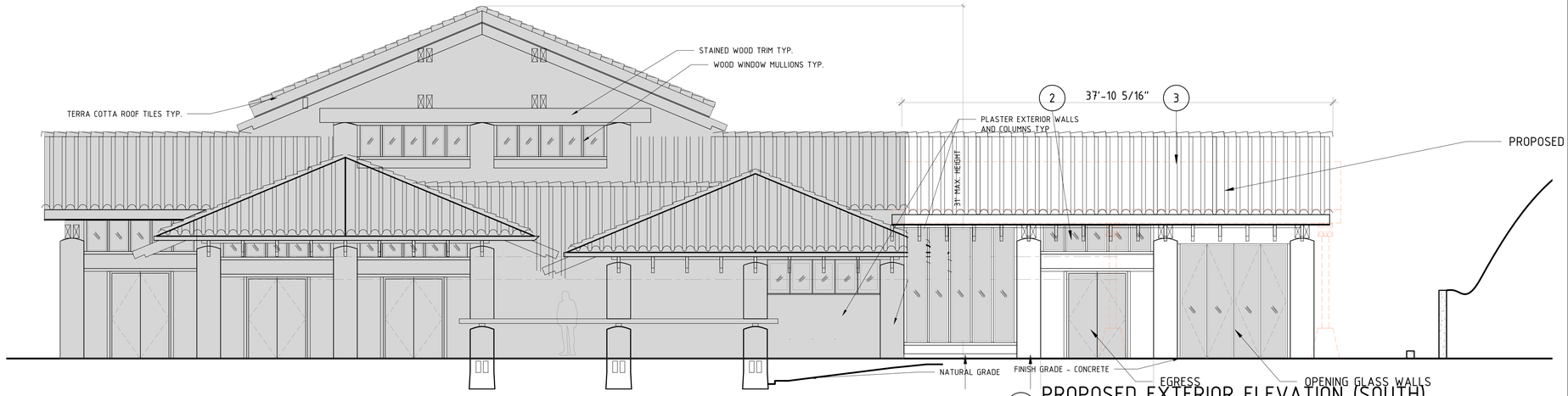
PROPOSED GROUND FLOOR PLAN

A-121

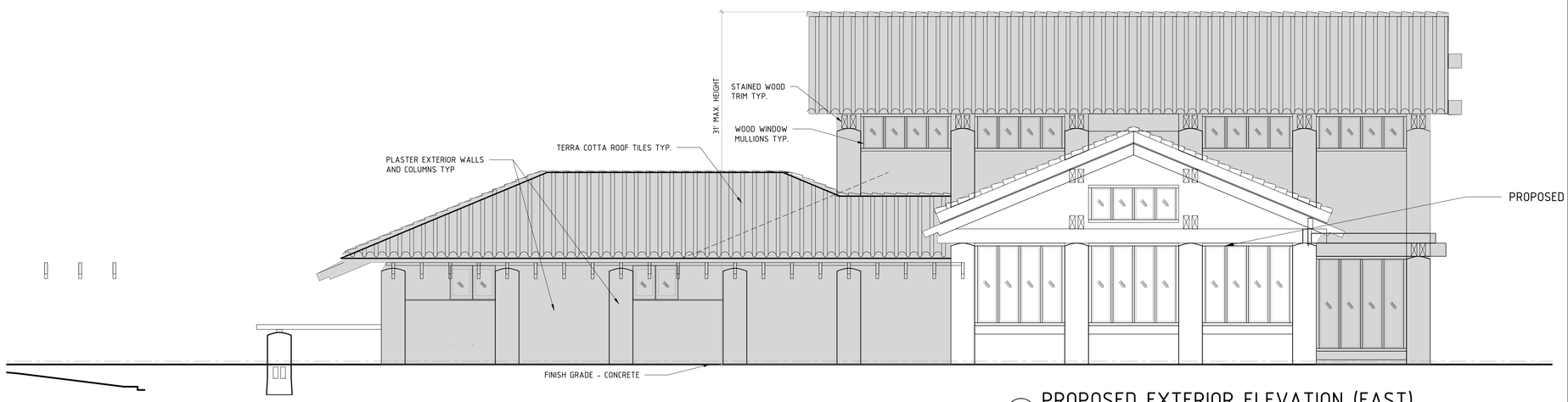
(C) Benjamin Rowe 2023



0 (E) EXTERIOR ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

SHEET NOTES:

1. ALL NEW MATERIALS TO MATCH MATERIALS ON (E) BUILDING IN CONSTRUCTION, MATERIAL AND COLORS.
2. (N) WOOD FRAMED WINDOWS TO MATCH (E)
3. (N) SPANISH TILE ROOF
4. (N) STUCCO

BenjaminRowe Architecture.com
4627 Belfast Ave. Oakland, CA
(805) 901-0519

LICENSED ARCHITECT BENJAMIN ROWE C-39191 EXP. 07-31-25 RENEWAL STATE OF CALIFORNIA

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

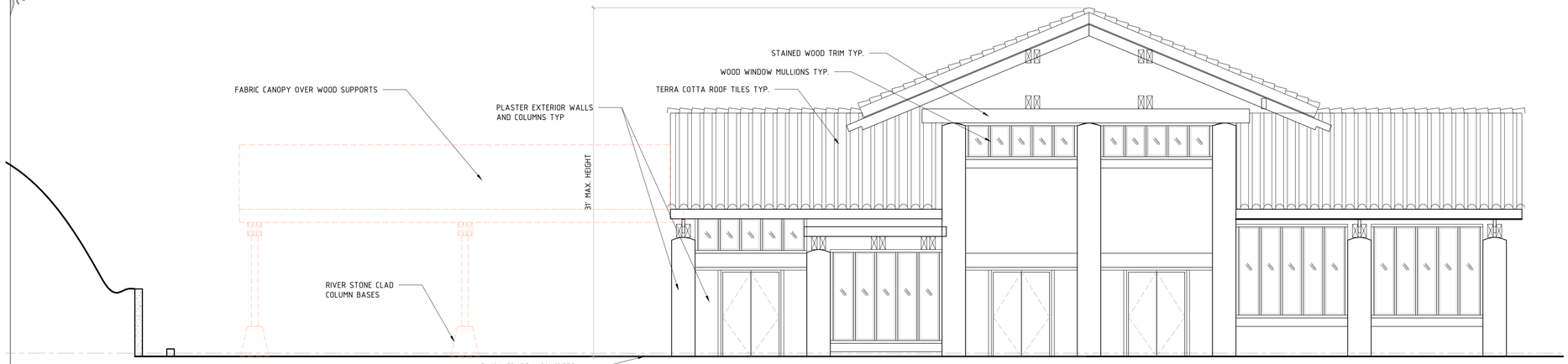
REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

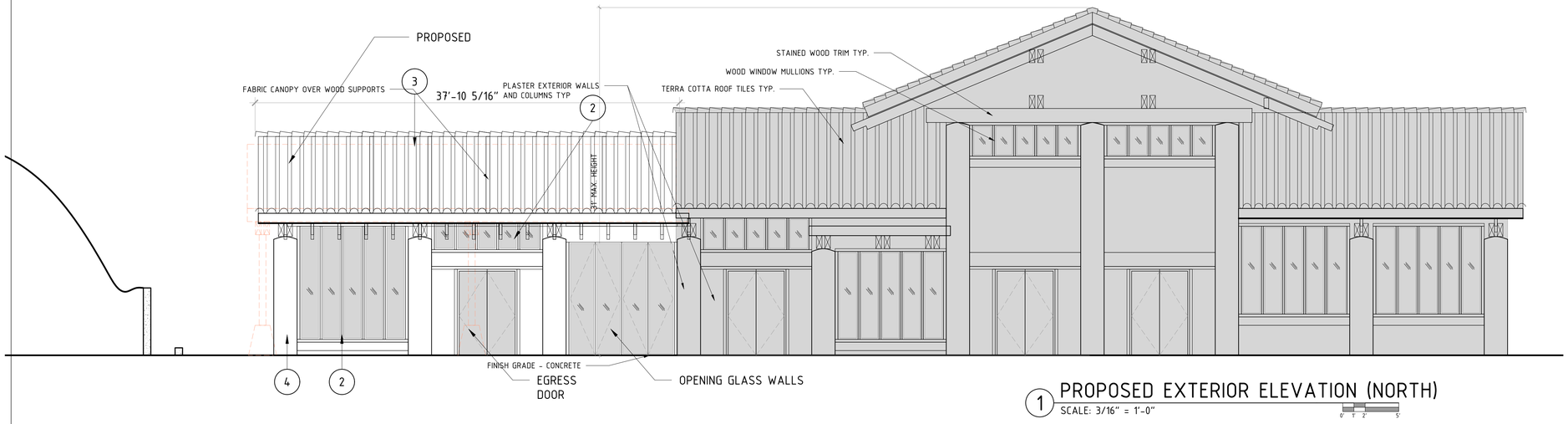
PROPOSED EXTERIOR ELEVATIONS

A-401

(C) Benjamin Rowe 2023



0 (E) EXTERIOR ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"
0' 1' 2' 5'



1 PROPOSED EXTERIOR ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"
0' 1' 2' 5'

SHEET NOTES:

1. ALL NEW MATERIALS TO MATCH MATERIALS ON (E) BUILDING IN CONSTRUCTION, MATERIAL AND COLORS.
2. (N) WOOD FRAMED WINDOWS TO MATCH (E)
3. (N) SPANISH TILE ROOF
4. (N) STUCCO

BenjaminRowe Architecture.com
4627 Belfast Ave. Oakland, CA
(805) 901-0519

LICENSED ARCHITECT
BENJAMIN ROWE
C-39191
EXP. 07-31-25
STATE OF CALIFORNIA

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

PROPOSED EXTERIOR ELEVATIONS

A-402

(C) Benjamin Rowe 2023

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 3, 2024

Sent via certified US mail

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation
P.O. Box 393
Covina, CA 91723
Email: admin@gabrielenoindians.org

RE: **AB 52 Tribal Consultation: Formal Notification of the Proposed Private Recreation Club @ 11700 Little Tujunga Canyon Rd Project**

The Los Angeles County Department of Regional Planning ("County Planning") is issuing this formal notification letter regarding the following proposed Project, currently under environmental review. Pursuant to AB 52, your tribe has the right to request formal consultation with County Planning on the proposed project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report.

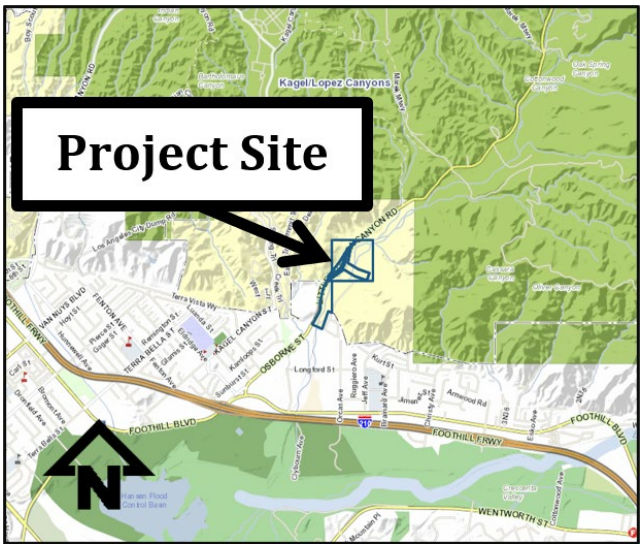
Please find below a description of the proposed Project, a map showing the project location, and our contact information along with the name of our point of contact, pursuant to PRC §21080.3.1(d).

If the lead tribal contact person's information has changed, please let us know and we will update our records to ensure that all future correspondence is directed to the appropriate contact.

Proposed Project: Private Recreation Club @ 11700 Little Tujunga Canyon Rd
PRJ2022-003553-(5)
Conditional Use Permit RPPL2022010891
Parking Permit RPPL2022010894
Environmental Assessment RPPL2024004629

Project Description: Conditional Use Permit to establish a private recreation club for hosting private ceremonies, receptions, and parties, (only for members of the club and their guests) with the sale of a full line of alcoholic beverages for on-site consumption (ABC License Type 47) as an auxiliary use at an existing private equestrian center with clubhouse facilities in the A-2-1 (Heavy Agricultural, One Acre Minimum Lot Size) Zone.

Project Location: 11700 Little Tujunga Canyon Road, Kagel Canyon
APNs: 2526-024-028, -270, 2526-025-022, -028



Lead Agency Contact Information:

Sean Donnelly, AICP
Foothills Development Services Section
Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012
Tel: 213-893-7024
Email: sdonnelly@planning.lacounty.gov

Pursuant to PRC §21080.3.1(b), you have **30 calendar days** from the receipt of this letter to notify County Planning in writing if you wish to engage in consultation on this project. Written request must be submitted to the contact information listed above. Due to our current remote work arrangement, written email is preferred.

Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
Department of Regional Planning
Amy J. Bodek, AICP
Director

Sean Donnelly

Sean Donnelly, AICP
Senior Planner
Foothills Development Services Section

Encl: Project Overview and Conceptual Site Plans.

LA COUNTY PLANNING

PROJECT NUMBER
PRJ2022-003553-(5)

HEARING DATE
TBD

REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2022010891
Parking Permit No. RPPL2022010894
Environmental Analysis No. RPPL2024004629

PROJECT SUMMARY

OWNER / APPLICANT
RJ's Property Management LLC

MAP/EXHIBIT DATE
December 18, 2023

PROJECT OVERVIEW
CUP to establish a private recreation club for hosting private ceremonies, receptions, and parties, (only for members of the club and their guests) with the sale of a full line of alcoholic beverages for on-site consumption (ABC License Type 47) as an auxiliary use at an existing private equestrian center with clubhouse facilities in the A-2 Zone. A parking permit is being concurrently requested to allow the event parking to be provided within existing parking areas of the equestrian use on adjacent parcels under the same ownership/management. A site plan to permit the enclosure of the existing covered patio. The existing clubhouse features a permitted commercial kitchen for catering event meal services. Additional existing structures/features associated with the event facility include a locker room/changing room structure, and an outdoor patio with landscaping. Events would generally be held within the existing patio area and/or landscaped lawn areas.

LOCATION
11700 Little Tujunga Canyon Road

ACCESS
Little Tujunga Canyon Road

ASSESSORS PARCEL NUMBER(S)
2526-024-028, -270, 2526-025-022, -028

SITE AREA
88.9 Acres

GENERAL PLAN / LOCAL PLAN
Los Angeles County General Plan

ZONED DISTRICT
Mount Gleason

PLANNING AREA
San Fernando Valley

LAND USE DESIGNATION
RL20 (Rural Land 20)

ZONE
A-2-1 (Heavy Agricultural)

PROPOSED UNITS
N/A

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
N/A

ENVIRONMENTAL DETERMINATION (CEQA)
TBD

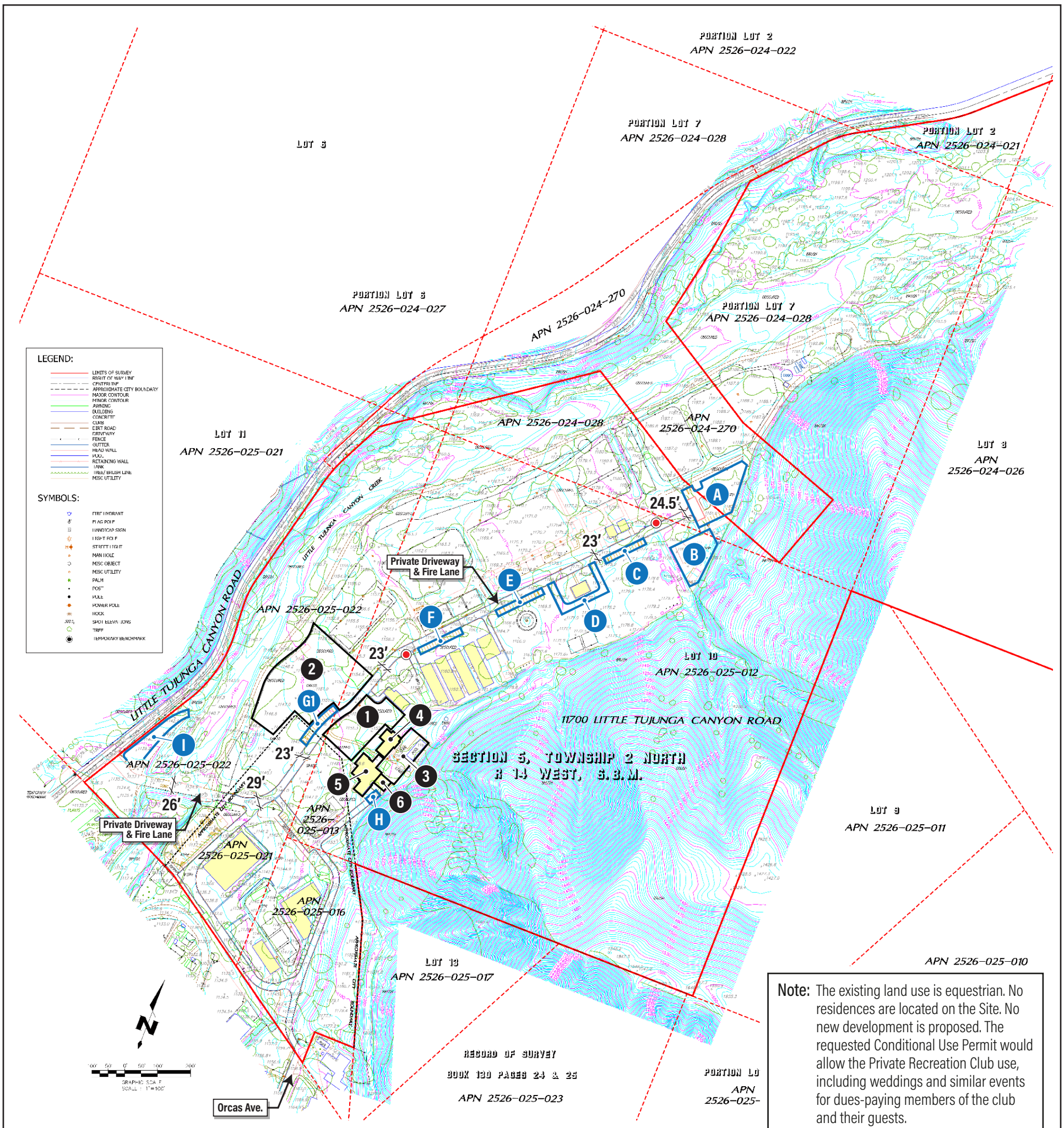
KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.178.050 (Parking Permit Findings and Decision)
  - Section 22.16.050 (Development Standards for A-1 and A-2)

CASE PLANNER:
Sean Donnelly, AICP

PHONE NUMBER:
(213) 893-7024

E-MAIL ADDRESS:
sdonnelly@planning.lacounty.gov

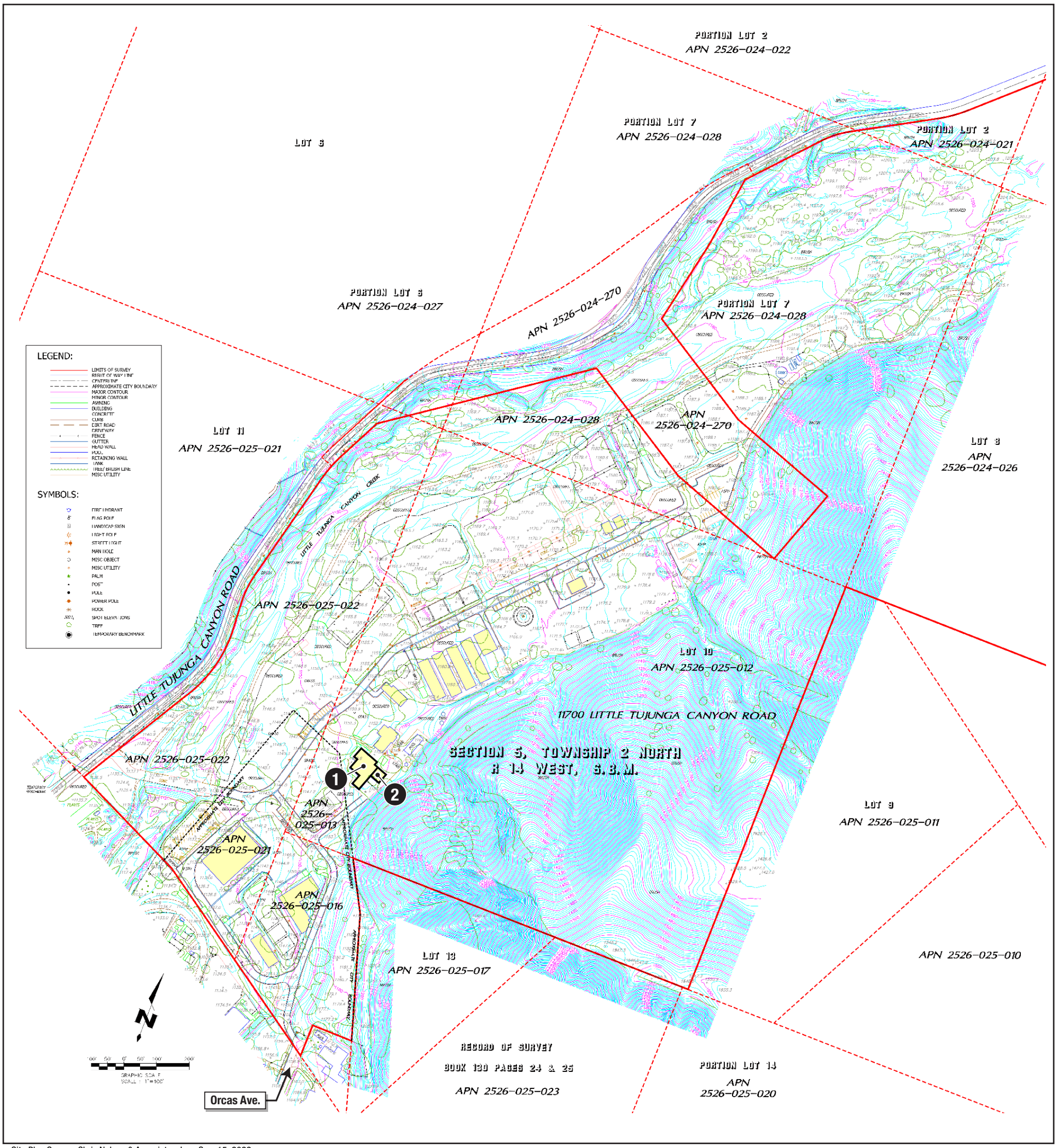


Note: The existing land use is equestrian. No residences are located on the Site. No new development is proposed. The requested Conditional Use Permit would allow the Private Recreation Club use, including weddings and similar events for dues-paying members of the club and their guests.

