

## FINDINGS

### General Plan/Charter Findings

#### 1. General Plan Land Use Designation.

The Porter Ranch Land Use/Transportation Specific Plan (adopted August 24, 1990, with amendments in 2001, 2003, and 2008) is located within the Chatsworth – Porter Ranch Community Plan, which was adopted by the City Council on September 4, 1993 and amended in 2003 (CF 02-1467) and 2016 (Mobility Plan 2035 Update, CF No. 15-0719). The location of the equestrian staging area, the subject of the proposed Specific Plan Amendment, is proposed to be located within 1000 feet to the north or to the south of the 118 Freeway, and between De Soto Avenue to the east and Topanga Canyon Boulevard to the west. This area has land use designations of Minimum Residential, Public Facilities, Open Space, and Very Low I Residential and within the Chatsworth-Porter Ranch Community Plan, and is identified as having existing or proposed “K” Equine keeping districts as outlined in the “Chatsworth-Porter Ranch Community Plan - Equestrian Areas and Trails” document.

#### 2. General Plan Text. The Chatsworth-Porter Ranch Community Plan text includes the following relevant provisions relating to equestrian areas:

##### **Objectives:**

14. To develop and maintain equestrian trails, linkages, and bicycle facilities within the Community;

##### **Policies:**

“Culverts should be under the freeway west of Topanga Canyon Boulevard, constructed for wildlife and equestrians, and connected to trails.”

##### **Features:**

“Provisions shall be made for equestrian access via Brown’s Canyon Wash. Horsekeeping facilities with appropriate restrictions could be provided westerly and northerly to the City/County line.”

“Chatsworth-Porter Ranch includes large areas of open space and natural land forms. It is one of the more rural areas of the City and supports a substantial equestrian-oriented population.”

“...the Plan supports the establishment of "K" Horsekeeping Supplemental Use Districts in appropriate areas in order to ensure the preservation of this equestrian lifestyle. Efforts should be made to insure compatibility between the equestrian and other uses found in the RA Zone.”

##### **Service System Features:**

“The Plan proposes utilization and development of flood control rights-of-way by the County of Los Angeles for open space purposes and/or hiking, bicycle and equestrian trails where appropriate. This type of recreation use is also proposed for power line rights-of-way.

**Programs – Public Improvements (Other Public Facilities):**

- 1.d. Incorporate unpaved equestrian and hiking trails and/or paved bicycle trails in the channel rights-of-way.
  
3. Equestrian Trails and Bicycle Facilities The Plan incorporates the Major Equestrian and Hiking Trails Plan and MobilityPlan 2035, which are Elements of the General Plan, and it incorporates the Guide to Existing and Potential Equestrian Trails, Twelfth Council District. To update the trails portion of the Plan, the continued aggressive approach to the acquisition and improvement of the trails is encouraged. The accompanying sketches, entitled "Cross Sections - Equestrian Trails and Bicycle Routes", depict several suggested means of incorporating a trail system into a street or subdivision. The trail system proposed by the Plan could be provided and maintained by various methods, including: a. Assessment districts consisting of concerned owners interested in establishing a trail system through horsekeeping areas; and b. Revenue from the equine licensing fee (Section 53.15.1 of the Los Angeles Municipal Code). It is recommended that a task force of members from involved City departments be appointed to formulate a means of financing the development and maintenance of equestrian trails.

**Future Studies:**

**Trails.** The proposed trails, trail crossings, trail stops and assembly areas, as identified in the Equestrian Areas and Trails Map, indicate areas and elements that further the desire to have a comprehensive equestrian trail system.

The proposed amendment, expanding the area by which the equestrian staging area can be located, is consistent with the policies, objectives, and programs identified in the Chatsworth-Porter Ranch Community plan text and supporting documents intended to provide general guidance as to the proposed amenities and improvements appropriate for the support of, and provision for, equine-related facilities.

