

**THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES**

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

PROJECT NO.: R2010-00176-(5)

PERMIT NO.: RLLA 201000002; RENV201300049

PROJECT LOCATION: On Sand Canyon Road approximately 650 feet southeast of the intersection of Sand Canyon Road and Sierra Highway in the Canyon Country community of the Sand Canyon Zoned District. (APN's 3231-010-016 and 017)

PROJECT DESCRIPTION AND REQUEST:

The applicant is proposing a lot line adjustment between two legal lots of 2.58 and 2.77 acres, respectively. The length of each parcel is approximately 600 feet from east to west, and the width of each of the parcels is approximately 300 feet north to south. Both parcels are bounded on the east by Sand Canyon Road.

The applicant is proposing to transfer approximately 18,850 square feet on the westerly end of the northerly parcel, to the southerly parcel to move an already graded building pad to the southerly parcel. This adjustment will have a positive effect on the environment, due to the fact that a new pad will not have to be graded on the southerly lot. Additionally, the applicant is proposing to transfer the same square footage on the easterly end of the southerly parcel, to the northerly parcel. This latter area is not buildable due to steep slopes. As a result of the lot line adjustment, the two parcels will remain the same size as they started out with, but the southerly parcel will now have an already graded buildable pad, and the northerly parcel, which previously had two already graded pads, will end up with only one as well.

The easterly area of the two subject lots bounding on San Canyon is very steep; therefore, the applicant proposes to utilize an already graded approximately 1,100 foot long access driveway to the two subject lots, over properties he owns to the west. These properties to the west bound on Sierra Highway. The lot line adjustment will not authorize nor facilitate any additional grading in connection with the driveway proposal. Additionally, the lot line adjustment will not authorize nor facilitate any construction or brush clearance over and above that which would be allowed without the lot line adjustment. (The grading for the other graded pad that is staying on the northerly lot, extends off-site into another lot adjoining to the north.)

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD:

Notice is hereby given pursuant to the California Environmental Quality Act ("CEQA") (Section 21092 of the California Public Resources Code) and the CEQA Guidelines, (Section 15072 of the California Code of Regulations, Title 14, that the County intends to adopt a Negative Declaration ("ND") for the subject Project. The County has conducted an Initial Study and prepared an ND in connection with the Project. The ND concludes that the Project will not have a significant effect on the environment.

The County is distributing this notice to alert you concerning the time period in which to submit comments on the ND. Copies of the ND, Initial Study, and all documents referenced therein are available for public review from ??? to ??? between 7:30 a.m. and 5:30 p.m., Monday through Thursday (**closed on Fridays**) in the offices of Regional Planning, Hall of Records, Room 1341, 320 West Temple Street, Los Angeles, California 90012. Selected materials are also available on the

Regional Planning website at <http://planning.lacounty.gov/case> (Case Type: Environmental Assessment).

Due to the time limits mandated by State law, your comments must be received by Regional Planning no later than **???** at **5:30 p.m.** All comments should be sent to: Mr. Leonard Erlanger, County of Los Angeles Department of Regional Planning, 320 West Temple Street, Room 1341, Los Angeles, CA 90012. Telephone: (213) 974-6458; Fax (213) 346-9837; e-mail: lerlanger@planning.lacounty.gov.