Site Plan Source: Chris Nelson & Associates, Inc., Sep. 15, 2022.

Legend	Parking Stall Locations
1 Outdoor Event Location	A 32 Parking Stalls
2 Outdoor Event Location	B 20 Parking Stalls
3 Outdoor Event Location	C 12 Parking Stalls
4 Dressing Rooms	D 14 Parking Stalls
5 Indoor Event Location	E 13 Parking Stalls
6 Covered Patio Event * Location	F 14 Parking Stalls
Private On-Site Fire Hydrants	G1 9 Parking Stalls
Road Widths	H 2 Parking Stalls
	I 12 Parking Stalls

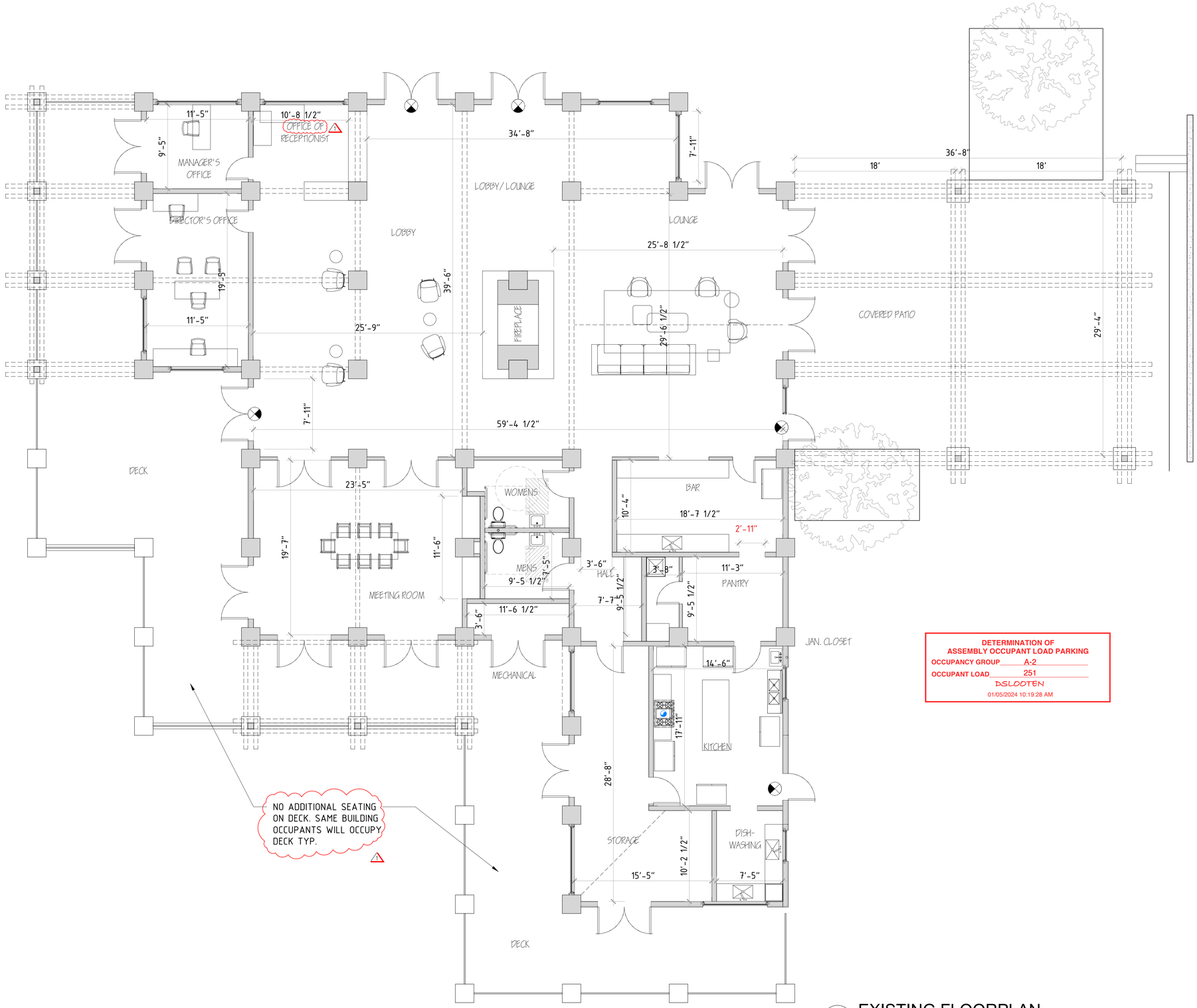
* To be enclosed as part of separate Site Plan Review.



Site Plan Source: Chris Nelson & Associates, Inc., Sep. 15, 2022.

Legend

1. Existing Clubhouse Structure
2. Existing Covered Patio (To be Permitted and Enclosed)



1 EXISTING FLOORPLAN
SCALE: 3/16" = 1'-0"

DETERMINATION OF ASSEMBLY OCCUPANT LOAD PARKING
OCCUPANCY GROUP A-2
OCCUPANT LOAD 251
DSLOOTEN
01/05/2024 10:19:28 AM

SHEET NOTES:

GRAPHIC LEGEND:

GRAPHIC	DESCRIPTION	DETAIL
	EXISTING INTERIOR 2X4 WALL	
	EXISTING INTERIOR 2X6 WALL	
	EXISTING EXTERIOR 2X4 WALL	
	EXISTING EXTERIOR 2X6 WALL	
	EXISTING WINDOW	

BenjaminRowe Architecture.com

LICENSED ARCHITECT BENJAMIN ROWE C-39191 DGT-31-25 RENEWAL 08/31/2025 STATE OF CALIFORNIA

SUNSET SUNRISE

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

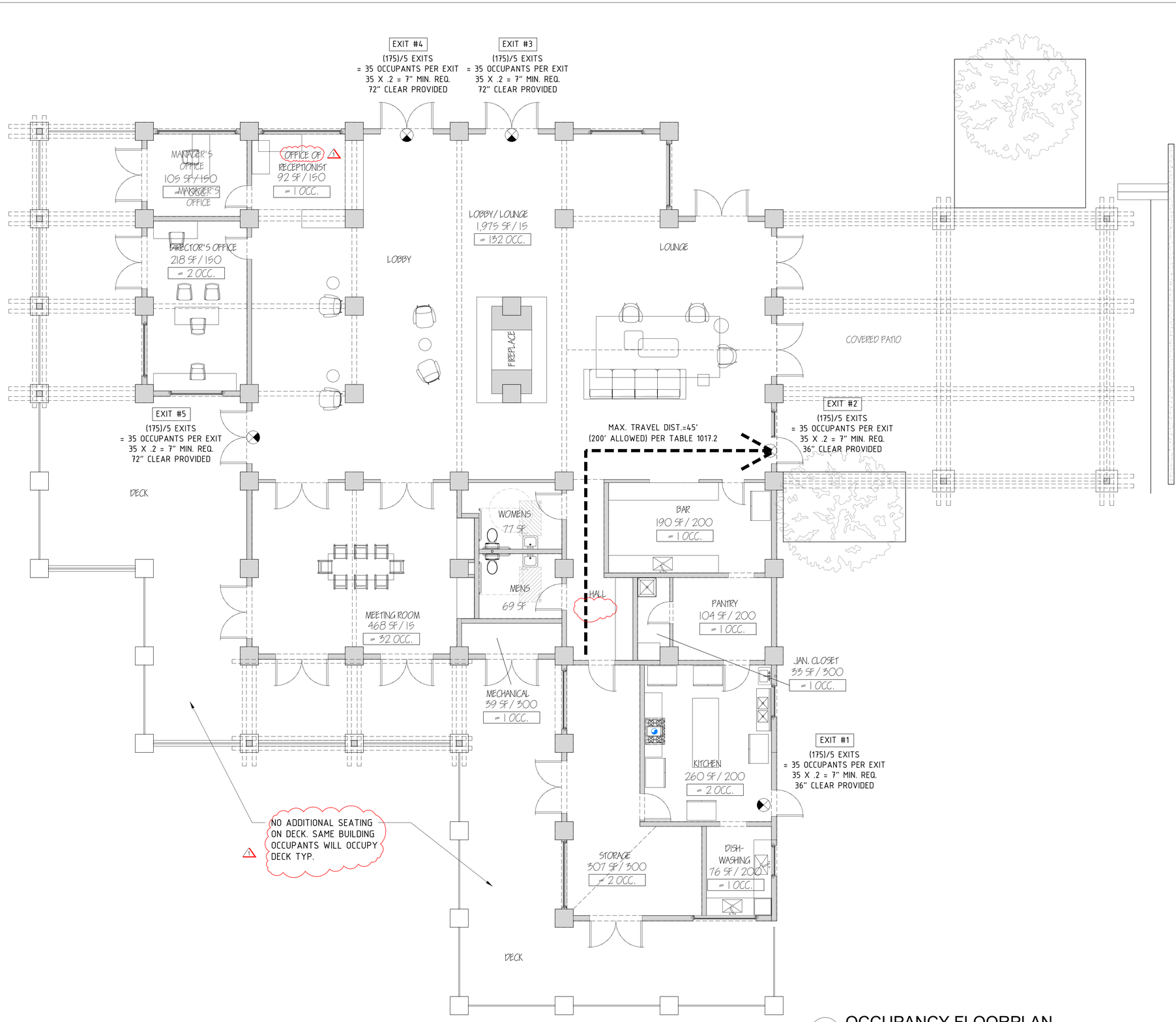
REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
1	12-18-23	REV. 1

24"x36"

EXISTING GROUND FLOOR PLAN

A-111

(C) Benjamin Rowe 2023



1 OCCUPANCY FLOORPLAN
SCALE: 3/16" = 1'-0"

OCCUPANCY CHART:

ROOM NO.	ROOM NAME	OCCUPANTS PER SPACE	2-EXITS REQUIRED?	2-EXITS PROVIDED?
101	LOUNGE/LOBBY	132	Y	Y
102	RECEPTIONIST	1	N	N
103	MANAGER OFF.	1	N	N
104	DIRECTOR OFF.	2	N	N
105	MEETING ROOM	32	N	Y
106	MECH RM.	1	N	N
108	BAR	1	N	N
109	PANTRY	1	N	N
110	JAN. CLOSET	1	N	N
111	KITCHEN	2	N	N
112	DISH-WASHING	1	N	N
113	STORAGE	2	N	N
TOTAL		177	Y	Y

BUILDING HAS FIRE SPRINKLERS?	YES	
MIN. REQUIRED EGRESS WIDTH (DOORS)	SEE EXIT DIAGRAM	36" PROVIDED
MIN. REQUIRED EGRESS WIDTH (STAIRS)	10.8" MIN.	36" PROVIDED

EGRESS NOTES: CBC 1010.1.1

1. DOORS USED FOR EGRESS SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT OF 80 INCHES
2. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE IS OCCUPIED
3. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
4. THE MEANS OF EGRESS ILLUMINATION SHALL BE SUPPLIED BY BACKUP POWER (CONSISTING OF STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR) FOR A DURATION OF NOT LESS THAN 90-MINUTES. CBC 1008.3

DETERMINATION OF ASSEMBLY OCCUPANT LOAD PARKING
OCCUPANCY GROUP A-2
OCCUPANT LOAD 251
DSLOOTEN
01/05/2024 10:19:44 AM

GRAPHIC	DESCRIPTION	REQUIREMENTS
FE	FIRE EXTINGUISHER (CLASS 2-A)	
	PATH OF TRAVEL	
XX	OCCUPANTS PER EXIT	
	EXIT SIGN	
	1-HR RATED WALL	

BenjaminRowe Architecture.com

LICENSED ARCHITECT BENJAMIN ROWE C-39191 DCT-31-25 RENEWAL 08-31-25 STATE OF CALIFORNIA

SUNSET SUNRISE

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

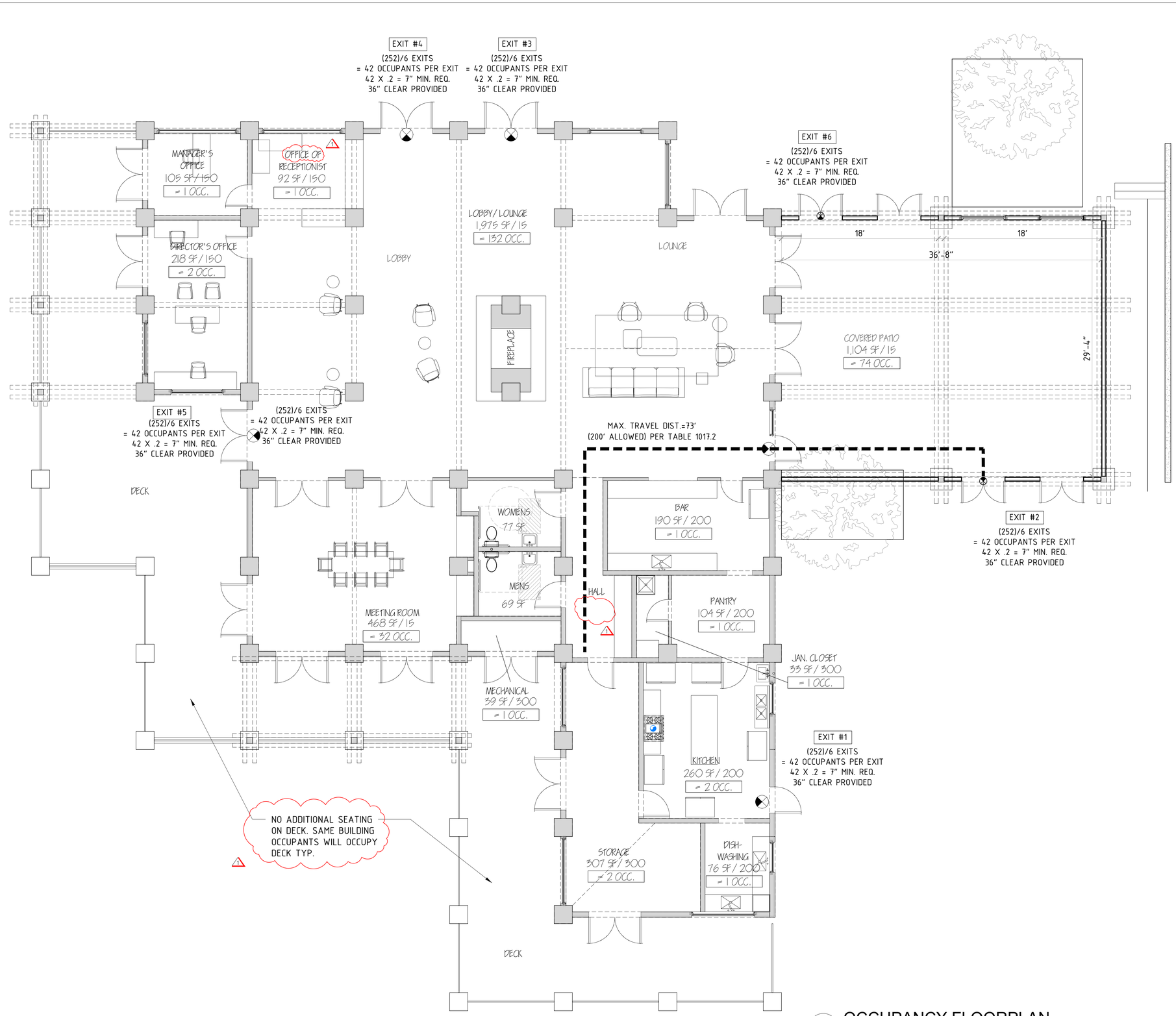
REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
1	12-18-23	REV. 1

24"x36"

LIFE SAFETY PLAN

A-150

(C) Benjamin Rowe 2023



1 OCCUPANCY FLOORPLAN
SCALE: 3/16" = 1'-0"

OCCUPANCY CHART:

ROOM NO.	ROOM NAME	OCCUPANTS PER SPACE	2-EXITS REQUIRED?	2-EXITS PROVIDED?
101	LOUNGE/LOBBY	132	Y	Y
102	RECEPTIONIST	1	N	N
103	MANAGER OFF.	1	N	N
104	DIRECTOR OFF.	2	N	N
105	MEETING ROOM	32	N	Y
106	MECH RM.	1	N	N
108	BAR	1	N	N
109	PANTRY	1	N	N
110	JAN. CLOSET	1	N	N
111	KITCHEN	2	N	N
112	DISH-WASHING	1	N	N
113	STORAGE	2	N	N
114	(N) ENCLOSED SPACE	74	Y	Y
TOTAL		251	Y	Y

BUILDING HAS FIRE SPRINKLERS?	YES	
MIN. REQUIRED EGRESS WIDTH (DOORS)	SEE EXIT DIAGRAM	36" PROVIDED
MIN. REQUIRED EGRESS WIDTH (STAIRS)	10.8" MIN.	36" PROVIDED

EGRESS NOTES: CBC 1010.1.1

1. DOORS USED FOR EGRESS SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT OF 80 INCHES
2. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE IS OCCUPIED
3. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
4. THE MEANS OF EGRESS ILLUMINATION SHALL BE SUPPLIED BY BACKUP POWER (CONSISTING OF STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR) FOR A DURATION OF NOT LESS THAN 90-MINUTES. CBC 1008.3

DETERMINATION OF ASSEMBLY OCCUPANT LOAD PARKING
OCCUPANCY GROUP A-2
OCCUPANT LOAD 251
DSLOOTEN
01/05/2024 10:19:36 AM

GRAPHIC	DESCRIPTION	REQUIREMENTS
FE	FIRE EXTINGUISHER (CLASS 2-A)	
	PATH OF TRAVEL	
XX	OCCUPANTS PER EXIT	
	EXIT SIGN	
	1-HR RATED WALL	

BenjaminRowe Architecture.com

LICENSED ARCHITECT BENJAMIN ROWE C-39191 DCT-31-25 RENEWAL 08-31-25 STATE OF CALIFORNIA

SUNSET SUNRISE

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
1	12-18-23	REV. 1

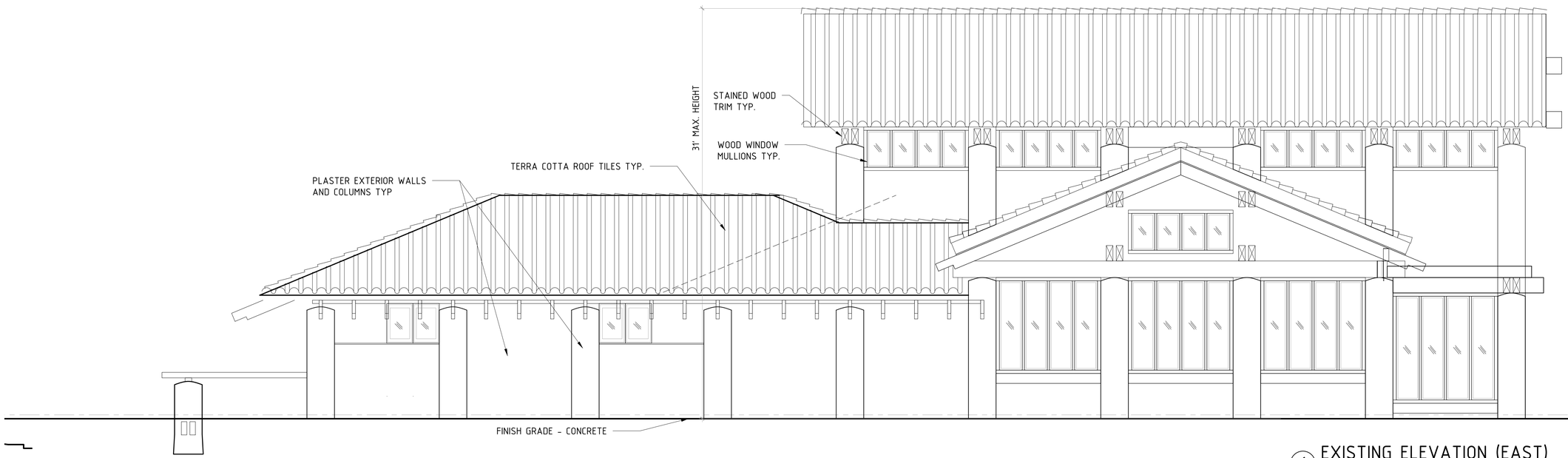
24"x36"

LIFE SAFETY PLAN (SPECULATIVE ADDITION)

A-151

(C) Benjamin Rowe 2023

BenjaminRowe
Architecture.com



1 EXISTING ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

EXISTING ELEVATIONS

A-400

(C) Benjamin Rowe 2023

BenjaminRowe
Architecture.com

FABRIC CANOPY OVER WOOD SUPPORTS

PLASTER EXTERIOR WALLS
AND COLUMNS TYP

31' MAX. HEIGHT

RIVER STONE CLAD
COLUMN BASES

FINISH GRADE - CONCRETE

STAINED WOOD TRIM TYP.