3. **Specific Plan Text.** The Porter Ranch Land Use/Transportation Specific Plan includes the following relevant language for equestrian uses and facilities:

**Section 2 – Purposes.**

- C. To provide for an effective local circulation system which minimally impacts the regional circulation system and reduces conflicts among pedestrians, equestrians, bicyclists and motorists;

**Section 4 – Relationship to other provisions of the Los Angeles Municipal Code.**

- B. Whenever provisions of this Specific Plan differ either in being more restrictive or less restrictive, from provisions contained in LAMC Chapter 1, (with regard to use, density, floor area and floor area ratio, height of buildings or structures, setbacks, yards, landscaping, walls and fences, buffering, recreation requirements, signage, street right-of-way and roadway width standards, median and sidewalk standards, street trees, loading and unloading regulations, lot width and area, lot coverage, parking, parking lots and buildings, residential clustering, open space requirements, bicycle lanes and bicycle parking, design review, equestrian and hiking trails, child care, senior dwelling units and senior

assisted living units, and refuse separation and recycling, but not design review procedures) this Specific Plan shall supersede those other provisions. Whenever this Specific Plan is silent, the provisions of the LAMC shall apply.

#### **Section 7A.1(d) – The Single-Family Area Regulations**

The keeping of equines in Subareas A, B and H-1 in conjunction with the residential use of the lot, subject to the following limitations: (i) The keeping of equines is not for commercial purposes. (ii) The keeping of equines on a lot located in Subarea A, only if the lot is at least 20,000 square feet in area, abuts an equestrian trail, has direct physical access from the lot to the public equestrian trail and is in compliance with the standards as set forth in Subparagraph (iii) below. (iii) All equine enclosures and stables comply with the requirements of a "K" Equestrian District as set forth in Paragraphs 1 through 5, inclusive, of Subsection C of LAMC Section 13.05;

#### **Section 8.G.2.c. – Advisory Agency Approvals (Public Facilities – Parks and Open Space)**

**Public Open Space Area:** In approving any subdivision of property in Subareas A or B, the Advisory Agency must find that the Applicant has set aside as recreation area the areas identified as public open space on the Chatsworth-Porter Ranch Community Plan land use map within the Specific Plan area. The Applicant shall make an irrevocable offer to dedicate this property to the City of Los Angeles. Except for the equestrian and hiking trails, this area, combined with park lands along the northern and western boundaries of the Specific Plan area already owned by the City, shall remain in a substantially natural state and serve as a wildlife corridor. The dedication of property as public open space as required pursuant to this paragraph may be used as a set-off against the requirements of LAMC Section 17.12 for dedication of real property for park and recreational purposes, or for payment of an in lieu fee, in connection with the construction or development of any and all dwelling units within the Specific Plan area.

#### **Section 8.G.4. – Advisory Agency Approvals (Public Facilities – Equestrian and Hiking Trails)**

##### **Equestrian and Hiking Trails:**

- (a) **Location:** The Applicant shall provide equestrian and hiking trails generally as shown on the Chatsworth-Porter Porter Ranch Land Use/Transportation Specific Plan.
- (b) **Widths:** The Applicant shall provide equestrian trails with a minimum width of 12 feet. The Applicant shall provide a minimum 15-foot buffer between the equestrian and hiking trail systems identified in the Chatsworth-Porter Ranch Community Plan and any adjacent houses or fences of residential development.
- (c) **Improvements:** The Applicant shall provide an at-grade crossing for equestrian and hiking trails which cross a major or secondary highway (including but not limited to Mason Avenue, Corbin Avenue, Porter Ranch Drive and Rinaldi Street) other than at a signalized intersection of two streets or roads. Wherever the trails cross any street, the Applicant shall, with the approval of the Department of Transportation, provide traffic signals with walk

buttons at both the rider and pedestrian heights and shall provide pavement surface treatment for safe footing for shod horses in wet conditions.

**Section 9.O.3. – Developments and improvements to be assured by development agreement(s).**

**Equestrian Trail.** Prior to or concurrent with the issuance of a building permit for a Project located south of the 118 Freeway, the Applicant shall dedicate and improve or satisfactorily guarantee the improvement of an equestrian trail on all property over which it has control within Subareas H-1 and H-2 or within other City-controlled property adjacent to those areas, on an alignment and to standards approved by the Bureau of Engineering, in consultation with the affected Council office(s), unless a permanent equestrian trail already exists within or adjacent to the Subareas; and

**Equestrian Staging Area.** Prior to or concurrent with the issuance of a certificate of occupancy for a building permit for a Project located south of the 118 Freeway, the Applicant shall provide for the improvement of an equestrian staging area south of the 118 Freeway, at a location identified and provided by the City of Los Angeles, in consultation with the affected Council office(s). The improvement of property as an equestrian staging area as required pursuant to this paragraph may be used as a set-off against the requirements of LAMC Section 17.12 for dedication of real property for park and recreational purposes, or for payment of an in lieu fee, in connection with the construction of any and all dwelling units within the Specific Plan area.

