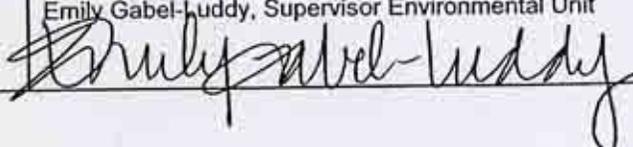


CITY OF LOS ANGELES  
 OFFICE OF THE CITY CLERK  
 ROOM 395, CITY HALL  
 LOS ANGELES, CALIFORNIA 90012  
 CALIFORNIA ENVIRONMENTAL QUALITY ACT  
 PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY LOS ANGELES CITY PLANNING DEPARTMENT		COUNCIL DISTRICT 2
PROJECT TITLE ENV-2003-2242-MND		CASE NO. TT 53884
PROJECT LOCATION 10309 Wheatland Avenue; Sunland-Tujunga-Shadow Hills-Lakeview Terrace-East La Tuna Canyon		
PROJECT DESCRIPTION A Tentative Tract proposal for a 14-unit subdivision on 68 acres in the A1-1-K zone. The 2-story, 36-foot high homes will be located on lots ranging from 160,628 to 219,649 square-feet. Twenty-eight off-site parking spaces will be provided.		
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY GM Engineering 14401 Gilmore Street, #100 Van Nuys, CA 91401		
FINDING:  The City Planning Department of the City of Los Angeles has proposed that a mitigated negative declaration be adopted for this project because the mitigation measures(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance.  (CONTINUED ON PAGE 2)		
SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.		
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.		
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.		
NAME OF PERSON PREPARING THIS FORM James Quinn	TITLE CITY PLANNING ASSISTANT	TELEPHONE NUMBER (213)978-1356
ADDRESS 200 N. Spring Street, Room 763 Los Angeles, CA 90012	SIGNATURE (Official) Emily Gabel-Luddy, Supervisor Environmental Unit 	DATE 05/14/03



### STAFF APPEAL REPORT

#### Background

The subject property is a sloping, irregular-shaped, interior, parcel of land, consisting of approximately 65 acres. The subject site is zoned A1-1-K and designated Very Low I Residential in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan. The site is also located in the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.

As designed, the proposed subdivision will consist of 14 single-family lots fronting on the extension of Janetta Way. The subject site is located in a designated hillside area. The site is also located in a "K" Horsekeeping District and contains some non-public equestrian trails as designated in the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.

The site is currently a vacant parcel of land. Surrounding properties to the north and west are classified in the A1-1-K and PF-1XL-K Zones and are developed with single-family dwellings and Department of Water and Power Transmission Lines Right-of-Way. Surrounding properties to the south are classified in the A1-1-K, RA-1-K, and RE40-1-K Zones and are developed with single-family dwellings and are vacant. Surrounding properties to the east are classified in the A1-1-K Zone and are developed with single-family dwellings.

On September 21, 2004, the Advisory Agency approved Tentative Tract No. 53884 for a maximum of 14 lots.

The decision of the Advisory Agency is being appealed by two appellants. The first appellant, Paul Edelman is appealing the entire decision. The second appellant, Sonny and Deenie Sardo, are appealing Condition Nos. 6, 10.d., 10.f., S-2 (c), S-2 (d), S-3 (i) a. 1, and S-3 (i) d. These conditions are as follows:

- 6. That a minimum 20-foot wide emergency access easement together with any necessary slope easement be provided between the proposed development and Wheatland Avenue.
- 10.d. The emergency vehicle access provided from Wheatland Avenue shall be open at all times for equestrian use only. To the extent legally permitted, some portion of the 20-foot wide emergency access shall remain unpaved to the satisfaction of the Bureau of Engineering.
- 10.f. No gates, swinging or otherwise, shall be placed at any point on the horse trails. Such trails may however be limited to equestrian use and may include "step overs" so as to discourage non-equestrian use.
- S-2 (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- S-2 (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

- S-3 (i) a. 1 Remove and reconstruct the existing catch basin along Wheatland Avenue adjoining the subdivision in connection with street widening required herein.
- S-3 (i) d. Improve the Emergency easement by the construction of a 20-foot wide roadway satisfactory to the Fire Department and the City Engineer.

## THE APPEAL

**Appellant:** Paul Edelman.

### Appellant's statements:

The proposed project blocks wildlife corridor between the Hansen Dam area and Sunland Boulevard. The Mitigated Negative Declaration (MND) fails to address impacts to this wildlife corridor and its associated habitat patches within the project boundary. The MND is deficient for not adequately addressing direct and indirect habitat loss in Shadow Hills. The project is inconsistent with the General Plan because it does not preserve natural features such as prominent knolls or ridgelines.

### Staff's response:

The MND does address impacts to the wildlife corridor and states that environmental impacts from project implementation may result in: 1) conversion and/or disturbance of existing animal habitat area on-site and proximal to the site and 2) disruption of access corridors between habitat areas. However, as the MND states, these impacts will be mitigated to a level of insignificance by the following measures: 1) The provision of escape routes or wildlife corridors to allow resident wildlife access to uninhabited areas where they dwell, and monitoring of animal use of these escapes or corridors; 2) Consultation with the Department of Animal Regulation, Wildlife Specialist or Supervisor, regarding animal relocation, design standards and management guidelines for escape routes or wildlife corridors; 3) Mapping of these escape routes or wildlife corridors with regards to their location, topography, and vegetation; and 4) Post-construction landscape treatment to insure preservation of habitat for wildlife. Where habitat has been preserved, use of native plant material is required.

The project site is located within the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan. According to the Specific Plan, the subject site is not located in a Prominent Ridgeline Protection Area. The project, however, will be required to comply with the City's Hillside Development Guidelines.

**Appellants:** Sonny and Deenie Sardo

### Appellant's statements:

Approval of parcel map assumes that developer has the right to use the easement entering from Wheatland Avenue. While we recognize that the property owner has an easement for his home at 10309 Wheatland Avenue, he may not overburden the easement which passes over our property at 10311 Wheatland Avenue, for use of the 14 home development.

**Staff's response:**

The tract map cannot be recorded unless the City is assured that the owner has a right to easement access and a right to improve it to the satisfaction of the Fire Department for emergency access. The owner will have to provide emergency access, or will have to file a revised map, satisfactory to the Bureau of Engineering and the Fire Department.

**Staff Recommendation:**

In consideration of the foregoing, it is submitted that the Advisory Agency acted reasonably in approving Tentative Tract 53884 and staff recommends that the decision of the Advisory Agency be sustained and the appeals be denied.

Prepared by:



Joey Vasquez  
City Planning Associate  
EGL/JV