

Board of Building and Safety Commission

RE: North Valley Code Enforcement Region
Angeles National Golf Club
9401 Foothill Boulevard, Sunland
CPC 96-0242 CU
CPC 96- 0241 CUB
CF 97-0469

Dear **MARSHA L. BROWN, M.A., PRESIDENT**
PEDRO BIRBA, AIA, VICE PRESIDENT
EVANGELOS P. AMBATIELOS, COMMISSIONER
HELENA JUBANY, COMMISSIONER
ELENORE A. WILLIAMS, COMMISSIONER

The Sunland Tujunga Neighborhood Council (STNC) requests that the LADBS Commissioners intervene and issue no permits to Angeles National Golf Club (ANGC) or allow continued or expanded operations. The STNC believes that the original Conditions of Approval will NOT be satisfactorily met on or before April 18, 2007.

STNC requests to be present, accompanied by a representative of the Santa Monica Mountains Conservancy, the Department of Recreation and Parks, and the Department of City Planning at a site inspection by LADBS of ANGC prior to March 18, 2007, during which time a compliance “punch list” of corrective actions can be created by the designated responsible agencies.

The Department of Building and Safety has been issuing consecutive Temporary Certificates of Occupancy permitting ongoing operation of the Angeles National Golf Club (ANGC), owned by Angeles International Golf (LAI formerly known as the Red Tail Golf Course), and conducting business at 9401 Foothill Boulevard, Sunland, CA. These certificates have allowed ANGC to operate for years without complying with original Conditions of Approval. The last Temporary Certificate in the series will expire April 18, 2007, at which time ALL conditions were to be met.

ANGC is located in an Environmentally Sensitive Area (ESA) regulated by the California Department of Fish and Game and Waters of the United States regulated by the Army Corps of Engineers. Some conditions require the approval of the City's Department of Recreation and Parks, and The Santa Monica Mountains Conservancy and others.

These original conditions are incorporated Mitigation Measures for the Endangered Species Habitat and part of the adopted Environmental Impact Report approved by the City Council, reviewed by the Office of the Mayor, and filed on May 1, 1998. (Ref: Case Numbers CPC 96-0243 CU and CPC 96-0241 CUB and City Council File #97-0469) and on record at the State Clearing House

in compliance with the California Environmental Quality Act (CEQA)

These original conditions were subsequently added to, modified and adopted by Los Angeles City Planning and Land Use Management Committee on October 18, 2005, and approved by the City Council. (Ref: Case Numbers CPC 96-0243 CU PA1 and City Council File #05-1333), but the CEQA document was never modified.

On February 8, 2007 the ANGC conducted a meeting arranged by Council District 2 Staff which included stakeholders of the surrounding community including the President and Vice President of the STNC and the Chairman of the DAC The ANGC indicated at that meeting that they intend to proceed with permits to build the clubhouse.

It has come to the attention of the Sunland-Tujunga Neighborhood Council's (STNC) Design Advisory Committee (DAC), which is responsible for representing Sunland-Tujunga in all land use matters, that the **ANGC has not complied with and appears to be asking removal of many conditions set forth in the LA City Planning Department Notice of Determination approved on April 28, 1998.** (Please see enclosure.)

CONDITIONS OF APPROVAL which have not been met include, but are not limited to:

Condition 4:

All 72 Conditions from CPC-96-243 (CU) as approved by the City Council on April 28, 1998 shall be retained unless modified as listed herein.

and from the **CONDITIONS OF APPROVAL, AS ADDED AND MODIFIED BY PLANNING AND LAND US MANAGEMENT COMMITTEE ON OCTOBER 18, 2005:** (See enclosures)

Condition 1:

By November 18, 2005 the Angeles Golf Course will provide SMMC/MRCA a preliminary title report (First American Title Co.) showing title to the parcels to be conveyed.

Condition 4:

If there is a dispute about the location of the property to be

transferred in fee to the SMMC/MRCA then the certificate of occupancy for the clubhouse shall not be granted until such dispute is resolved by the Golf Course and the SMCC/MRCA.