The proposed amendment to the Porter Ranch Land Use/Transportation Specific Plan, expanding the area by which the equestrian staging area can be located, is consistent with the language pertaining to equestrian amenities. The staging area is specifically referenced in the sections of the plan text pertaining to those improvements to be reasonably assured through development agreements. As such, the proposed amendment to Section 9.O.3 will bring conformity between the Specific Plan and the recently amended Porter Ranch Development Agreement as considered by the City Planning Commission on September 28, 2017.

- 4. Framework Element.** The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Open Space and Conservation Chapter of the Framework Element includes the following provisions, objectives and policies relevant to the equestrian centers:

**Outdoor Recreation**

Objective 6.2: Maximize the use of the City's existing open space network and recreational facilities by enhancing those facilities and providing connections, particularly from targeted growth areas, to the existing regional and community open space system.

*Policy 6.2.2:* Protect and expand equestrian resources, where feasible, and maintain safe links in major public open space areas such as Hansen Dam, Sepulveda Basin, Griffith Park, and the San Gabriel, Santa Monica, Santa Susanna Mountains and the Simi Hills.

- a. Maintain the equestrian facilities on publicly owned lands, such as Hansen Dam and the Los Angeles Equestrian Center.
- b. Preserve, where feasible, the "Horsekeeping Supplemental Use District" ("K" District), with links to major open areas.
- c. Support the policies and objectives of the Rim of the Valley Trail Corridor Master Plan, the Urban Greenways Plan, and the Major Equestrian and Hiking Trails Plan (and all amendments) as a foundation for promoting and maintaining a trail system within the City.

The Framework Element designates equestrian uses and facilities as an appropriate open space and recreational resource. The Framework encourages policies that take advantage of existing open space elements and creating extensive and highly interconnected open space, greenways, and recreational uses to provide a wide variety of environmental and recreational activities and to provide amenities that "maintain and augment property values, attract new investment, and establish greater economic stability in the neighborhoods."

5. **The Mobility Element.** The Mobility Element of the General Plan is not likely to be affected by the recommended action herein. The project site is located within the Porter Ranch Land Use/Transportation Specific Plan which contains regulations pertaining to the construction and development of equestrian trails and related access within the area. Additionally, the provision of an equestrian staging area within the Specific Plan were part of the improvement requirements that were assured by the Development Agreement. The equestrian staging area will need to coordinate connectivity and will be required to comply with improvement requirements which may not have been completed at this time as required by the Specific Plan and the Development Agreement. The project would be required to comply with the requirements of the Bureau of Engineering, Department of Transportation, and the Bureau of Street Lighting.
6. **The Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.
7. **Charter Findings - City Charter Sections 555.** The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic or physical identity.

The project site is located within the Chatsworth – Porter Ranch Community Plan and within the Porter Ranch Land Use/Transportation Specific Plan. As outlined in the Community Plan text, the Specific Plan established a comprehensive set of development regulations and identified a number of infrastructure improvements to be considered in the Development Agreement, and subsequent development agreements, for the plan area. The amendment to the Specific Plan addresses the location of the equestrian staging area in the vicinity of the 118 Freeway. The amendment would permit the City to meet its

obligations to help identify and provide a location appropriate for the establishment of the equestrian staging center and provide consistency with the City's recently amended Development Agreement to that effect.

The equestrian staging area was, and continues to be characterized as a public benefit resulting from subsequent development subject to the Specific Plan's land use policies and standards. The language proposed as part of the Specific Plan amendment specifically addresses public benefits and their parameters and does not modify, remove, or provide an exception from development standards or policies by which development projects seeking to develop commercial or residential uses are subject to.

- 8. Charter Finding – City Charter Finding 556.** When approving any matter listed in Section 558, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission's findings and recommendations, the Council shall make its own findings.