WOOD WINDOW MULLIONS TYP.

TERRA COTTA ROOF TILES TYP.

1 EXISTING ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

0' 1' 2' 4'

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

EXISTING
ELEVATIONS

A-401

(C) Benjamin Rowe 2023

BenjaminRowe
Architecture.com

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

TERRA COTTA ROOF TILES TYP.

STAINED WOOD TRIM TYP.

WOOD WINDOW MULLIONS TYP.

PLASTER EXTERIOR WALLS
AND COLUMNS TYP

FABRIC CANOPY OVER WOOD SUPPORTS

31' MAX. HEIGHT

RIVER STONE CLAD
COLUMN BASES

NATURAL GRADE

FINISH GRADE - CONCRETE

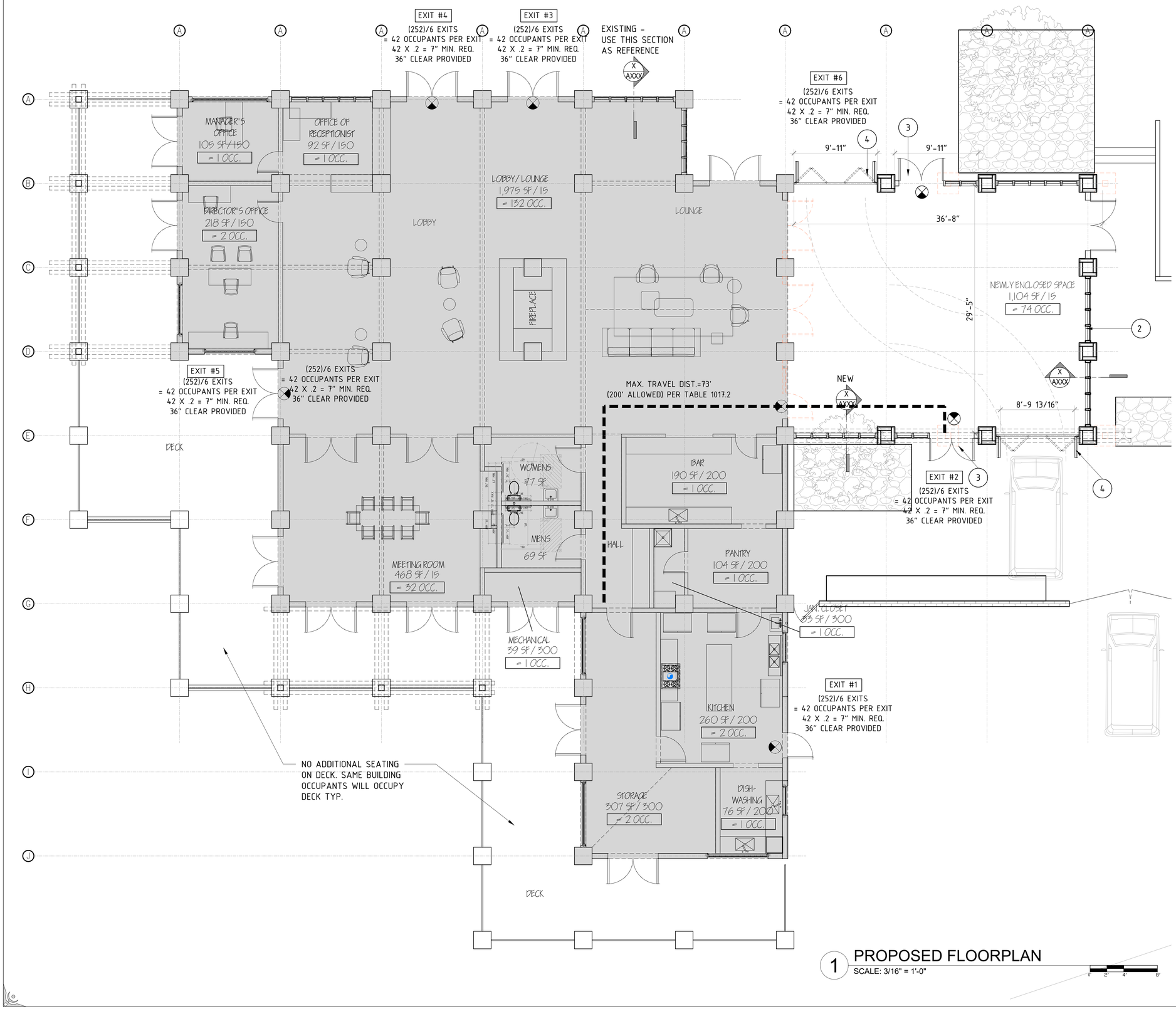
1 EXISTING ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

0' 1' 2' 4'

EXISTING
ELEVATIONS

A-402

(C) Benjamin Rowe 2023



1 PROPOSED FLOORPLAN
SCALE: 3/16" = 1'-0"

SHEET NOTES:

1. -
2. ALL (N) ARCHITECTURAL FEATURES TO MATCH (E) IN SIZE, MATERIAL AND COLORS
3. (N) EGRESS DOORS
4. (N) FOLDING GLASS DOORS, USE NANA-WALL OR SIMILAR
5. -

BenjaminRowe Architecture.com
4627 Belfast Ave. Oakland, CA
(805) 901-0519

LICENSED ARCHITECT
BENJAMIN ROWE
C-39191
EXP. 01-31-25
RENEWAL
STATE OF CALIFORNIA

SUNSET SUNRISE

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

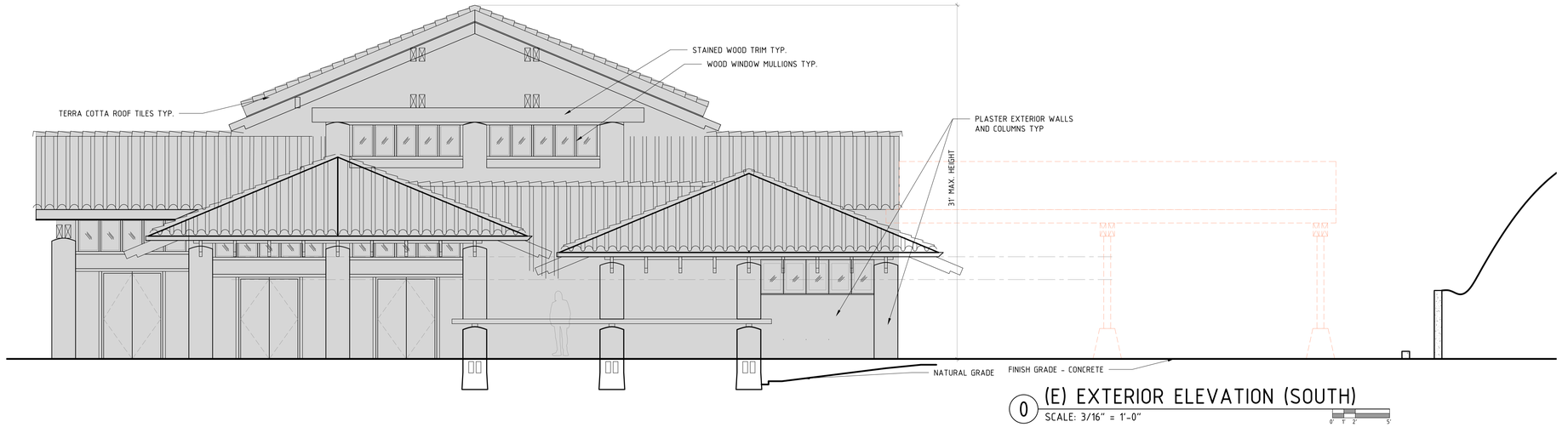
REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

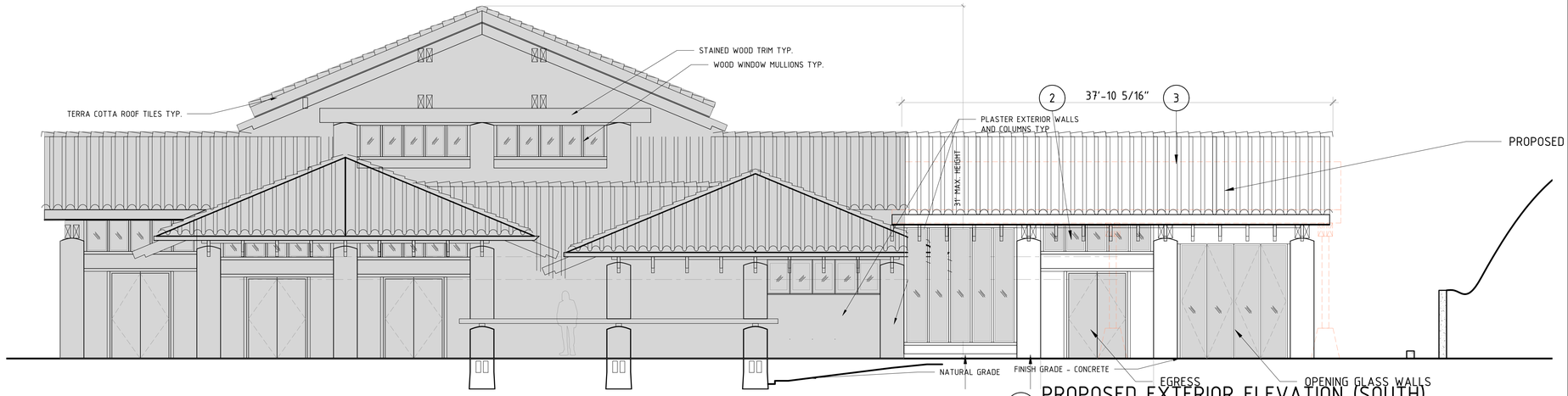
PROPOSED GROUND FLOOR PLAN

A-121

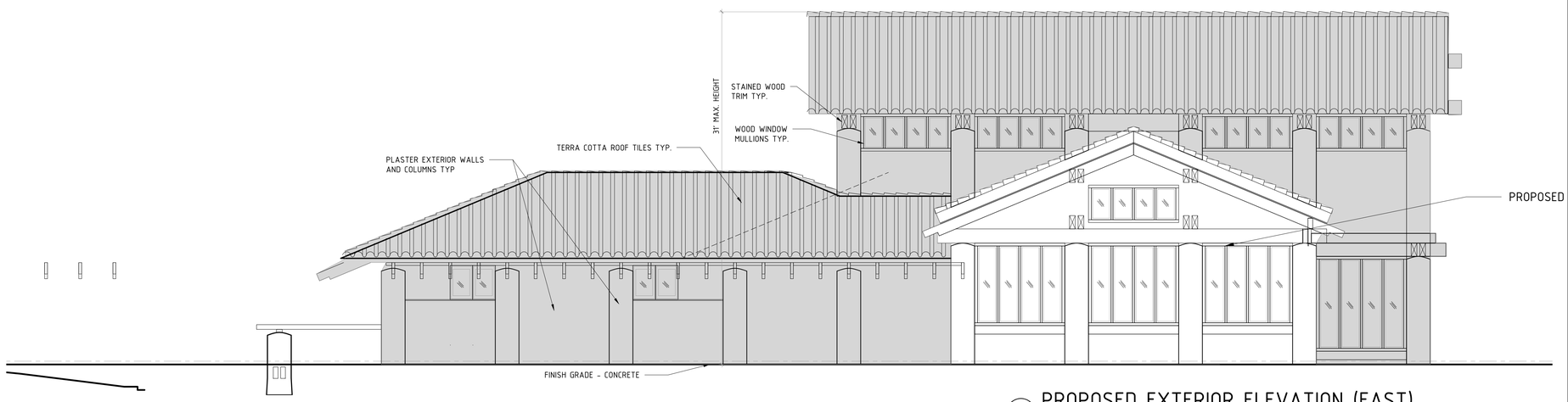
(C) Benjamin Rowe 2023



0 (E) EXTERIOR ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

SHEET NOTES:

1. ALL NEW MATERIALS TO MATCH MATERIALS ON (E) BUILDING IN CONSTRUCTION, MATERIAL AND COLORS.
2. (N) WOOD FRAMED WINDOWS TO MATCH (E)
3. (N) SPANISH TILE ROOF
4. (N) STUCCO

BenjaminRowe Architecture.com
4627 Belfast Ave. Oakland, CA
(805) 901-0519

LICENSED ARCHITECT BENJAMIN ROWE C-39191 EXP. 07-31-25 RENEWAL STATE OF CALIFORNIA

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

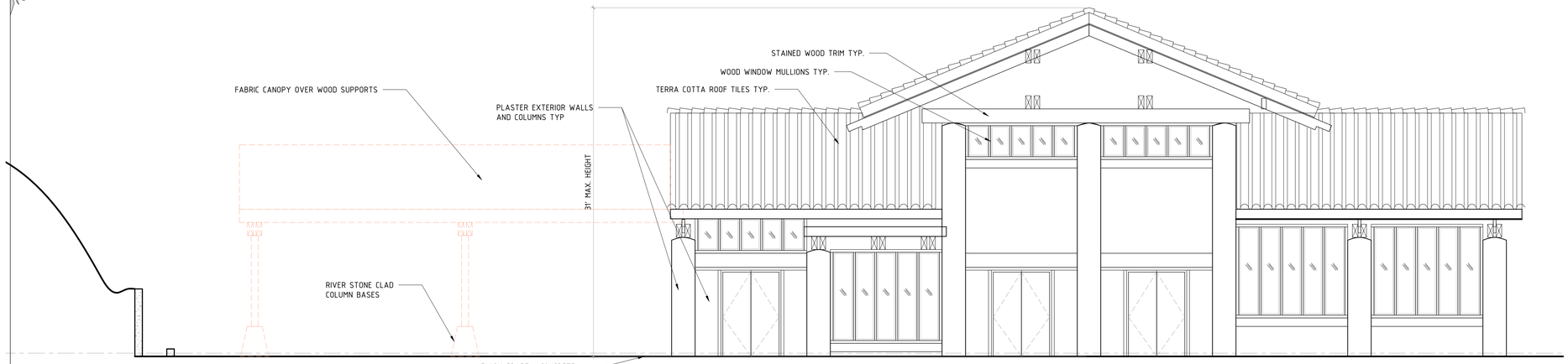
REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

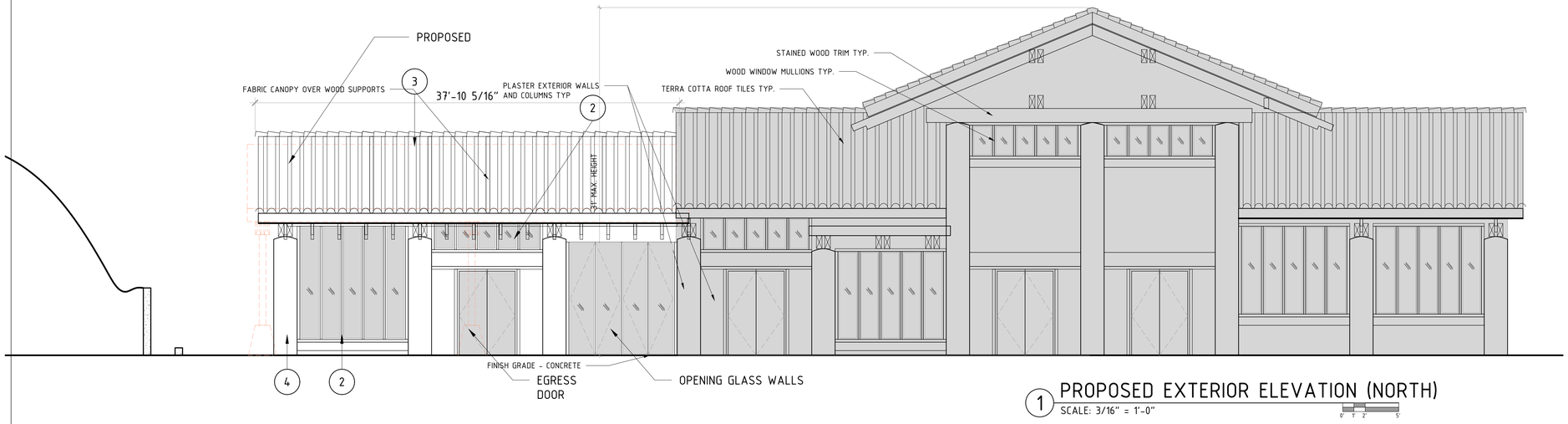
PROPOSED EXTERIOR ELEVATIONS

A-401

(C) Benjamin Rowe 2023



0 (E) EXTERIOR ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"
0' 1' 2' 5'



1 PROPOSED EXTERIOR ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"
0' 1' 2' 5'

SHEET NOTES:

1. ALL NEW MATERIALS TO MATCH MATERIALS ON (E) BUILDING IN CONSTRUCTION, MATERIAL AND COLORS.
2. (N) WOOD FRAMED WINDOWS TO MATCH (E)
3. (N) SPANISH TILE ROOF
4. (N) STUCCO

BenjaminRowe Architecture.com
4627 Belfast Ave. Oakland, CA
(805) 901-0519

LICENSED ARCHITECT
BENJAMIN ROWE
C-39191
EXP. 07-31-25
STATE OF CALIFORNIA

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

PROPOSED EXTERIOR ELEVATIONS

A-402

(C) Benjamin Rowe 2023

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 3, 2024

Sent via certified US mail

Anthony Morales, Chief
P.O. Box 693
San Gabriel, CA 91778
Email: GTTribalcouncil@aol.com

RE: AB 52 Tribal Consultation: Formal Notification of the Proposed Private Recreation Club @ 11700 Little Tujunga Canyon Rd Project

The Los Angeles County Department of Regional Planning ("County Planning") is issuing this formal notification letter regarding the following proposed Project, currently under environmental review. Pursuant to AB 52, your tribe has the right to request formal consultation with County Planning on the proposed project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report.

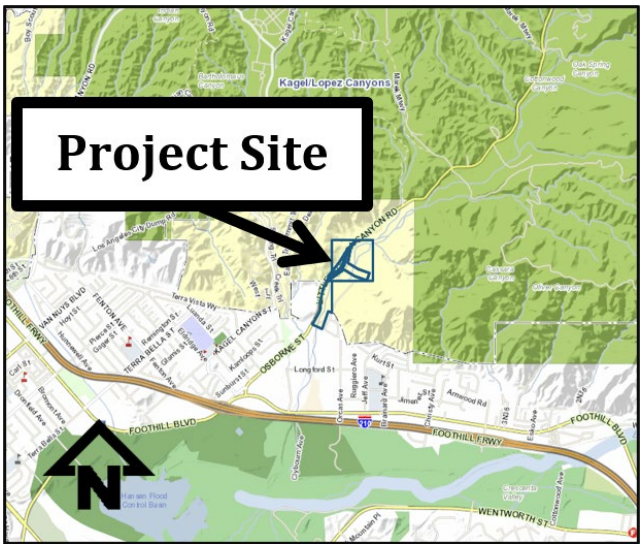
Please find below a description of the proposed Project, a map showing the project location, and our contact information along with the name of our point of contact, pursuant to PRC §21080.3.1(d).

If the lead tribal contact person's information has changed, please let us know and we will update our records to ensure that all future correspondence is directed to the appropriate contact.

Proposed Project: Private Recreation Club @ 11700 Little Tujunga Canyon Rd
PRJ2022-003553-(5)
Conditional Use Permit RPPL2022010891
Parking Permit RPPL2022010894
Environmental Assessment RPPL2024004629

Project Description: Conditional Use Permit to establish a private recreation club for hosting private ceremonies, receptions, and parties, (only for members of the club and their guests) with the sale of a full line of alcoholic beverages for on-site consumption (ABC License Type 47) as an auxiliary use at an existing private equestrian center with clubhouse facilities in the A-2-1 (Heavy Agricultural, One Acre Minimum Lot Size) Zone.