Condition 5:

The transfer shall be completed on the earlier of April 18, 2007 or the day before the certificate of occupancy for the club house is issued.

The DAC is concerned that the original conditions will not be completed by April 18, 2007 as required in the modifications condition 5.

Condition 6:

Prior to the issuance of a certificate of occupancy, the applicant shall file a plan approval application with the Planning Department for the Director to determine, on behalf of the City Planning Commission, if all conditions in the initial approval, including the 256 mitigation measures, have been complied with. Such application shall include a CEQA mitigation monitoring report detailing how compliance with each of the conditions of approval has been met, and require a 30-day period for written comments prior to the Director's determination, with notice for comments on the application sent to the California Department of Fish & Game, Attention Mary Meyers; SMMC/MRCA, Attention Paul Edelman; Shadow Hills Property Owners Association, Attention William E. Eick ; and Second Council District; Attention Honorable Councilmember Wendy Greuel.

As of this writing the following conditions have not been met;

1. the construction, improvement, and perpetual maintenance of trails both biking and hiking/equestrian;
2. the deposit of \$100,000 and three subsequent payments of \$50,000 each for the building and connecting of offsite trails.
3. The DAC is further concerned that Conover Fire Road which traverses through the northern bluff shall be kept open for emergency access and non-motorized access and maintained by ANGC as set forth in the conditions.
4. Waters of the US and the Trail network and Conover Fire Road are easements required to be excluded from the dedication to the Santa Monica Mountains Conservancy.
5. Failure of ANGC to disclose mapping for lot line adjustments and easements needed for dedication to SMMC showing golf course acreage and easements has not been forthcoming. It is possible that the ANGC has encroached upon and enlarged the footprint beyond what was originally permitted, and that this encroachment is not only a violation, but is also dangerous to the welfare and safety of the community.
6. ANGC has discontinued mitigation requiring discounted fees and a program to youth and LAUSD Schools .

An agreement was reached between California Department of Fish and Game and the ANGC on December 27, 2006, signed by ANGC on January 10, 2007, and by CDF&G on January 31, 2007. (See enclosures.) We have numerous questions as to why ANGC construction took place in the Tujunga Wash to install a sewer line prior to the finalizing of this agreement; why that construction appears to have had no environmental review or was properly noticed or agreed upon by F & G; why the ANGC was not required to perform new mitigation. Why it has not applied to the regulatory agencies to build the agreed upon trails; and whether the requirements of this agreement shall be complied with by the 60-day deadline of March 10, 2007 and in any and all future deadlines.

Additionally, the DAC is concerned about the failure to protect the Spineflower habitat as well as possible deliberate extermination of other protected wildlife.

The DAC has formed an Ad-Hoc Committee consisting of DAC Committee Members, the STNC Environmental Representative, the STNC Business Representative and concerned stakeholders from the community. This committee has begun its own review as to ANGC's compliance with all conditions and mitigation measures as set forth in the above listed documents.

Sincerely,

Victor M. Castro, IV
Chairman Design Advisory Committee
Sunland Tujunga Neighborhood Council
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Enclosures:
Original Conditions
Modified Conditions
Agreement with ANGC and CDF&G

CC:
Gail Goldberg, Director of Planning
Emily Gabel Luddy, Urban Planning
Andrew Adelman, Director of LADBS
Dr Ara Kasparian, Department of Public Works, Bureau of Engineering, Environmental Group
Gary Lee Moore, City Engineer
Jon K. Mukri, General Manager, Recreation and Parks
Councilmember Wendy Greuel
Councilmember Ed Reyes
Councilmember Jack Weiss

Councilmember Tony Cardenas
ANGC
SMMC
California State Fish & Game
US Army Corp of Engineers
Regional Water Quality Control Board
Mayor Michael Antonovich
Riverwood Ranch
Sunhill Homeowners Association
Foothill Trails District Neighborhood Council
SHAPOA
William Eick

and????

Governor Arnold Schwarzenegger
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