The amendment to the Porter Ranch Land Use/Transportation Specific Plan does not modify or create deviations from development standards or policies related to residential or commercial development within the Specific Plan. The amendment is necessary to bring consistency and conformity across the City's plans and agreements with respect to the provision of public benefits related to ongoing and future development of the property within the boundaries of the Specific Plan.

- 9. Charter Finding – City Charter Finding 558.** The proposed Amendment to the Porter Ranch Land Use/Transportation Specific Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.

The proposed amendment is specific consists of modified language to Section 9.O.3 relating to the location of an equestrian staging area to be provided through the implementation of the Development Agreement. The proposed language will permit the City to meet its obligations to identify and provide land in order to facilitate the provision of the equestrian staging area and will bring conformity with the City's recent amendment to the Development Agreement relating to this issue.

On September 28, 2017, the City Planning Commission considered a request by the Porter Ranch Development Company to amend two provisions of the Development Agreement: (1) modification of language relative to the location of an equestrian staging area; and, (2) an extension of the term for an additional four years.

Following deliberation, the extension of the additional four years was recommended for approval, and, the recommended language to Section V.A.2.o.iii of the Porter Ranch Development Agreement by the City Planning Commission was as follows:

V.A.2.o.iii **Equestrian Staging Area.** Prior to or concurrent with the issuance of a certificate of occupancy for a building permit for a Project located south of the 118 Freeway, Porter Ranch shall provide for the improvement of an equestrian staging area located within 1000-feet north or south of the 118 Freeway, between De Soto Avenue to the east and Topanga Canyon Boulevard to the west, at a location identified and provided by the City of Los Angeles, in consultation with the affected Council office(s). The improvement of the property as an equestrian staging area may be used as a set-off against the requirements of Section 17.12 of the Los Angeles Municipal Code for dedication of real property for park and

recreational purposes, or for payment of an in lieu fee, in connection with the construction of any and all dwelling units within the Specific Plan Area.

As such, in order to bring conformity across the City's land use program and development agreements for the Porter Ranch community, the Department of City Planning recommends that the City Planning Commission amend Section 9.O.3 of the Porter Ranch Land Use/Transportation Specific Plan to read as follows:

**Equestrian Staging Area.** Prior to or concurrent with the issuance of a certificate of occupancy for a building permit for a Project located south of the 118 Freeway, the Applicant shall provide for the improvement of an equestrian staging area, ~~south of the 118 Freeway,~~ located within 1000-feet north or south of the 118 Freeway, between De Soto Avenue to the east and Topanga Canyon Boulevard to the west, at a location identified and provided by the City of Los Angeles, in consultation with the affected Council office(s). The improvement of property as an equestrian staging area as required pursuant to this paragraph may be used as a set-off against the requirements of LAMC Section 17.12 for dedication of real property for park and recreational purposes, or for payment of an in lieu fee, in connection with the construction of any and all dwelling units within the Specific Plan.

#### **Entitlement Findings – Specific Plan Amendment.**

Los Angeles City Charter Sections 556 and 558 and LAMC Section 12.32.C.2 require that prior to adopting a land use ordinance, the City make findings that the ordinance is in substantial conformance with the purposes, intent and provisions of the General Plan. The Specific Plan Amendment would be in conformance with the purposes, intent and provisions of the General Plan in that it would conform to the goals, objectives and policies of the Chatsworth-Porter Ranch Community Plan, General Plan Framework, General Plan Mobility Element, and General Plan Air Quality Element, as discussed below.

10. Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

The amendment to the Specific Plan would allow the City to fulfill its obligation to identify and provide property to facilitate the establishment of an equestrian staging area in conformance with the development agreement between the City and the developer (Porter Ranch Development Company).