Project Location: 11700 Little Tujunga Canyon Road, Kagel Canyon
APNs: 2526-024-028, -270, 2526-025-022, -028



Lead Agency Contact Information:

Sean Donnelly, AICP
Foothills Development Services Section
Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012
Tel: 213-893-7024
Email: sdonnelly@planning.lacounty.gov

Pursuant to PRC §21080.3.1(b), you have **30 calendar days** from the receipt of this letter to notify County Planning in writing if you wish to engage in consultation on this project. Written request must be submitted to the contact information listed above. Due to our current remote work arrangement, written email is preferred.

Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
Department of Regional Planning
Amy J. Bodek, AICP
Director

Sean Donnelly, AICP
Senior Planner
Foothills Development Services Section

Encl: Project Overview and Conceptual Site Plans.

LA COUNTY PLANNING

PROJECT NUMBER
PRJ2022-003553-(5)

HEARING DATE
TBD

REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2022010891
Parking Permit No. RPPL2022010894
Environmental Analysis No. RPPL2024004629

PROJECT SUMMARY

OWNER / APPLICANT
RJ's Property Management LLC

MAP/EXHIBIT DATE
December 18, 2023

PROJECT OVERVIEW
CUP to establish a private recreation club for hosting private ceremonies, receptions, and parties, (only for members of the club and their guests) with the sale of a full line of alcoholic beverages for on-site consumption (ABC License Type 47) as an auxiliary use at an existing private equestrian center with clubhouse facilities in the A-2 Zone. A parking permit is being concurrently requested to allow the event parking to be provided within existing parking areas of the equestrian use on adjacent parcels under the same ownership/management. A site plan to permit the enclosure of the existing covered patio. The existing clubhouse features a permitted commercial kitchen for catering event meal services. Additional existing structures/features associated with the event facility include a locker room/changing room structure, and an outdoor patio with landscaping. Events would generally be held within the existing patio area and/or landscaped lawn areas.

LOCATION
11700 Little Tujunga Canyon Road

ACCESS
Little Tujunga Canyon Road

ASSESSORS PARCEL NUMBER(S)
2526-024-028, -270, 2526-025-022, -028

SITE AREA
88.9 Acres

GENERAL PLAN / LOCAL PLAN
Los Angeles County General Plan

ZONED DISTRICT
Mount Gleason

PLANNING AREA
San Fernando Valley

LAND USE DESIGNATION
RL20 (Rural Land 20)

ZONE
A-2-1 (Heavy Agricultural)

PROPOSED UNITS
N/A

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
N/A

ENVIRONMENTAL DETERMINATION (CEQA)
TBD

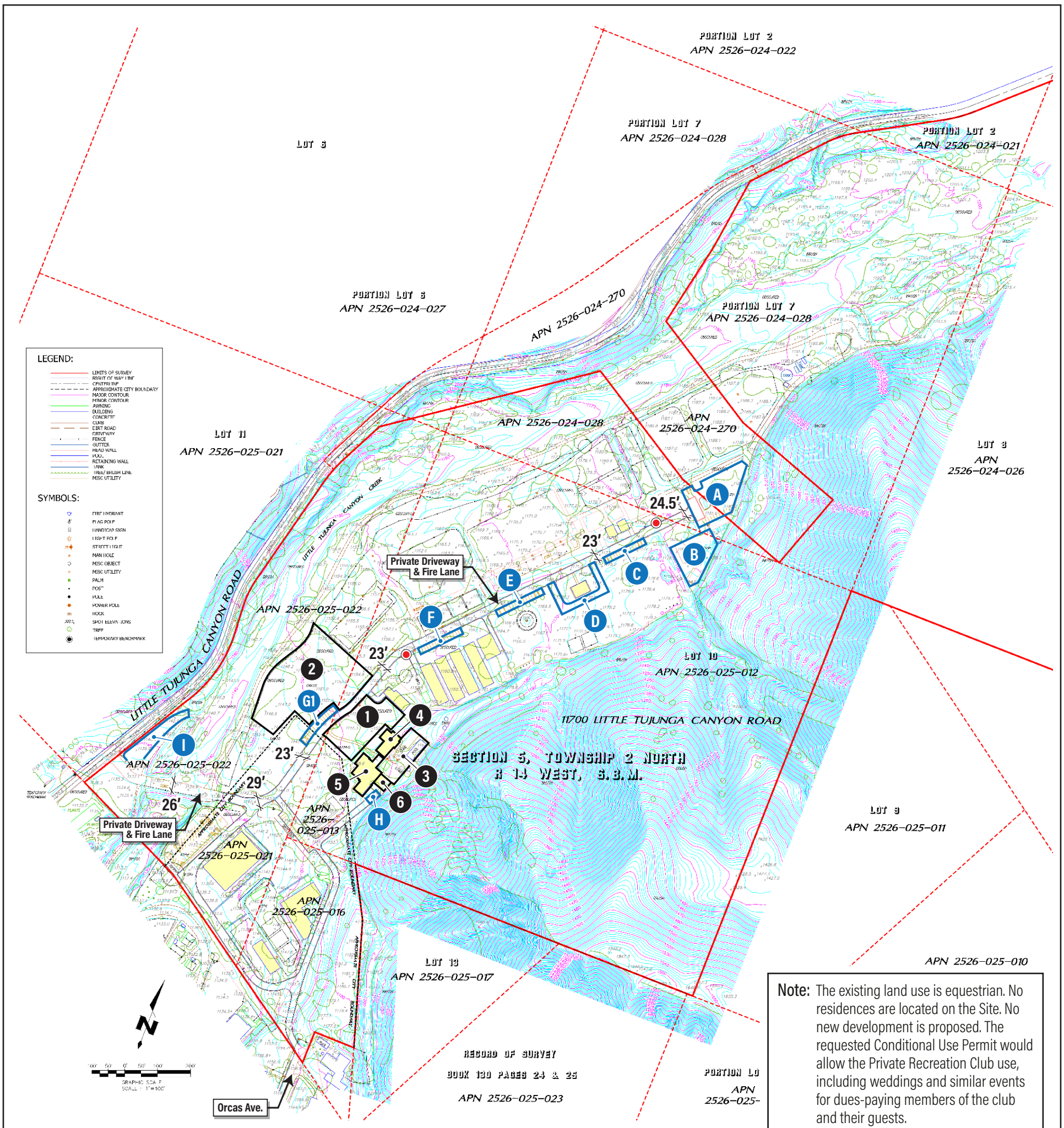
KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.178.050 (Parking Permit Findings and Decision)
  - Section 22.16.050 (Development Standards for A-1 and A-2)

CASE PLANNER:
Sean Donnelly, AICP

PHONE NUMBER:
(213) 893-7024

E-MAIL ADDRESS:
sdonnelly@planning.lacounty.gov

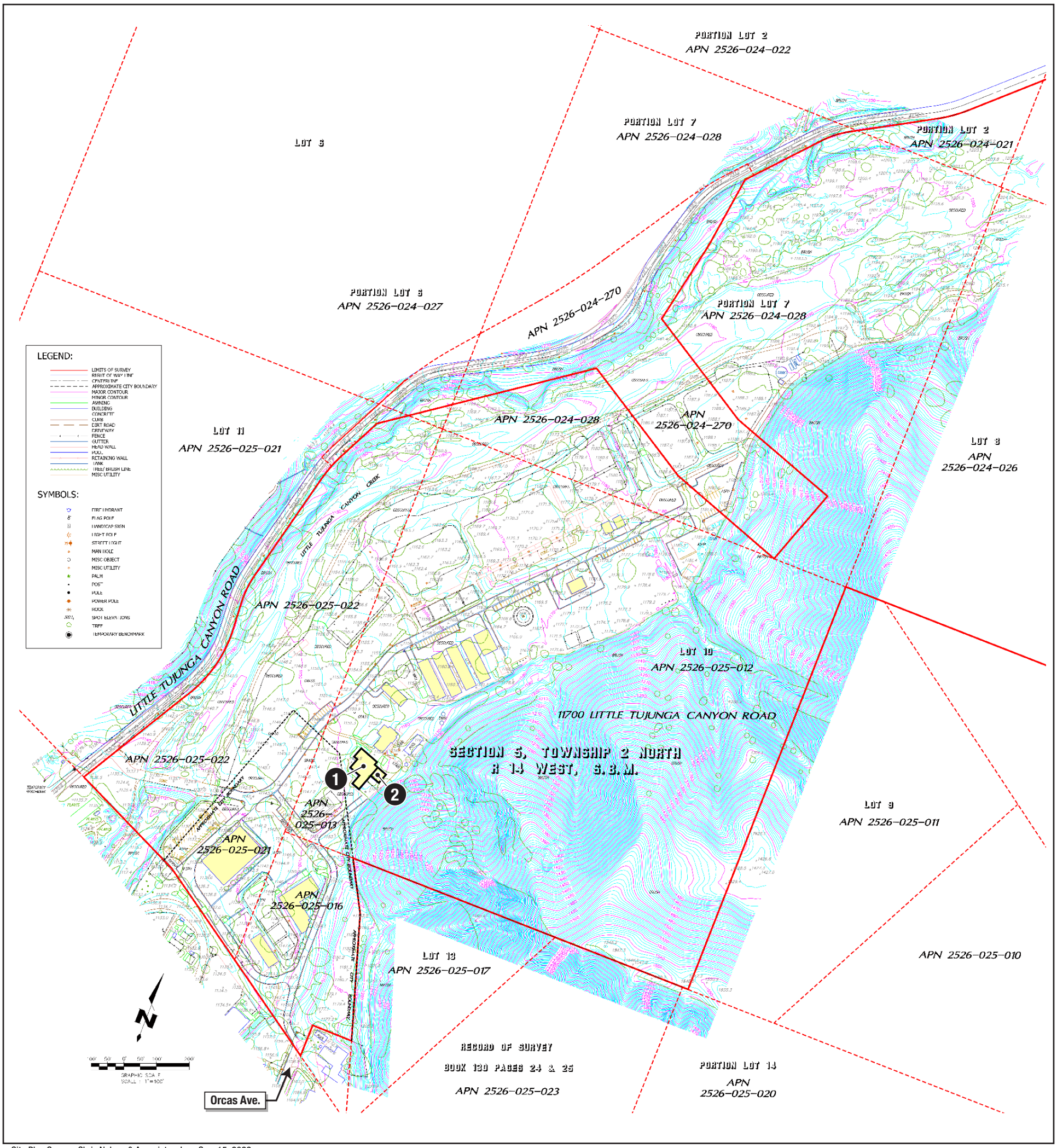


Note: The existing land use is equestrian. No residences are located on the Site. No new development is proposed. The requested Conditional Use Permit would allow the Private Recreation Club use, including weddings and similar events for dues-paying members of the club and their guests.

Site Plan Source: Chris Nelson & Associates, Inc., Sep. 15, 2022.

Legend	Parking Stall Locations
1 Outdoor Event Location	A 32 Parking Stalls
2 Outdoor Event Location	B 20 Parking Stalls
3 Outdoor Event Location	C 12 Parking Stalls
4 Dressing Rooms	D 14 Parking Stalls
5 Indoor Event Location	E 13 Parking Stalls
6 Covered Patio Event * Location	F 14 Parking Stalls
Private On-Site Fire Hydrants	G1 9 Parking Stalls
Road Widths	H 2 Parking Stalls
	I 12 Parking Stalls

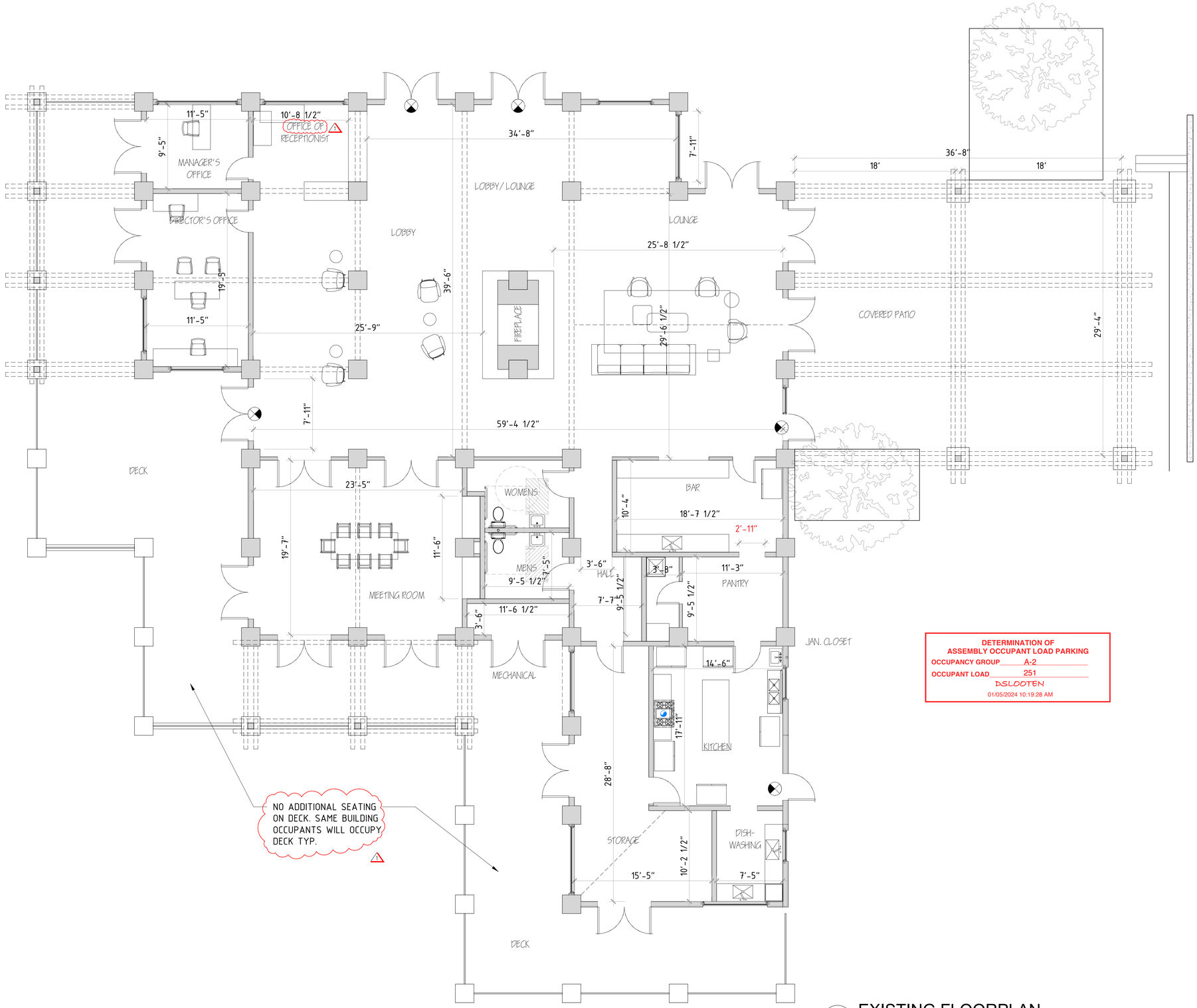
* To be enclosed as part of separate Site Plan Review.



Site Plan Source: Chris Nelson & Associates, Inc., Sep. 15, 2022.

Legend

1. Existing Clubhouse Structure
2. Existing Covered Patio (To be Permitted and Enclosed)



1 EXISTING FLOORPLAN
SCALE: 3/16" = 1'-0"

DETERMINATION OF ASSEMBLY OCCUPANT LOAD PARKING
OCCUPANCY GROUP A-2
OCCUPANT LOAD 251
DSLOOTEN
01/05/2024 10:19:28 AM

SHEET NOTES:

GRAPHIC LEGEND:

GRAPHIC	DESCRIPTION	DETAIL
	EXISTING INTERIOR 2X4 WALL	
	EXISTING INTERIOR 2X6 WALL	
	EXISTING EXTERIOR 2X4 WALL	
	EXISTING EXTERIOR 2X6 WALL	
	EXISTING WINDOW	

BenjaminRowe Architecture.com

LICENSED ARCHITECT BENJAMIN ROWE C-39191 DGT-31-25 RENEWAL 08/31/2025 STATE OF CALIFORNIA

SUNSET SUNRISE

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

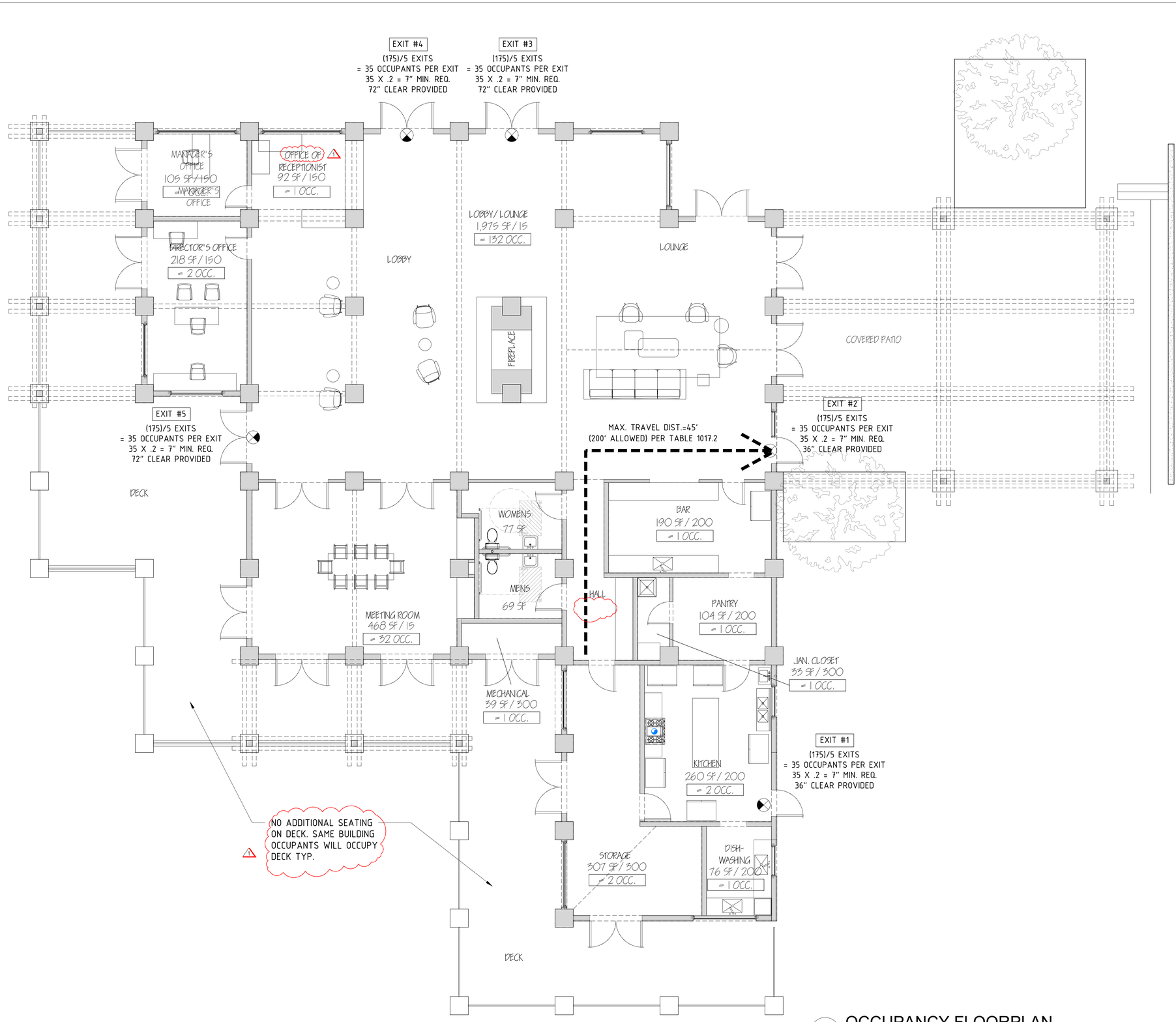
REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
1	12-18-23	REV. 1

24"x36"

EXISTING GROUND FLOOR PLAN

A-111

(C) Benjamin Rowe 2023



1 OCCUPANCY FLOORPLAN
SCALE: 3/16" = 1'-0"

OCCUPANCY CHART:

ROOM NO.	ROOM NAME	OCCUPANTS PER SPACE	2-EXITS REQUIRED?	2-EXITS PROVIDED?
101	LOUNGE/LOBBY	132	Y	Y
102	RECEPTIONIST	1	N	N
103	MANAGER OFF.	1	N	N
104	DIRECTOR OFF.	2	N	N
105	MEETING ROOM	32	N	Y
106	MECH RM.	1	N	N
108	BAR	1	N	N
109	PANTRY	1	N	N
110	JAN. CLOSET	1	N	N
111	KITCHEN	2	N	N
112	DISH-WASHING	1	N	N
113	STORAGE	2	N	N
TOTAL		177	Y	Y

