

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION  
FOR MIDDLE RANCH PRIVATE RECREATION CLUB  
(Extended Public Comment Period)**

The Los Angeles County Planning (“County Planning”) Department, acting in the capacity of “Lead Agency” under the County Environmental Guidelines, Chapter III, Section 304, has prepared an Initial Study/Negative Declaration (IS/ND) for the Project in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000 *et seq.*; and the “Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000 *et seq.*, (including Sections 15162 and 15164).

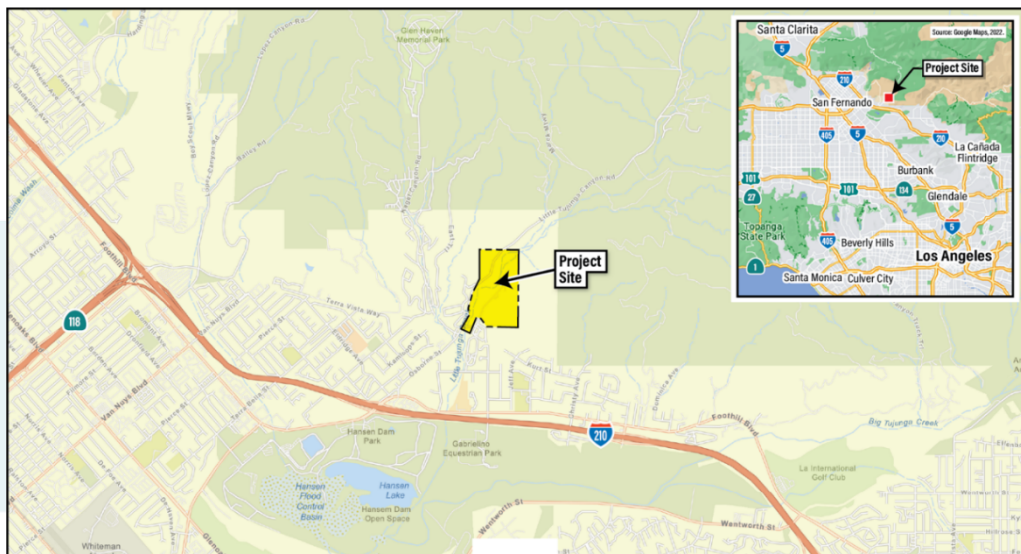
**PUBLIC REVIEW PERIOD:**

The formal public review period for the IS/ND will be from March 6, 2025, to May 7, 2025 (over 60-day public comment period). All comments received or postmarked by the closing of the public review period will be considered by the Lead Agency in accordance with State and County environmental guidelines.

**PROJECT TITLE:** Middle Ranch Private Recreation

**PROJECT NUMBER & PERMIT(S):** PRJ2022-003553-(5), Conditional Use Permit No. RPPL2022010891, Parking Permit No. RPPL2022010894, Environmental Plan No. RPPL2024004629

**SITE LOCATION:** 11700 Little Tujunga Canyon Road within the San Fernando Valley Planning Area (unincorporated) (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])



**PROPOSED PROJECT:** The Applicant, RJ's Property Management, LLC, is requesting a CUP 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.

The requested CUP would allow the proposed events to occur within the Project site. 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. The proposed events and associated parking would occur within portions of the four individual parcels that comprise the Project site, 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. (Middle Ranch is currently open for equestrian uses every day from 6:00 A.M. to 9:00 P.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.

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. A Fuel Modification Plan is not required as part of the patio enclosure activity. The patio is comprised of 1,105 square feet (SF), and the clubhouse is comprised of 4,013 SF.

Event parking would be provided entirely on-site by utilizing existing parking. An existing lot 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 and in an area just north of the site entrance. 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. 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. The existing Project site parking spaces and additional parking spaces proposed by the Project would total 128 spaces.

**DOCUMENT AVAILABILITY:**

The IS/ND can be viewed or downloaded at the following website:

<https://bit.ly/41vpmM9>

Additionally, hardcopy and/or digital copies of the document are also available for review at the following locations during regular business hours:

- *[By appointment only]* LA County Planning Headquarters Office at 320 W Temple Street, 13<sup>th</sup> Floor, Los Angeles CA 90012
- Los Angeles Public Library Lake View Terrace Branch at 12002 Osborne St Lake View Terrace CA 91342

Written comments can be received or postmarked on or before **Wednesday, May 7, 2025** via email or by mail to:

Los Angeles County Department of Regional Planning  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012  
Attn: Foothills Section (Jolee Hui), re: Middle Ranch

Via email to [jhui@planning.lacounty.gov](mailto:jhui@planning.lacounty.gov) (**preferred method**).

Should you have questions, please call (213) 893-7011.

**PUBLIC HEARING**

A public hearing on the proposed project and the IS/ND will be scheduled before the Los Angeles County Regional Planning Commission at a time and date to be determined.

**Hazardous Waste and Substances Statement:** The proposed project site is not on any lists enumerated under Government Code Section 65962.5 including but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

Para asistencia en español, por favor de contactar el Departamento de Planning y comunicarse con Jolee Hui al [jhui@planning.lacounty.gov](mailto:jhui@planning.lacounty.gov).