- a. Public Necessity, Convenience, and General Welfare: The provision of an expanded area by which an equestrian staging area can be located is consistent with adopted language within the Specific Plan and would continue to meet the Specific Plan's desire to provide equestrian-related amenities to the Porter Ranch community.
  - b. Good Zoning Practice: The equestrian staging area is a permitted use within the Specific Plan and calls for its implementation through the development agreement. As the development agreement was recently amended, the specific plan amendment represents good zoning practice by bringing conformity across the City's obligations in implementing stated benefits in the Porter Ranch community.
11. **The Specific Plan Amendment Would Be in Conformance with the Purposes, Intent and Provisions of the City of Los Angeles General Plan.**

The Porter Ranch Land Use/Transportation Specific Plan site is located within the Chatsworth – Porter Ranch Community Plan, which was adopted by the City Council on September 4, 1993 and amended in 2003 (CF 02-1467) and 2016 (Mobility Plan 2035 Update, CF No. 15-0719). The proposed location for the equestrian staging area, within 1000-feet north or south of the 118 Freeway and between De Soto Avenue to the east and Topanga Canyon Boulevard to the west, is proposed to be located in an area of the Chatsworth-Porter Ranch Community Plan with designated land use areas of Minimum Residential, Public Facilities, Open Space, and Very Low I Residential and within areas identified as having existing or proposed “K” Equine keeping districts in the Community Plan’s “Equestrian Areas and Trails” document. The Specific Plan designates this area as an appropriate location to support existing and future equestrian improvements and amenities and will continue to satisfy the Specific Plan’s expressed intent to facilitate the support of equestrian-related uses that are characteristic of the Porter Ranch area’s residential community.

**12. The Specific Plan Amendment Would Be in Conformance with the Chatsworth Porter Ranch Community Plan.**

The provision of the equestrian staging area within the specific plan boundaries would be consistent with the following relevant provisions relating to equestrian areas in the Chatsworth Porter Ranch Community Plan:

**Objectives:**

14. To develop and maintain equestrian trails, linkages, and bicycle facilities within the Community;

**Policies:**

“Culverts should be under the freeway west of Topanga Canyon Boulevard, constructed for wildlife and equestrians, and connected to trails.”

**Features:**

“Provisions shall be made for equestrian access via Brown’s Canyon Wash. Horsekeeping facilities with appropriate restrictions could be provided westerly and northerly to the City/County line.”

“Chatsworth-Porter Ranch includes large areas of open space and natural land forms. It is one of the more rural areas of the City and supports a substantial equestrian-oriented population.”

“...the Plan supports the establishment of “K” Horsekeeping Supplemental Use Districts in appropriate areas in order to ensure the preservation of this equestrian lifestyle. Efforts should be made to insure compatibility between the equestrian and other uses found in the RA Zone.”

**Service System Features:**

“The Plan proposes utilization and development of flood control rights-of-way by the County of Los Angeles for open space purposes and/or hiking, bicycle and equestrian trails where appropriate. This type of recreation use is also proposed for power line rights-of-way.



### **Programs – Public Improvements (Other Public Facilities):**

- 1.d. Incorporate unpaved equestrian and hiking trails and/or paved bicycle trails in the channel rights-of-way.
3. Equestrian Trails and Bicycle Facilities - The Plan incorporates the Major Equestrian and Hiking Trails Plan and MobilityPlan 2035, which are Elements of the General Plan, and it incorporates the Guide to Existing and Potential Equestrian Trails, Twelfth Council District. To update the trails portion of the Plan, the continued aggressive approach to the acquisition and improvement of the trails is encouraged. The accompanying sketches, entitled "Cross Sections - Equestrian Trails and Bicycle Routes", depict several suggested means of incorporating a trail system into a street or subdivision. The trail system proposed by the Plan could be provided and maintained by various methods, including: a. Assessment districts consisting of concerned owners interested in establishing a trail system through horsekeeping areas; and b. Revenue from the equine licensing fee (Section 53.15.1 of the Los Angeles Municipal Code). It is recommended that a task force of members from involved City departments be appointed to formulate a means of financing the development and maintenance of equestrian trails.

### **Future Studies:**

**Trails.** The proposed trails, trail crossings, trail stops and assembly areas, as identified in the Equestrian Areas and Trails Map, indicate areas and elements that further the desire to have a comprehensive equestrian trail system.

### **13. The Specific Plan Amendment Would Be in Conformance with the General Plan Framework.**

As previously discussed, the Open Space and Conservation Chapter of the Framework Element includes the following provisions, objectives and policies relevant to the equestrian centers:

#### **Outdoor Recreation**

Objective 6.2: Maximize the use of the City's existing open space network and recreational facilities by enhancing those facilities and providing connections, particularly from targeted growth areas, to the existing regional and community open space system.