BUILDING HAS FIRE SPRINKLERS?	YES	
MIN. REQUIRED EGRESS WIDTH (DOORS)	SEE EXIT DIAGRAM	36" PROVIDED
MIN. REQUIRED EGRESS WIDTH (STAIRS)	10.8" MIN.	36" PROVIDED

EGRESS NOTES: CBC 1010.1.1

1. DOORS USED FOR EGRESS SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT OF 80 INCHES
2. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE IS OCCUPIED
3. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
4. THE MEANS OF EGRESS ILLUMINATION SHALL BE SUPPLIED BY BACKUP POWER (CONSISTING OF STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR) FOR A DURATION OF NOT LESS THAN 90-MINUTES. CBC 1008.3

DETERMINATION OF ASSEMBLY OCCUPANT LOAD PARKING
OCCUPANCY GROUP A-2
OCCUPANT LOAD 251
DSLOOTEN
01/05/2024 10:19:44 AM

GRAPHIC	DESCRIPTION	REQUIREMENTS
FE	FIRE EXTINGUISHER (CLASS 2-A)	
	PATH OF TRAVEL	
XX	OCCUPANTS PER EXIT	
	EXIT SIGN	
	1-HR RATED WALL	

BenjaminRowe Architecture.com

LICENSED ARCHITECT BENJAMIN ROWE C-39191 DCT-31-25 RENEWAL 08-31-25 STATE OF CALIFORNIA

SUNSET SUNRISE

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

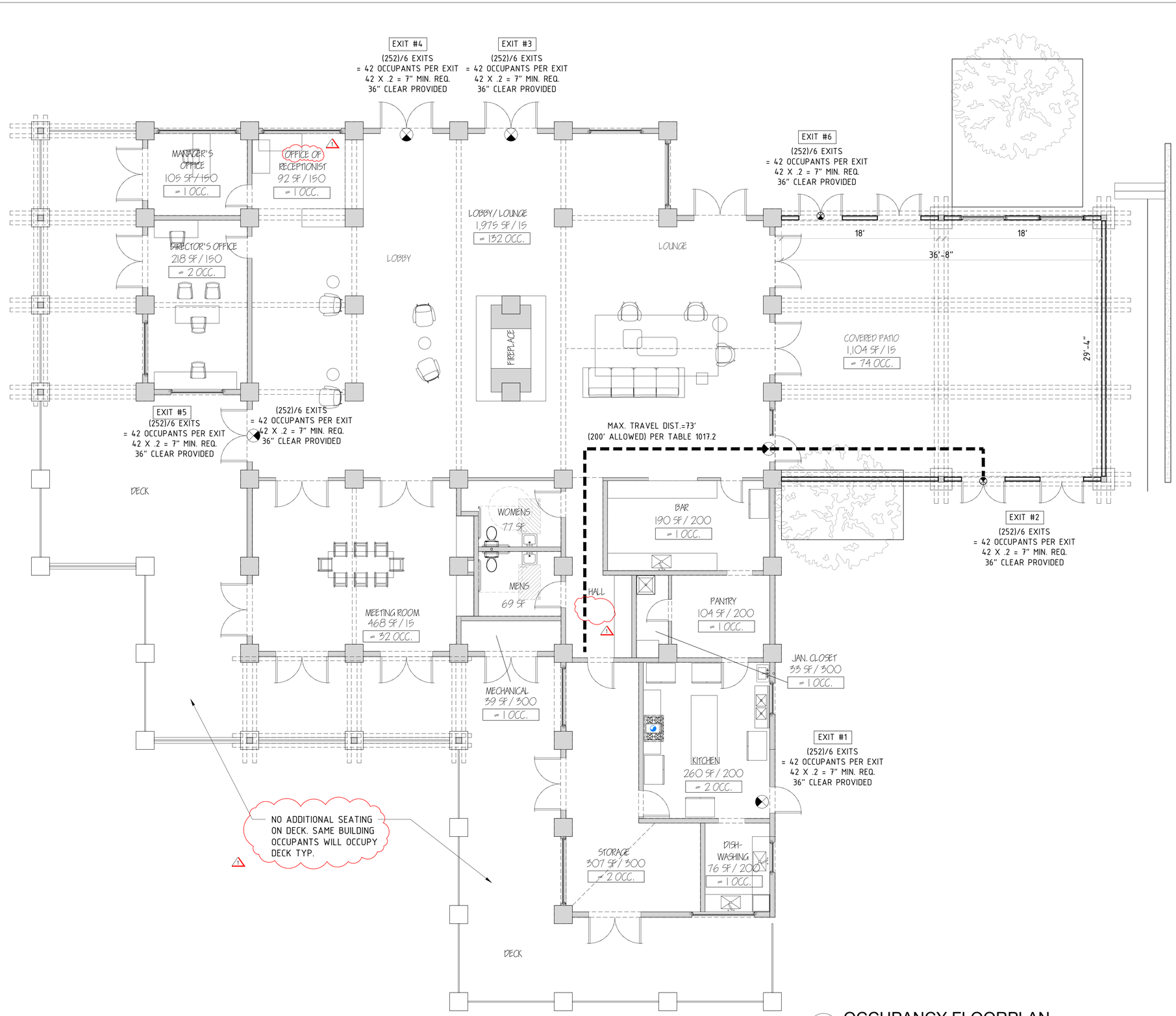
REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
1	12-18-23	REV. 1

24"x36"

LIFE SAFETY PLAN

A-150

(C) Benjamin Rowe 2023



1 OCCUPANCY FLOORPLAN
SCALE: 3/16" = 1'-0"

OCCUPANCY CHART:

ROOM NO.	ROOM NAME	OCCUPANTS PER SPACE	2-EXITS REQUIRED?	2-EXITS PROVIDED?
101	LOUNGE/LOBBY	132	Y	Y
102	RECEPTIONIST	1	N	N
103	MANAGER OFF.	1	N	N
104	DIRECTOR OFF.	2	N	N
105	MEETING ROOM	32	N	Y
106	MECH RM.	1	N	N
108	BAR	1	N	N
109	PANTRY	1	N	N
110	JAN. CLOSET	1	N	N
111	KITCHEN	2	N	N
112	DISH-WASHING	1	N	N
113	STORAGE	2	N	N
114	(N) ENCLOSED SPACE	74	Y	Y
TOTAL		251	Y	Y

BUILDING HAS FIRE SPRINKLERS?	YES	
MIN. REQUIRED EGRESS WIDTH (DOORS)	SEE EXIT DIAGRAM	36" PROVIDED
MIN. REQUIRED EGRESS WIDTH (STAIRS)	10.8" MIN.	36" PROVIDED

EGRESS NOTES: CBC 1010.1.1

1. DOORS USED FOR EGRESS SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT OF 80 INCHES
2. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE IS OCCUPIED
3. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
4. THE MEANS OF EGRESS ILLUMINATION SHALL BE SUPPLIED BY BACKUP POWER (CONSISTING OF STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR) FOR A DURATION OF NOT LESS THAN 90-MINUTES. CBC 1008.3

DETERMINATION OF ASSEMBLY OCCUPANT LOAD PARKING
OCCUPANCY GROUP A-2
OCCUPANT LOAD 251
DSLOOTEN
01/05/2024 10:19:36 AM

GRAPHIC	DESCRIPTION	REQUIREMENTS
FE	FIRE EXTINGUISHER (CLASS 2-A)	
	PATH OF TRAVEL	
XX	OCCUPANTS PER EXIT	
	EXIT SIGN	
	1-HR RATED WALL	

BenjaminRowe Architecture.com

LICENSED ARCHITECT BENJAMIN ROWE C-39191 DCT-31-25 RENEWAL 08-31-25 STATE OF CALIFORNIA

SUNSET SUNRISE

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
1	12-18-23	REV. 1

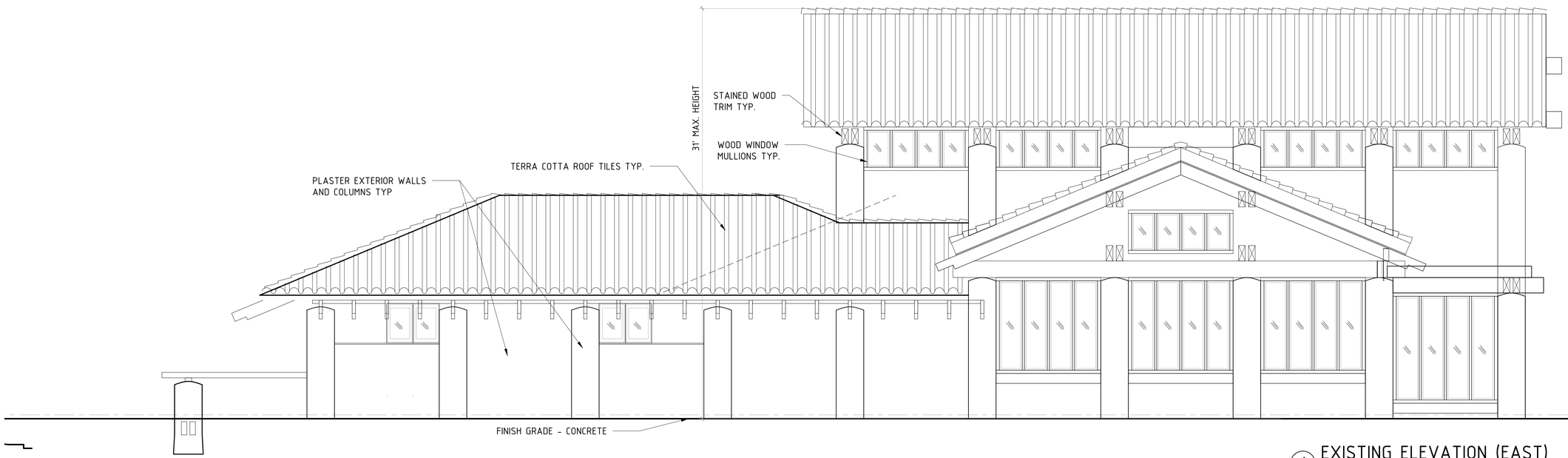
24"x36"

LIFE SAFETY PLAN (SPECULATIVE ADDITION)

A-151

(C) Benjamin Rowe 2023

BenjaminRowe
Architecture.com



1 EXISTING ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

EXISTING ELEVATIONS

A-400

(C) Benjamin Rowe 2023

BenjaminRowe
Architecture.com

FABRIC CANOPY OVER WOOD SUPPORTS

PLASTER EXTERIOR WALLS
AND COLUMNS TYP

31' MAX. HEIGHT

RIVER STONE CLAD
COLUMN BASES

FINISH GRADE - CONCRETE

STAINED WOOD TRIM TYP.

WOOD WINDOW MULLIONS TYP.

TERRA COTTA ROOF TILES TYP.

1 EXISTING ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

0' 1' 2' 4'

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

EXISTING
ELEVATIONS

A-401

(C) Benjamin Rowe 2023

BenjaminRowe
Architecture.com

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

TERRA COTTA ROOF TILES TYP.

STAINED WOOD TRIM TYP.

WOOD WINDOW MULLIONS TYP.

PLASTER EXTERIOR WALLS
AND COLUMNS TYP

FABRIC CANOPY OVER WOOD SUPPORTS

31' MAX. HEIGHT

RIVER STONE CLAD
COLUMN BASES

NATURAL GRADE

FINISH GRADE - CONCRETE

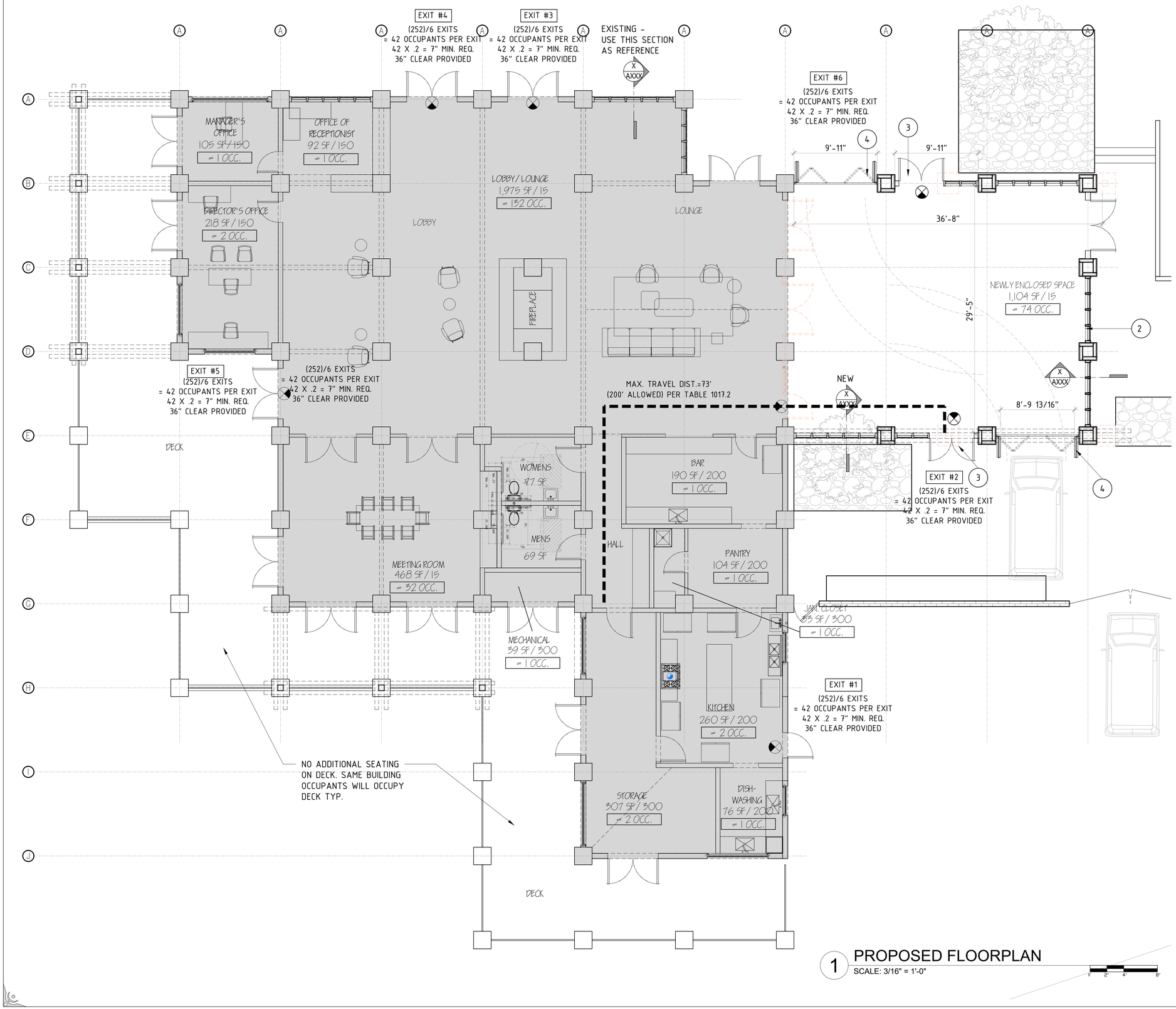
1 EXISTING ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

0' 1' 2' 4'

EXISTING
ELEVATIONS

A-402

(C) Benjamin Rowe 2023



1 PROPOSED FLOORPLAN
SCALE: 3/16" = 1'-0"

SHEET NOTES:

1. -
2. ALL (N) ARCHITECTURAL FEATURES TO MATCH (E) IN SIZE, MATERIAL AND COLORS
3. (N) EGRESS DOORS
4. (N) FOLDING GLASS DOORS, USE NANA-WALL OR SIMILAR
5. -

BenjaminRowe Architecture.com
4627 Belfast Ave. Oakland, CA
(805) 901-0519

LICENSED ARCHITECT
BENJAMIN ROWE
C-39191
EXP. 01-31-25
RENEWAL
STATE OF CALIFORNIA

SUNSET SUNRISE

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

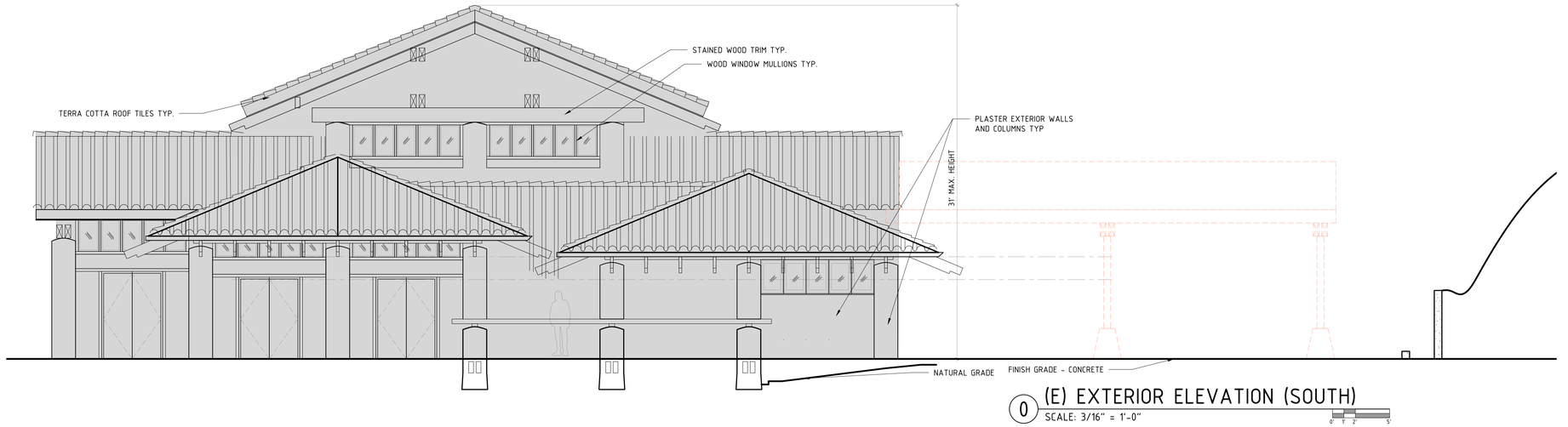
REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

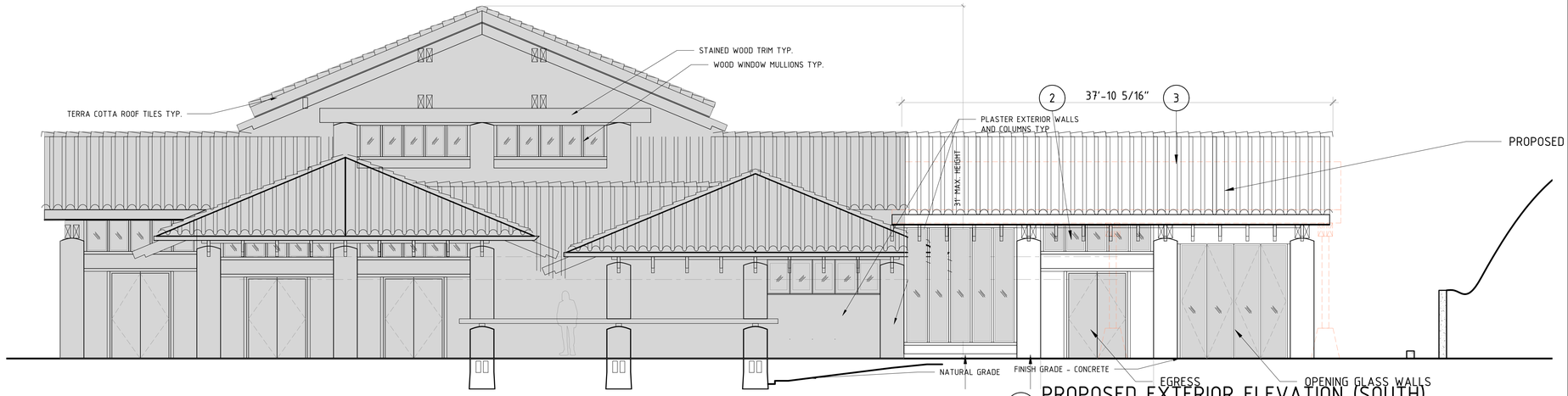
PROPOSED GROUND FLOOR PLAN

A-121

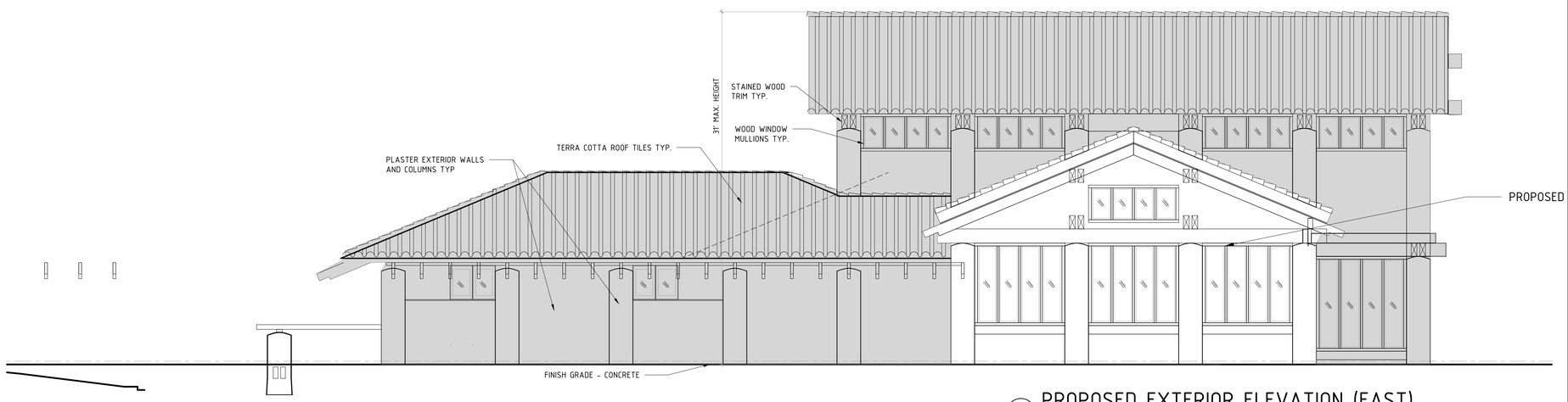
(C) Benjamin Rowe 2023



0 (E) EXTERIOR ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

SHEET NOTES:

