

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

|             |
|-------------|
| SCH # _____ |
|-------------|

**Project Title:** Middle Ranch Private Recreation Club Conditional Use Permit Project

Lead Agency: Los Angeles County Contact Person: Sean Donnelly, AICP  
Mailing Address: 320 West Temple Street Phone: (213) 893-7024  
City: Los Angeles Zip: 90012 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Sylmar/Lakeview Terrace  
Cross Streets: Osborne Street/Little Tujunga Canyon Road and Garrick Avenue Zip Code: 91342  
Latitude/Longitude: 34 ° 16 ' 57 " N / 118 ° 22 ' 15 " W Total Acres: 88.9  
Assessor's Parcel No.: 2526-025-012, 2526-025-022, 2526-02 Section: S5 Twp.: T2N Range: R14W Base: Sunland  
Within 2 Miles: State Hwy #: Interstate 210, 118 Freeway Waterways: Little Tujunga Creek  
Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Delphi, S. Coughlin Elem.

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other \_\_\_\_\_  
 Mit Neg Dec Other \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other Parking and

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 1,105 Acres \_\_\_\_\_ Employees 15 (max)  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Wildlife  
 Coastal Zone  Noise  Solid Waste  Growth Inducement  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Land Use  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Cumulative Effects  
 Other Energy, Tribal Cultural Resources

**Present Land Use/Zoning/General Plan Designation:**

Land Use: RL20 (Rural Land - not to exceed a maximum residential density of one dwelling unit per 20 acres) / Zoning: A-2-1 (Heavy Residential Single-Family)

**Project Description:** (please use a separate page if necessary)

The Applicant requests 1) a CUP to use an existing equestrian facility clubhouse and amenities as a private recreation club to host events; 2) a CUP for the sale of alcohol for on-site consumption; 3) a Parking Permit for on-site guest/vendor parking; and 4) to retroactively permit an existing patio and to enclose it. The CUP would allow up to 150 events per year, with a maximum of 225 guests and 15 employees/vendors. Events would be limited to one per day.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

|   |   |
|---|---|
| <input type="checkbox"/> Air Resources Board                            | <input type="checkbox"/> Office of Emergency Services                         |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Historic Preservation                      |
| <input type="checkbox"/> CalFire  | <input type="checkbox"/> Office of Public School Construction                 |
| <input type="checkbox"/> California Highway Patrol                      | <input checked="" type="checkbox"/> Parks & Recreation, Department of         |
| <input type="checkbox"/> CalRecycle                                     | <input type="checkbox"/> Pesticide Regulation, Department of                  |
| <input type="checkbox"/> Caltrans District # _____                      | <input type="checkbox"/> Public Utilities Commission                          |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input type="checkbox"/> Regional WQCB # _____                                |
| <input type="checkbox"/> Caltrans Planning (Headquarters)               | <input type="checkbox"/> Resources Agency                                     |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> S.F. Bay Conservation & Development Commission       |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy         | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Joaquin River Conservancy                        |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> Santa Monica Mountains Conservancy                   |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> State Lands Commission                               |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> SWRCB: Clean Water Grants                            |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Water Quality                                 |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Rights                                  |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> Tahoe Regional Planning Agency                       |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # <u>5</u>   | <input type="checkbox"/> Toxic Substances Control, Department of              |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Water Resources, Department of            |
| <input type="checkbox"/> General Services, Department of                |   |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Housing & Community Development                | <input type="checkbox"/> Other _____  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |   |

### Local Public Review Period (to be filled in by lead agency)

Starting Date February 5, 2025 Ending Date March 7, 2025

### Lead Agency (Complete if applicable):

|  |  |
|--|--|
| Consulting Firm: <u>Envicom Corporation</u>            | Applicant: <u>RJ' s Property Management, LLC</u> |
| Address: <u>4165 E. Thousand Oaks Blvd., Suite 290</u> | Address: <u>11700 Little Tujunga Canyon Road</u> |
| City/State/Zip: <u>Thousand Oaks, CA 91362</u>         | City/State/Zip: <u>Sylmar, CA 91342</u>          |
| Contact: <u>Travis Cullen, President</u>               | Phone: <u>(310) 261-4797</u>                     |
| Phone: <u>(818) 879-4700</u>                           |  |

Signature of Lead Agency Representative: Michele Bush Date: 1/29/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.