*Policy 6.2.2:* Protect and expand equestrian resources, where feasible, and maintain safe links in major public open space areas such as Hansen Dam, Sepulveda Basin, Griffith Park, and the San Gabriel, Santa Monica, Santa Susanna Mountains and the Simi Hills.

- a. Maintain the equestrian facilities on publicly owned lands, such as Hansen Dam and the Los Angeles Equestrian Center.
- b. Preserve, where feasible, the "Horsekeeping Supplemental Use District" ("K" District), with links to major open areas.
- c. Support the policies and objectives of the Rim of the Valley Trail Corridor Master Plan, the Urban Greenways Plan, and the Major Equestrian and Hiking Trails Plan (and all amendments) as a foundation for promoting and maintaining a trail system within the City.

The Framework Element designates equestrian uses and facilities as an appropriate open space and recreational resource. The Framework encourages policies that take advantage of existing open space elements and creating extensive and highly interconnected open space, greenways, and recreational uses to provide a wide variety of environmental and recreational activities and to provide amenities that “maintain and augment property values, attract new investment, and establish greater economic stability in the neighborhoods.”

**14. The Specific Plan Amendment Would Be in Conformance with the Mobility Element of the General Plan.**

The Mobility Element of the General Plan identifies equestrian modes of travel as ‘Non-Motorized Transportation,’ and calls for balance of user needs on the City’s public trails, keeping trails users safe and preventing conflicts between various users. The specific parameters for equestrian trails and facilities are governed by the Porter Ranch Land Use/Transportation Specific Plan which contains regulations pertaining to the construction and development of equestrian trails and related access within the area. In particular, the provision of an equestrian staging area within the Specific Plan was part of the improvement requirements that were assured by the Development Agreement. The equestrian staging area will need to coordinate connectivity and will be required to comply with other improvement requirements of the Specific Plan and the Development Agreement.

**15. The Specific Plan Amendment Would Be in Conformance with the Air Quality Element of the General Plan.**

The Air Quality Element is silent as to equestrian trails and amenities, however, the provision of the equestrian staging area will facilitate the Air Quality Element’s goals of encouraging alternate modes of travel and vehicle miles traveled associated with land use patterns. The amendment to modify the language of Section 9.O.3 of the Specific Plan will not conflict with the development patterns of the adopted Specific Plan or its uses and will remain in conformance with the Air Quality Element of the General Plan.

**CEQA Findings**

An Environmental Impact Report (EIR 88-0026-(SP)(ZC)(GPA) and related Addenda was prepared to analyze the potential environmental effects that could result from the construction of the project as adopted by the Specific Plan, as amended in 2006. The EIR identified mitigation measures, monitoring measures when necessary, and alternatives which would mitigate the negative environmental effects of the project. Four other Addenda to the Certified EIR were prepared and adopted in conjunction with previous amendments to the Specific Plan (the Specific Plan was amended on the following dates: May 17, 2001, March 9, 2003, December 29, 2003, and September 9, 2008). The most recent Specific Plan Amendment modified the scope of the project by proposing a 4,000 square foot community room in lieu of a 2 acre site, government buildings, and library, as well as additional signage.

Staff is recommending the City Planning Commission find that based on the whole of the administrative record, that the previously certified Final Environmental Impact Report (“Final EIR”) No. 88-0026-(SP)(ZC)(GPA) SCH No. 88050420 (previously certified on July 10, 1990), and previously adopted addendums are adequate environmental clearances when considering the proposed amendment to the term to the Development Agreement and language regarding the required equestrian staging area, and in exercising its independent judgment, determine that based upon substantial evidence that (1) no minor technical changes or additions to the Final

EIR are necessary (Guidelines Section 15164(b)); and that (2) none of the conditions described in CEQA Guidelines, Section 15162 calling for the preparation of a subsequent EIR have occurred. Specifically, Staff recommends that City Planning Commission find that there are no substantial changes to the project or to the circumstances under which the project will be undertaken, and no new information has been submitted that was not available at the time the Final EIR was certified, or when previous addenda were prepared, that would require a subsequent EIR or major revisions to the Final EIR.