1. ALL NEW MATERIALS TO MATCH MATERIALS ON (E) BUILDING IN CONSTRUCTION, MATERIAL AND COLORS.
2. (N) WOOD FRAMED WINDOWS TO MATCH (E)
3. (N) SPANISH TILE ROOF
4. (N) STUCCO

BenjaminRowe Architecture.com
4627 Belfast Ave. Oakland, CA
(805) 901-0519

LICENSED ARCHITECT BENJAMIN ROWE C-39191 EXP. 07-31-25 RENEWAL STATE OF CALIFORNIA

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

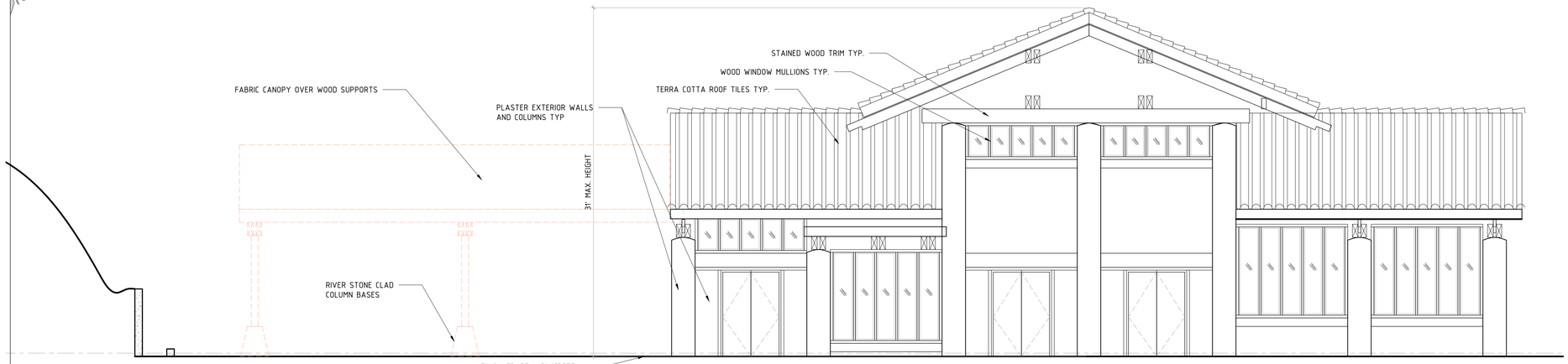
REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

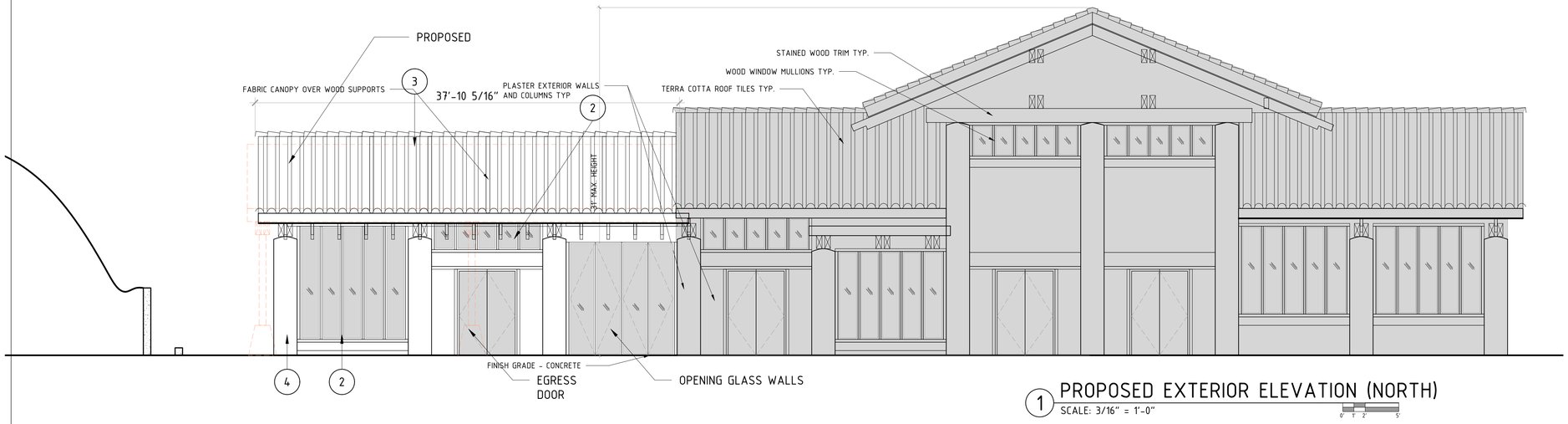
PROPOSED EXTERIOR ELEVATIONS

A-401

(C) Benjamin Rowe 2023



0 (E) EXTERIOR ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"
0' 1' 2' 5'



1 PROPOSED EXTERIOR ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"
0' 1' 2' 5'

SHEET NOTES:

1. ALL NEW MATERIALS TO MATCH MATERIALS ON (E) BUILDING IN CONSTRUCTION, MATERIAL AND COLORS.
2. (N) WOOD FRAMED WINDOWS TO MATCH (E)
3. (N) SPANISH TILE ROOF
4. (N) STUCCO

BenjaminRowe Architecture.com
4627 Belfast Ave. Oakland, CA
(805) 901-0519

LICENSED ARCHITECT
BENJAMIN ROWE
C-39191
EXP. 07-31-25
STATE OF CALIFORNIA

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

PROPOSED EXTERIOR ELEVATIONS

A-402

(C) Benjamin Rowe 2023

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 3, 2024

Sent via certified US mail

Christina Conley
Cultural Resources Administrator
PO Box 941078
Simi Valley CA 93094
Email: Christina_marsden@alumni.usc.edu

RE: AB 52 Tribal Consultation: Formal Notification of the Proposed Private Recreation Club @ 11700 Little Tujunga Canyon Rd Project

The Los Angeles County Department of Regional Planning ("County Planning") is issuing this formal notification letter regarding the following proposed Project, currently under environmental review. Pursuant to AB 52, your tribe has the right to request formal consultation with County Planning on the proposed project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report.

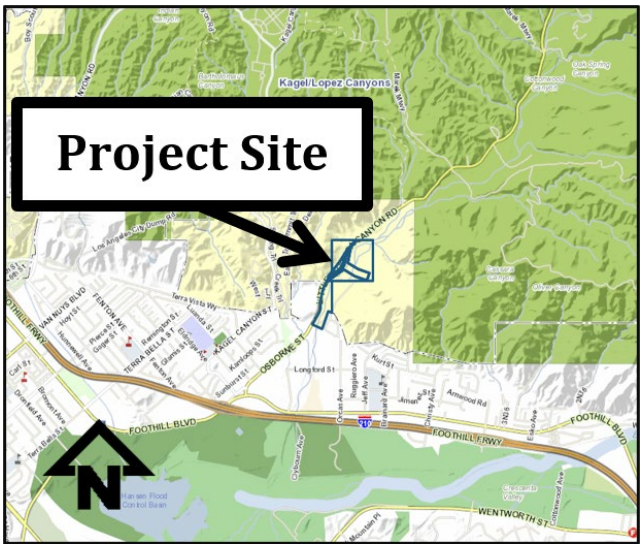
Please find below a description of the proposed Project, a map showing the project location, and our contact information along with the name of our point of contact, pursuant to PRC §21080.3.1(d).

If the lead tribal contact person's information has changed, please let us know and we will update our records to ensure that all future correspondence is directed to the appropriate contact.

Proposed Project: Private Recreation Club @ 11700 Little Tujunga Canyon Rd
PRJ2022-003553-(5)
Conditional Use Permit RPPL2022010891
Parking Permit RPPL2022010894
Environmental Assessment RPPL2024004629

Project Description: Conditional Use Permit to establish a private recreation club for hosting private ceremonies, receptions, and parties, (only for members of the club and their guests) with the sale of a full line of alcoholic beverages for on-site consumption (ABC License Type 47) as an auxiliary use at an existing private equestrian center with clubhouse facilities in the A-2-1 (Heavy Agricultural, One Acre Minimum Lot Size) Zone.

Project Location: 11700 Little Tujunga Canyon Road, Kagel Canyon
APNs: 2526-024-028, -270, 2526-025-022, -028



Lead Agency Contact Information:

Sean Donnelly, AICP
Foothills Development Services Section
Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012
Tel: 213-893-7024
Email: sdonnelly@planning.lacounty.gov

Pursuant to PRC §21080.3.1(b), you have **30 calendar days** from the receipt of this letter to notify County Planning in writing if you wish to engage in consultation on this project. Written request must be submitted to the contact information listed above. Due to our current remote work arrangement, written email is preferred.

Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
Department of Regional Planning
Amy J. Bodek, AICP
Director

Sean Donnelly

Senior Planner
Foothills Development Services Section

Encl: Project Overview and Conceptual Site Plans.

LA COUNTY PLANNING

PROJECT NUMBER
PRJ2022-003553-(5)

HEARING DATE
TBD

REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2022010891
Parking Permit No. RPPL2022010894
Environmental Analysis No. RPPL2024004629

PROJECT SUMMARY

OWNER / APPLICANT
RJ's Property Management LLC

MAP/EXHIBIT DATE
December 18, 2023

PROJECT OVERVIEW
CUP to establish a private recreation club for hosting private ceremonies, receptions, and parties, (only for members of the club and their guests) with the sale of a full line of alcoholic beverages for on-site consumption (ABC License Type 47) as an auxiliary use at an existing private equestrian center with clubhouse facilities in the A-2 Zone. A parking permit is being concurrently requested to allow the event parking to be provided within existing parking areas of the equestrian use on adjacent parcels under the same ownership/management. A site plan to permit the enclosure of the existing covered patio. The existing clubhouse features a permitted commercial kitchen for catering event meal services. Additional existing structures/features associated with the event facility include a locker room/changing room structure, and an outdoor patio with landscaping. Events would generally be held within the existing patio area and/or landscaped lawn areas.

LOCATION
11700 Little Tujunga Canyon Road

ACCESS
Little Tujunga Canyon Road

ASSESSORS PARCEL NUMBER(S)
2526-024-028, -270, 2526-025-022, -028

SITE AREA
88.9 Acres

GENERAL PLAN / LOCAL PLAN
Los Angeles County General Plan

ZONED DISTRICT
Mount Gleason

PLANNING AREA
San Fernando Valley

LAND USE DESIGNATION
RL20 (Rural Land 20)

ZONE
A-2-1 (Heavy Agricultural)

PROPOSED UNITS
N/A

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
N/A

ENVIRONMENTAL DETERMINATION (CEQA)
TBD

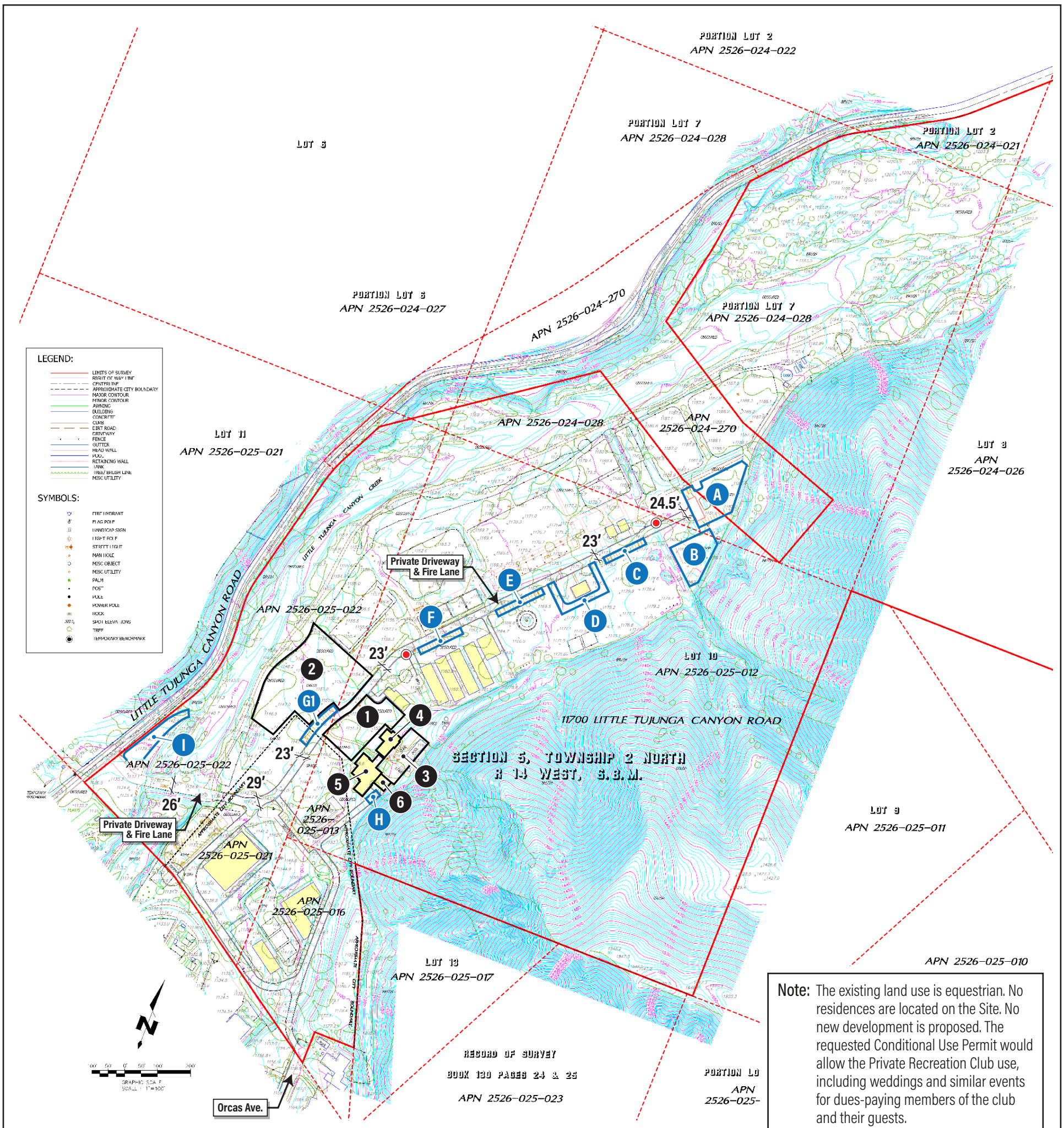
KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.178.050 (Parking Permit Findings and Decision)
  - Section 22.16.050 (Development Standards for A-1 and A-2)

CASE PLANNER:
Sean Donnelly, AICP

PHONE NUMBER:
(213) 893-7024

E-MAIL ADDRESS:
sdonnelly@planning.lacounty.gov

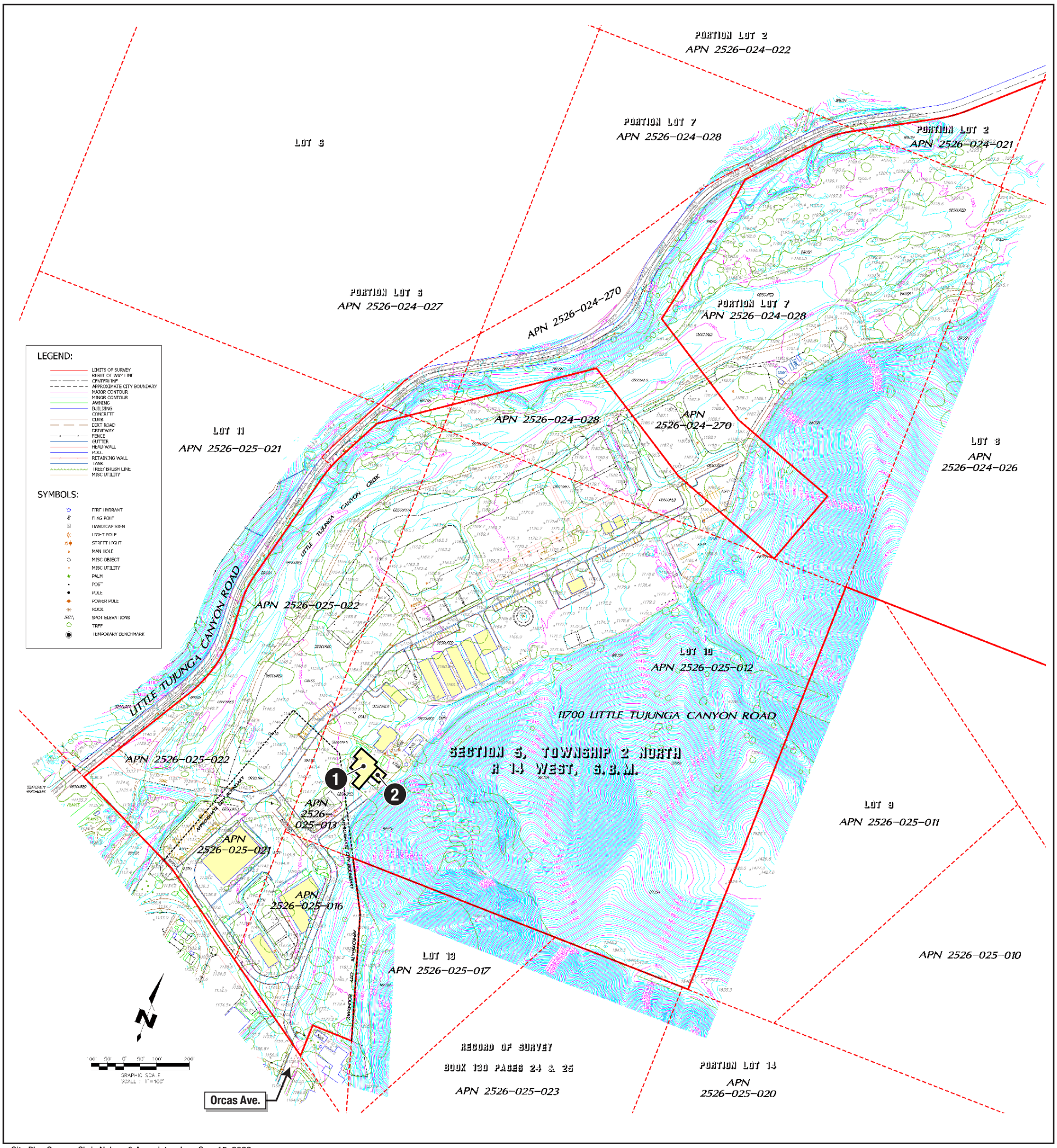


Note: The existing land use is equestrian. No residences are located on the Site. No new development is proposed. The requested Conditional Use Permit would allow the Private Recreation Club use, including weddings and similar events for dues-paying members of the club and their guests.

Site Plan Source: Chris Nelson & Associates, Inc., Sep. 15, 2022.

Legend	Parking Stall Locations
1 Outdoor Event Location	A 32 Parking Stalls
2 Outdoor Event Location	B 20 Parking Stalls
3 Outdoor Event Location	C 12 Parking Stalls
4 Dressing Rooms	D 14 Parking Stalls
5 Indoor Event Location	E 13 Parking Stalls
6 Covered Patio Event * Location	F 14 Parking Stalls
Private On-Site Fire Hydrants	G1 9 Parking Stalls
Road Widths	H 2 Parking Stalls
	I 12 Parking Stalls

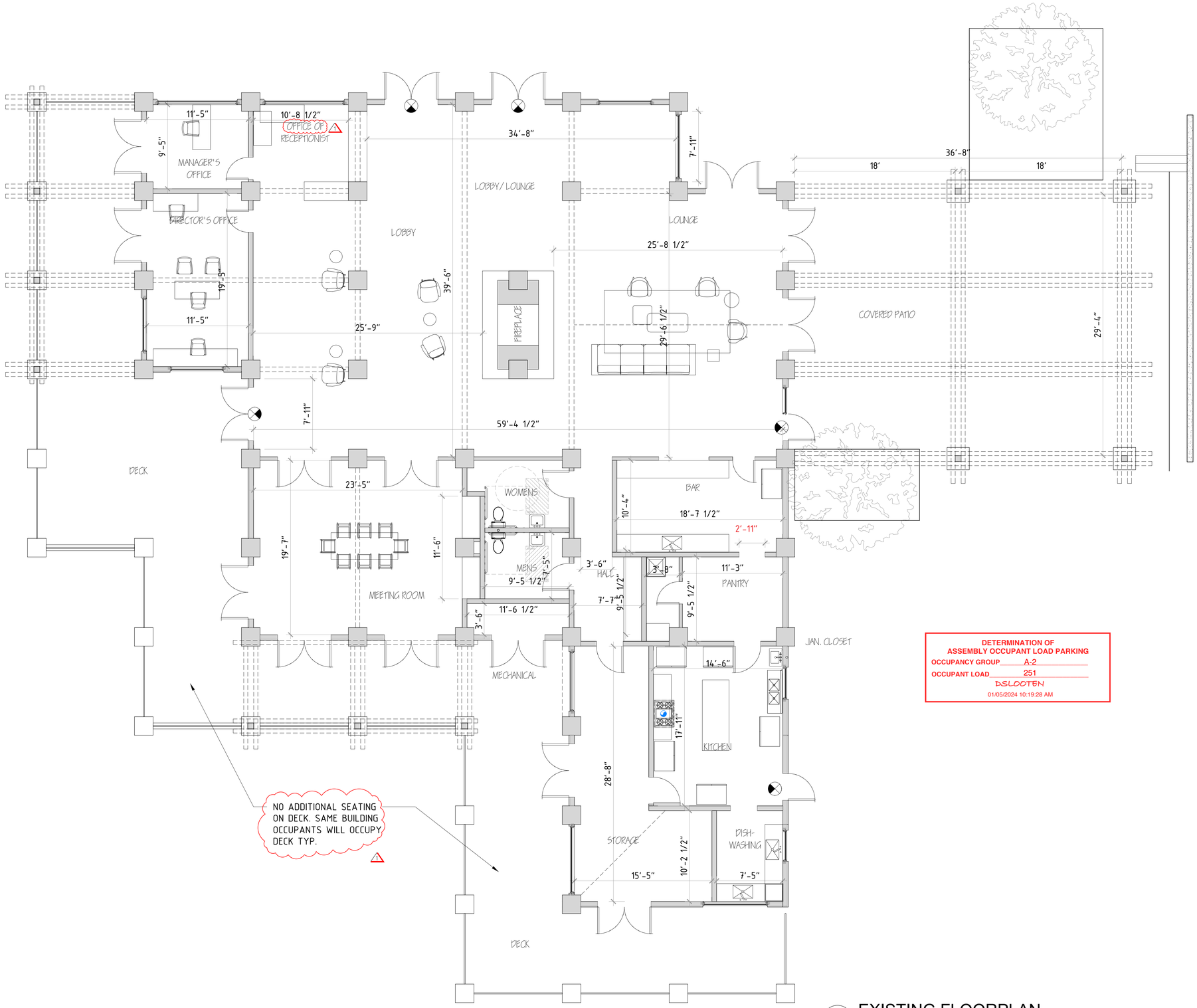
* To be enclosed as part of separate Site Plan Review.



Site Plan Source: Chris Nelson & Associates, Inc., Sep. 15, 2022.

Legend

1. Existing Clubhouse Structure
2. Existing Covered Patio (To be Permitted and Enclosed)



1 EXISTING FLOORPLAN
SCALE: 3/16" = 1'-0"

DETERMINATION OF ASSEMBLY OCCUPANT LOAD PARKING
OCCUPANCY GROUP A-2
OCCUPANT LOAD 251
DSLOOTEN
01/05/2024 10:19:28 AM

SHEET NOTES:

GRAPHIC LEGEND:

GRAPHIC	DESCRIPTION	DETAIL
	EXISTING INTERIOR 2X4 WALL	
	EXISTING INTERIOR 2X6 WALL	
	EXISTING EXTERIOR 2X4 WALL	
	EXISTING EXTERIOR 2X6 WALL	
	EXISTING WINDOW	

BenjaminRowe Architecture.com

LICENSED ARCHITECT BENJAMIN ROWE C-39191 DGT-31-25 RENEWAL 08/31/2025 STATE OF CALIFORNIA

SUNSET SUNRISE

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

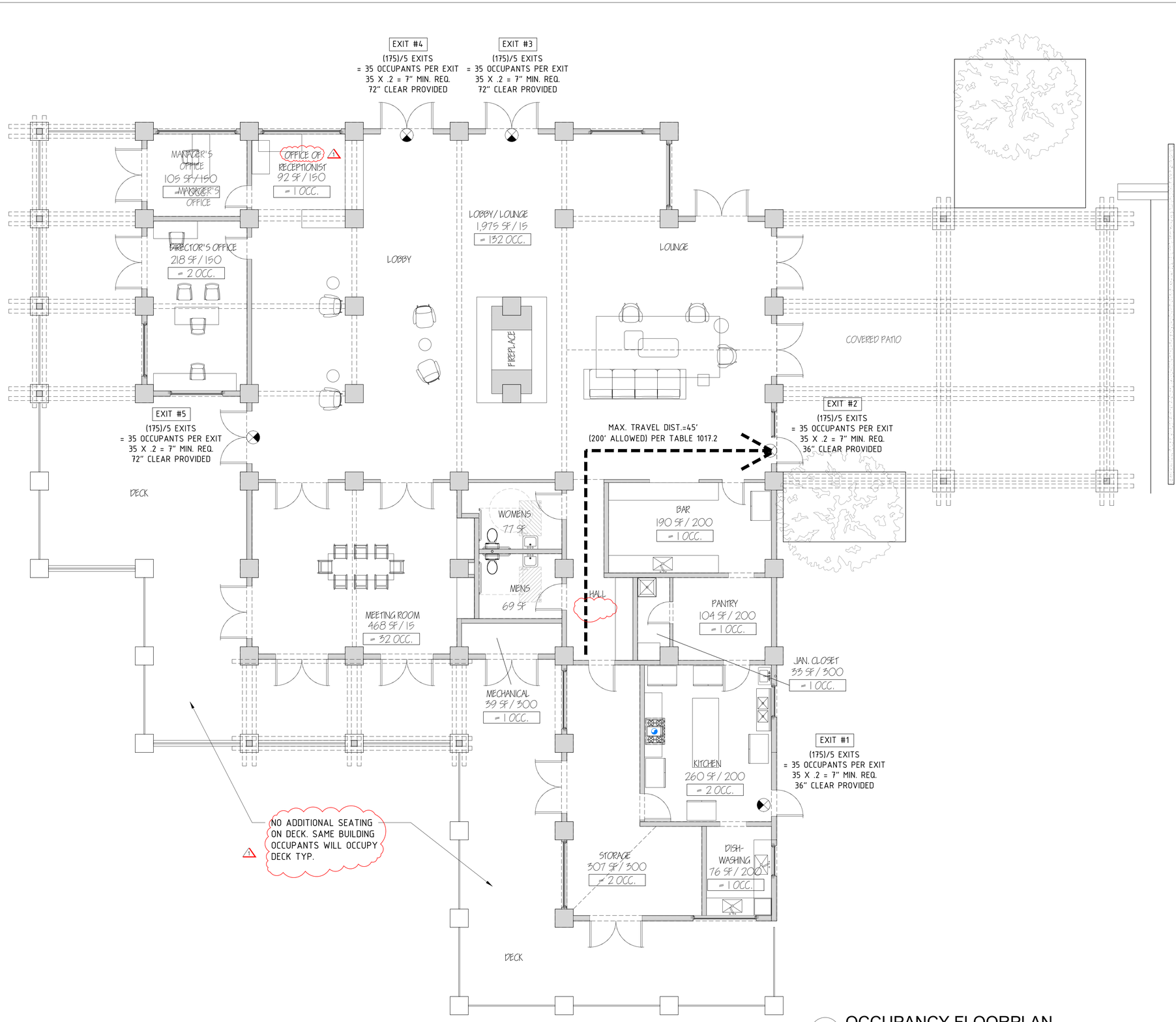
REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
1	12-18-23	REV. 1

24"x36"

EXISTING GROUND FLOOR PLAN

A-111

(C) Benjamin Rowe 2023



1 OCCUPANCY FLOORPLAN
SCALE: 3/16" = 1'-0"

OCCUPANCY CHART:

ROOM NO.	ROOM NAME	OCCUPANTS PER SPACE	2-EXITS REQUIRED?	2-EXITS PROVIDED?
101	LOUNGE/LOBBY	132	Y	Y
102	RECEPTIONIST	1	N	N
103	MANAGER OFF.	1	N	N
104	DIRECTOR OFF.	2	N	N
105	MEETING ROOM	32	N	Y
106	MECH RM.	1	N	N
108	BAR	1	N	N
109	PANTRY	1	N	N
110	JAN. CLOSET	1	N	N
111	KITCHEN	2	N	N
112	DISH-WASHING	1	N	N
113	STORAGE	2	N	N
TOTAL		177	Y	Y

BUILDING HAS FIRE SPRINKLERS?	YES	
MIN. REQUIRED EGRESS WIDTH (DOORS)	SEE EXIT DIAGRAM	36" PROVIDED
MIN. REQUIRED EGRESS WIDTH (STAIRS)	10.8" MIN.	36" PROVIDED

EGRESS NOTES: CBC 1010.1.1

1. DOORS USED FOR EGRESS SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT OF 80 INCHES
2. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE IS OCCUPIED
3. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
4. THE MEANS OF EGRESS ILLUMINATION SHALL BE SUPPLIED BY BACKUP POWER (CONSISTING OF STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR) FOR A DURATION OF NOT LESS THAN 90-MINUTES. CBC 1008.3

DETERMINATION OF ASSEMBLY OCCUPANT LOAD PARKING
OCCUPANCY GROUP A-2
OCCUPANT LOAD 251
DSLOOTEN
01/05/2024 10:19:44 AM

GRAPHIC	DESCRIPTION	REQUIREMENTS
FE	FIRE EXTINGUISHER (CLASS 2-A)	
	PATH OF TRAVEL	
XX	OCCUPANTS PER EXIT	
	EXIT SIGN	
	1-HR RATED WALL	

BenjaminRowe Architecture.com

LICENSED ARCHITECT BENJAMIN ROWE C-39191 DCT-31-25 RENEWAL 08-31-25 STATE OF CALIFORNIA

SUNSET SUNRISE

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

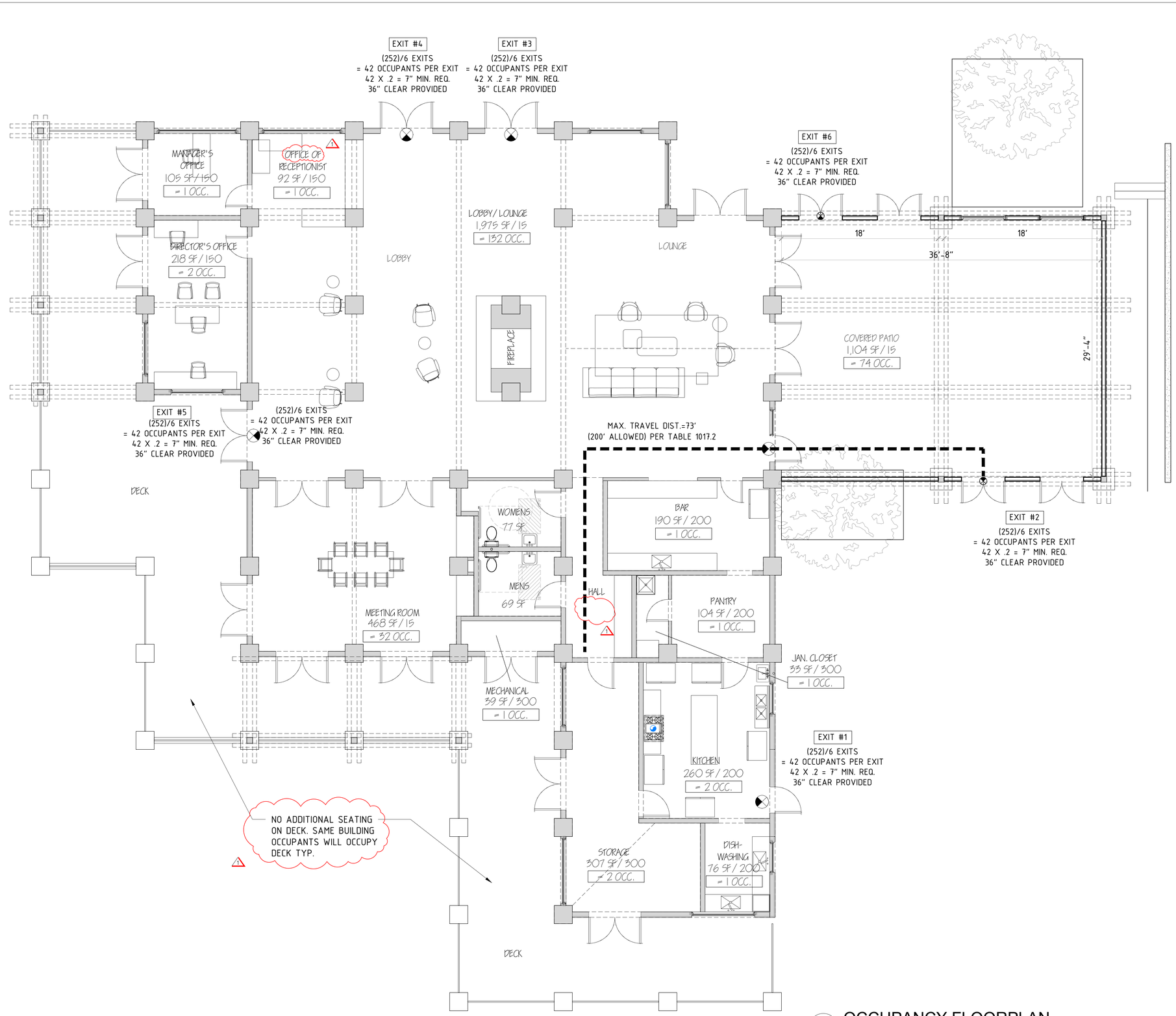
REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
1	12-18-23	REV. 1

24"x36"

LIFE SAFETY PLAN

A-150

(C) Benjamin Rowe 2023



1 OCCUPANCY FLOORPLAN
SCALE: 3/16" = 1'-0"

OCCUPANCY CHART:

ROOM NO.	ROOM NAME	OCCUPANTS PER SPACE	2-EXITS REQUIRED?	2-EXITS PROVIDED?
101	LOUNGE/LOBBY	132	Y	Y
102	RECEPTIONIST	1	N	N
103	MANAGER OFF.	1	N	N
104	DIRECTOR OFF.	2	N	N
105	MEETING ROOM	32	N	Y
106	MECH RM.	1	N	N
108	BAR	1	N	N
109	PANTRY	1	N	N
110	JAN. CLOSET	1	N	N
111	KITCHEN	2	N	N
112	DISH-WASHING	1	N	N
113	STORAGE	2	N	N
114	(N) ENCLOSED SPACE	74	Y	Y
TOTAL		251	Y	Y

BUILDING HAS FIRE SPRINKLERS?	YES	
MIN. REQUIRED EGRESS WIDTH (DOORS)	SEE EXIT DIAGRAM	36" PROVIDED
MIN. REQUIRED EGRESS WIDTH (STAIRS)	10.8" MIN.	36" PROVIDED

EGRESS NOTES: CBC 1010.1.1

1. DOORS USED FOR EGRESS SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT OF 80 INCHES
2. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE IS OCCUPIED
3. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
4. THE MEANS OF EGRESS ILLUMINATION SHALL BE SUPPLIED BY BACKUP POWER (CONSISTING OF STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR) FOR A DURATION OF NOT LESS THAN 90-MINUTES. CBC 1008.3

DETERMINATION OF ASSEMBLY OCCUPANT LOAD PARKING
OCCUPANCY GROUP A-2
OCCUPANT LOAD 251
DSLOOTEN
01/05/2024 10:19:36 AM

GRAPHIC	DESCRIPTION	REQUIREMENTS
FE	FIRE EXTINGUISHER (CLASS 2-A)	
	PATH OF TRAVEL	
XX	OCCUPANTS PER EXIT	
	EXIT SIGN	
	1-HR RATED WALL	

BenjaminRowe Architecture.com

LICENSED ARCHITECT BENJAMIN ROWE C-39191 DCT-31-25 RENEWAL 08-31-25 STATE OF CALIFORNIA

SUNSET SUNRISE

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
1	12-18-23	REV. 1

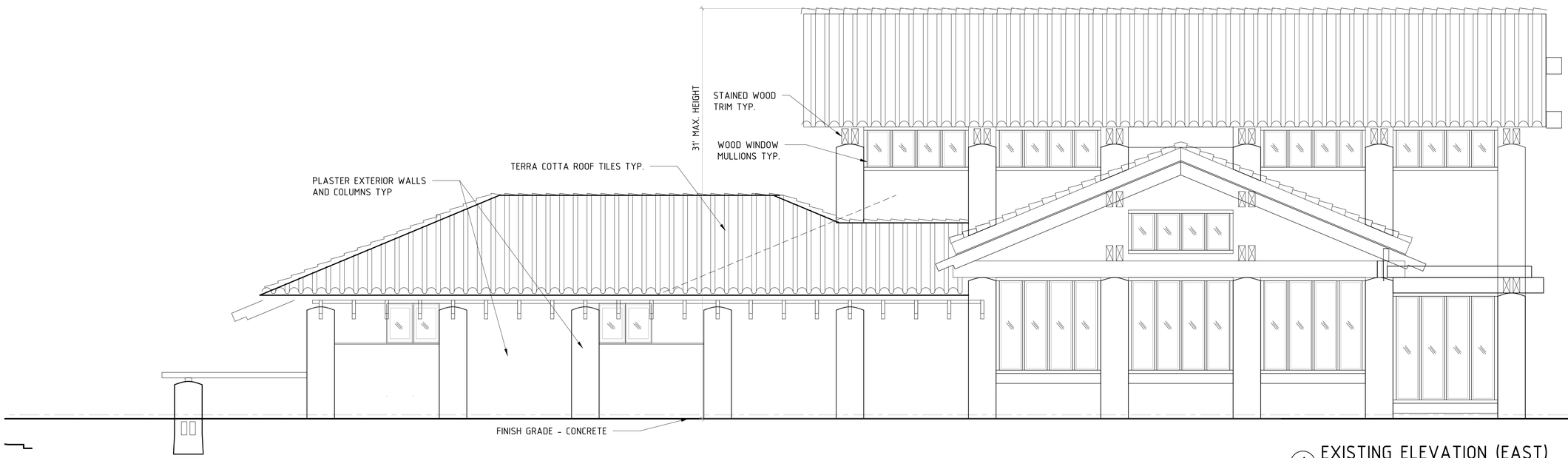
24"x36"

LIFE SAFETY PLAN (SPECULATIVE ADDITION)

A-151

(C) Benjamin Rowe 2023

BenjaminRowe
Architecture.com



1 EXISTING ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

EXISTING ELEVATIONS

A-400

(C) Benjamin Rowe 2023

BenjaminRowe
Architecture.com

FABRIC CANOPY OVER WOOD SUPPORTS

PLASTER EXTERIOR WALLS
AND COLUMNS TYP

31' MAX. HEIGHT

RIVER STONE CLAD
COLUMN BASES

FINISH GRADE - CONCRETE

STAINED WOOD TRIM TYP.

WOOD WINDOW MULLIONS TYP.

TERRA COTTA ROOF TILES TYP.

1 EXISTING ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

0' 1' 2' 4'

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

EXISTING
ELEVATIONS

A-401

(C) Benjamin Rowe 2023

BenjaminRowe
Architecture.com

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

TERRA COTTA ROOF TILES TYP.

STAINED WOOD TRIM TYP.

WOOD WINDOW MULLIONS TYP.

PLASTER EXTERIOR WALLS
AND COLUMNS TYP

FABRIC CANOPY OVER WOOD SUPPORTS

31' MAX. HEIGHT

RIVER STONE CLAD
COLUMN BASES

NATURAL GRADE

FINISH GRADE - CONCRETE

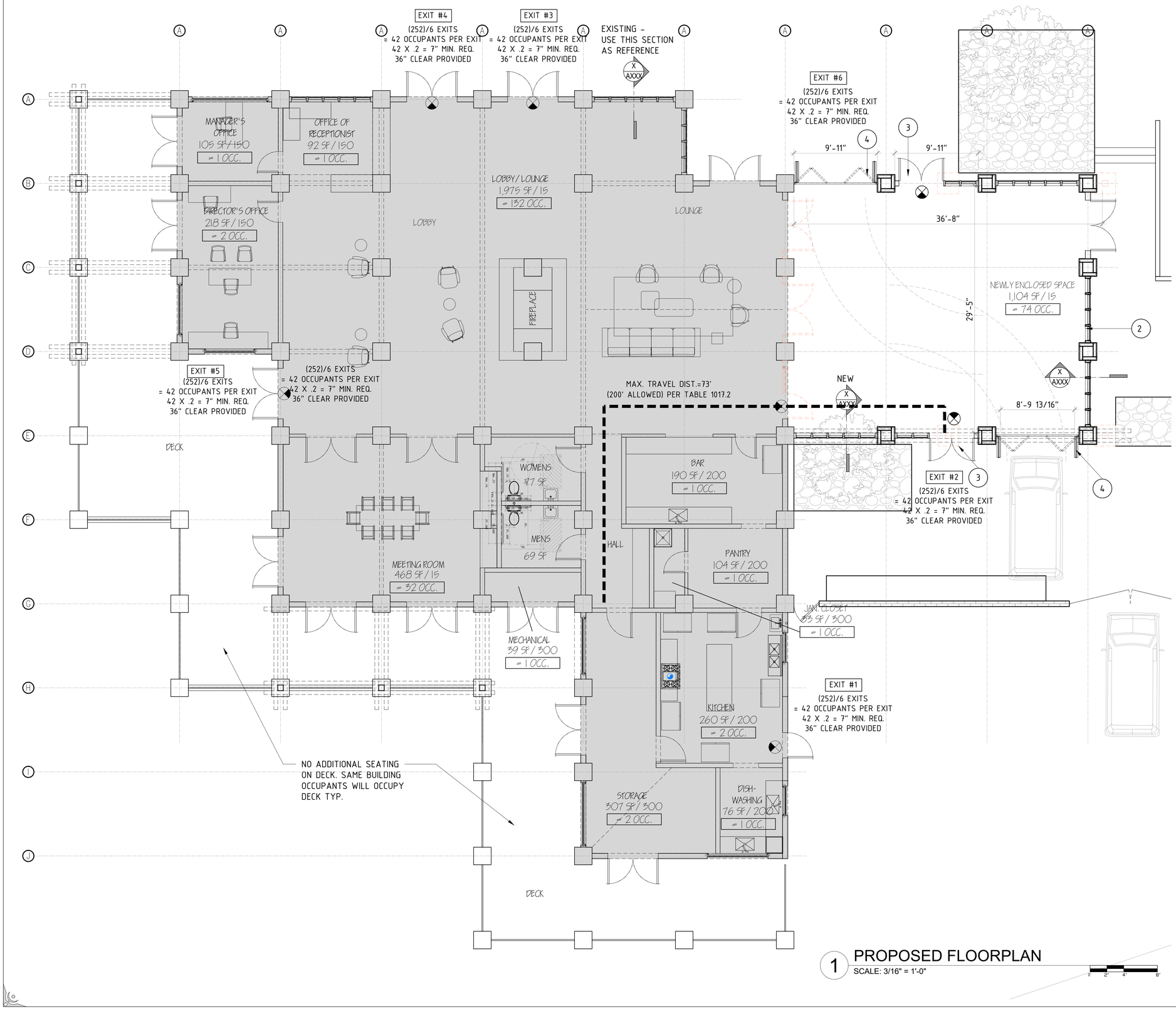
1 EXISTING ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

0' 1' 2' 4'

EXISTING
ELEVATIONS

A-402

(C) Benjamin Rowe 2023



1 PROPOSED FLOORPLAN
SCALE: 3/16" = 1'-0"

SHEET NOTES:

1. -
2. ALL (N) ARCHITECTURAL FEATURES TO MATCH (E) IN SIZE, MATERIAL AND COLORS
3. (N) EGRESS DOORS
4. (N) FOLDING GLASS DOORS, USE NANA-WALL OR SIMILAR
5. -

BenjaminRowe Architecture.com
4627 Belfast Ave. Oakland, CA
(805) 901-0519

LICENSED ARCHITECT
BENJAMIN ROWE
C-39191
EXP. 01-31-25
RENEWAL
STATE OF CALIFORNIA

SUNSET SUNRISE

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

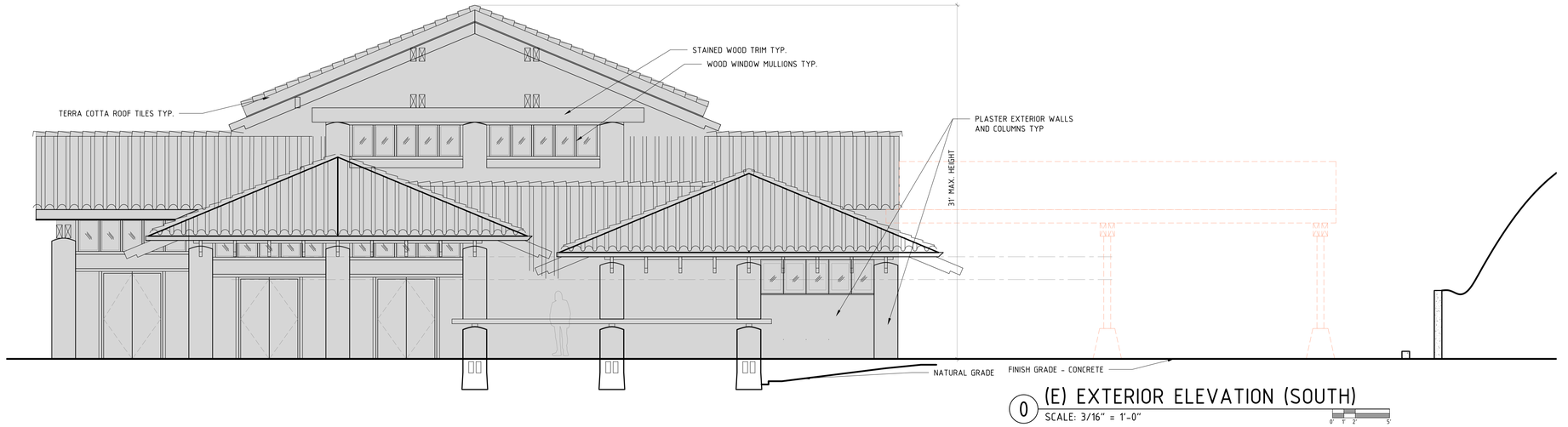
REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

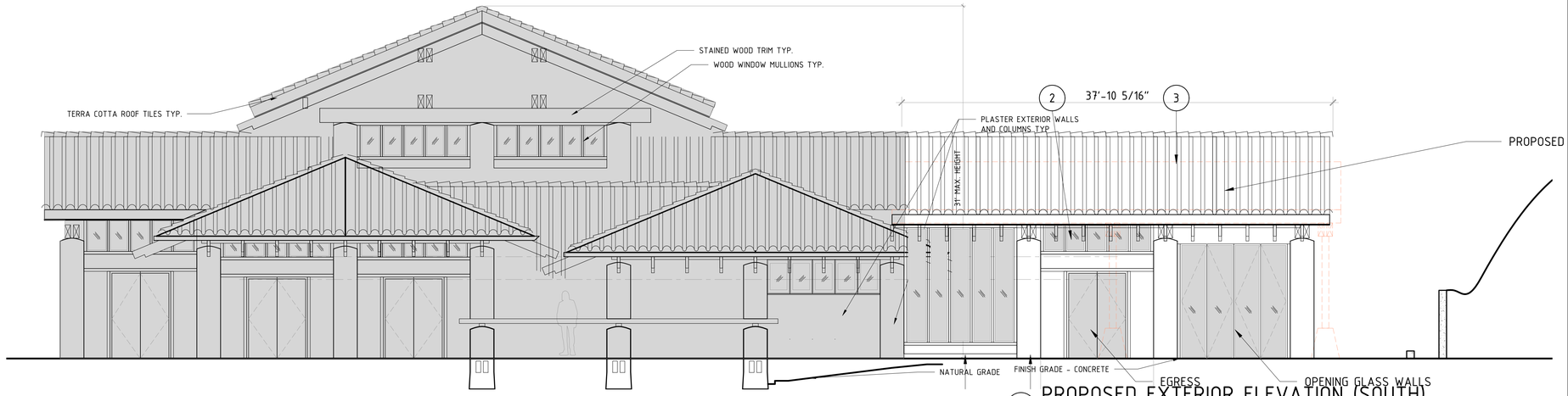
PROPOSED GROUND FLOOR PLAN

A-121

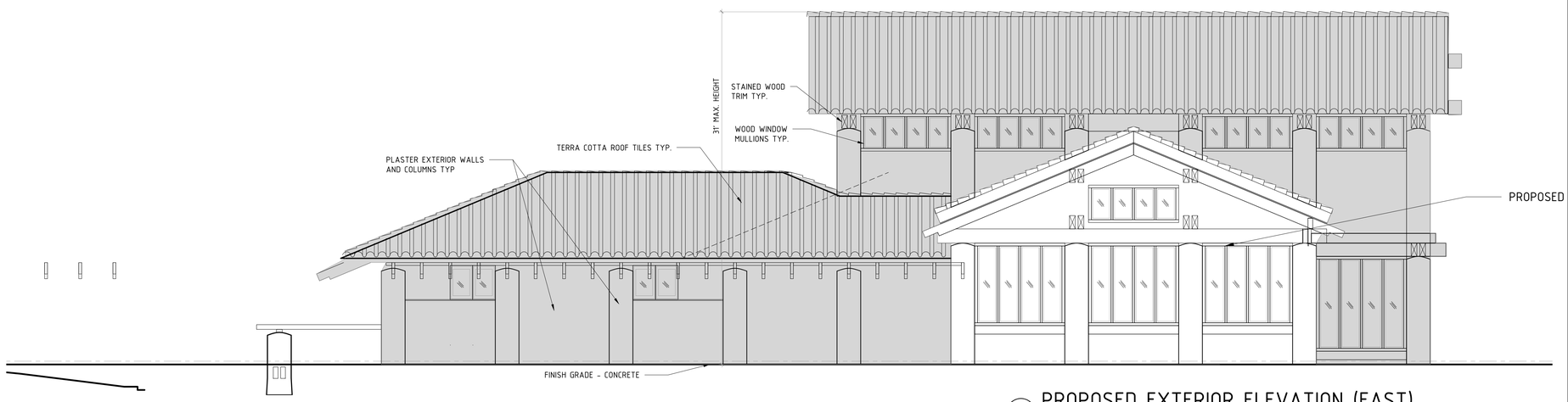
(C) Benjamin Rowe 2023



0 (E) EXTERIOR ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

SHEET NOTES:

1. ALL NEW MATERIALS TO MATCH MATERIALS ON (E) BUILDING IN CONSTRUCTION, MATERIAL AND COLORS.
2. (N) WOOD FRAMED WINDOWS TO MATCH (E)
3. (N) SPANISH TILE ROOF
4. (N) STUCCO

BenjaminRowe Architecture.com
4627 Belfast Ave. Oakland, CA
(805) 901-0519

LICENSED ARCHITECT BENJAMIN ROWE C-39191 EXP. 07-31-25 RENEWAL STATE OF CALIFORNIA

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

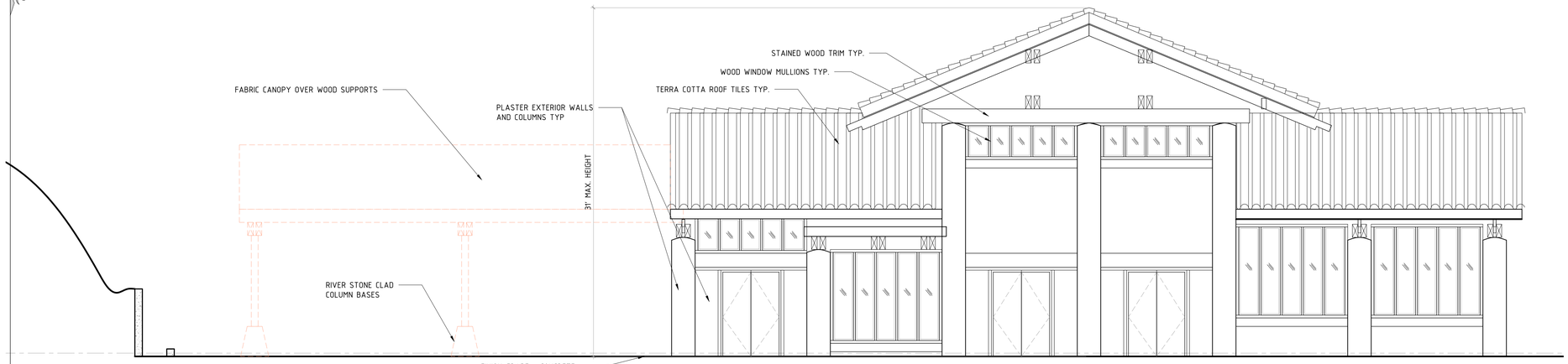
REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

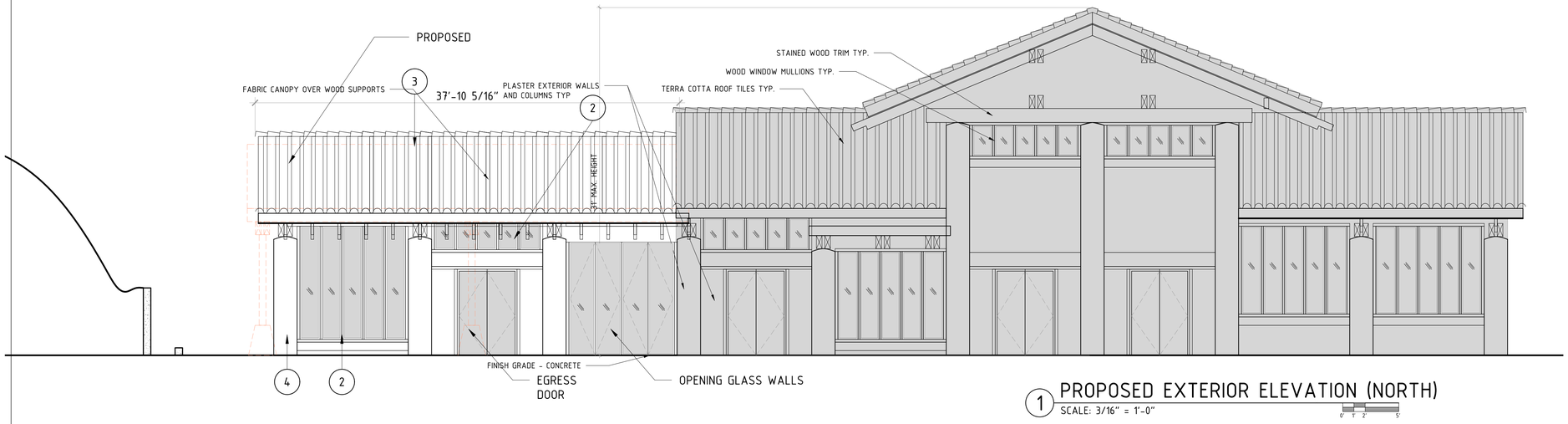
PROPOSED EXTERIOR ELEVATIONS

A-401

(C) Benjamin Rowe 2023



0 (E) EXTERIOR ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"
0' 1' 2' 5'



1 PROPOSED EXTERIOR ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"
0' 1' 2' 5'

SHEET NOTES:

1. ALL NEW MATERIALS TO MATCH MATERIALS ON (E) BUILDING IN CONSTRUCTION, MATERIAL AND COLORS.
2. (N) WOOD FRAMED WINDOWS TO MATCH (E)
3. (N) SPANISH TILE ROOF
4. (N) STUCCO

BenjaminRowe Architecture.com
4627 Belfast Ave. Oakland, CA
(805) 901-0519

LICENSED ARCHITECT
BENJAMIN ROWE
C-39191
EXP. 07-31-25
STATE OF CALIFORNIA

Middle Ranch
11700 Little Tujunga Cyn. Rd.
Sylmar, CA

REV.	DATE	ISSUE
	10-31-23	SITE MEASURE
	12-18-23	REV. 1
	1-29-24	SITE VISIT

24"x36"

PROPOSED EXTERIOR ELEVATIONS

A-402

(C) Benjamin Rowe 2023

TRIBAL CULTURAL RESOURCES ("AB 52")

Compliance Checklist

(Initial Study Attachment)

Note: Prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, this checklist must be completed and attached to the Initial Study.

Procedural Compliance

1. **Has a California Native American Tribe (s) requested formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe?**

   ☒ Yes Tribe(s) to notify: Fernandeño Tataviam Band of Mission Indians

   ☐ No **(**End of process)

2. **Notification letter (s) informing the California Native American Tribe (s) of the proposed project was mailed on** October 3, 2024 **, which was within 14 days when project application was determined complete or the County decided to undertake a project.**

3. **Did the County receive a written request for consultation from the California Native American Tribe(s) within 30 days of when formal notification was provided?**

   ☐ Yes Date: _____

   ☒ No **(**End of process)

4. **Consultation process with the California Native American Tribe(s) consisted of the following:**

5. **Consultation process concluded on _____ by either of the following:**

   ☐ The parties concluded that no mitigation measures are necessary

   ☐ The parties agreed to measures to mitigate or avoid a significant effect on a tribal cultural resource (see attached mitigation measures)

   ☐ The County acted in good faith and after reasonable effort, concluded that mutual agreement cannot be reached.

TRIBAL CULTURAL RESOURCES ("AB 52")

Compliance Checklist

(Initial Study Attachment)

Note: Prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, this checklist must be completed and attached to the Initial Study.

Procedural Compliance

1. **Has a California Native American Tribe (s) requested formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe?**

   ☒ Yes Tribe(s) to notify: Gabrieleno Band of Mission Indians-Kizh Nation

   ☐ No **(**End of process)

2. **Notification letter (s) informing the California Native American Tribe (s) of the proposed project was mailed on** October 3, 2024 **, which was within 14 days when project application was determined complete or the County decided to undertake a project.**

3. **Did the County receive a written request for consultation from the California Native American Tribe(s) within 30 days of when formal notification was provided?**

   ☒ Yes Date: November 1, 2024

   ☐ No **(**End of process)

4. **Consultation process with the California Native American Tribe(s) consisted of the following:** A consultation meeting was held on December 5, 2024, attended by Andrew Salas, Chairman of the Gabrieleno Band of Mission Indians – Kizh Nation, and Sean Donnelly, AICP, project planner with the Department of Regional Planning. Mr. Donnelly discussed the scope of the proposed project. Chairman Salas had questions regarding grading at the site. Mr. Donnelly responded that no significant grading was proposed, and that the only physical development proposed with the project was the construction of a covering over an existing patio. With no further questions, the consultation meeting ended.

5. **Consultation process concluded on** January 16, 2025 **by either of the following:**

   ☒ The parties concluded that no mitigation measures are necessary

   ☐ The parties agreed to measures to mitigate or avoid a significant effect on a tribal cultural resource (see attached mitigation measures)

   ☐ The County acted in good faith and after reasonable effort, concluded that mutual agreement cannot be reached.

TRIBAL CULTURAL RESOURCES ("AB 52")

Compliance Checklist

(Initial Study Attachment)

Note: Prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, this checklist must be completed and attached to the Initial Study.

Procedural Compliance

1. **Has a California Native American Tribe (s) requested formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe?**

   ☒ Yes Tribe(s) to notify: Gabrieleno Tongva

   ☐ No **(**End of process)

2. **Notification letter (s) informing the California Native American Tribe (s) of the proposed project was mailed on** October 3, 2024 **, which was within 14 days when project application was determined complete or the County decided to undertake a project.**

3. **Did the County receive a written request for consultation from the California Native American Tribe(s) within 30 days of when formal notification was provided?**

   ☐ Yes Date: _____

   ☒ No **(**End of process)

4. **Consultation process with the California Native American Tribe(s) consisted of the following:**

5. **Consultation process concluded on _____ by either of the following:**

   ☐ The parties concluded that no mitigation measures are necessary

   ☐ The parties agreed to measures to mitigate or avoid a significant effect on a tribal cultural resource (see attached mitigation measures)

   ☐ The County acted in good faith and after reasonable effort, concluded that mutual agreement cannot be reached.

TRIBAL CULTURAL RESOURCES ("AB 52")

Compliance Checklist

(Initial Study Attachment)

Note: Prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, this checklist must be completed and attached to the Initial Study.

Procedural Compliance

1. **Has a California Native American Tribe (s) requested formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe?**

   ☒ Yes Tribe(s) to notify: The Gabrielino Tongva Indians of California

   ☐ No **(**End of process)

2. **Notification letter (s) informing the California Native American Tribe (s) of the proposed project was mailed on** October 3, 2024 **, which was within 14 days when project application was determined complete or the County decided to undertake a project.**

3. **Did the County receive a written request for consultation from the California Native American Tribe(s) within 30 days of when formal notification was provided?**

   ☐ Yes Date: _____

   ☒ No **(**End of process)

4. **Consultation process with the California Native American Tribe(s) consisted of the following:**

5. **Consultation process concluded on _____ by either of the following:**

   ☐ The parties concluded that no mitigation measures are necessary

   ☐ The parties agreed to measures to mitigate or avoid a significant effect on a tribal cultural resource (see attached mitigation measures)

   ☐ The County acted in good faith and after reasonable effort, concluded that mutual agreement cannot be reached.