

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>the existing traffic hazards along local routes in the project area. Additional safety measures, such as warning beacons or additional signage could be installed by LADOT if determined to be necessary.</p>				
<p>e. Result in inadequate emergency access?</p> <p><b>Discussion:</b> See VII.g and XIII.a. Access into and throughout the project will be provided to the satisfaction of the City of Los Angeles Fire Department. Site evacuation plans and procedures must be provided to the satisfaction of the Los Angeles Fire Department prior to issuance of building permits.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>f. Result in inadequate parking capacity?</p> <p><b>Discussion:</b> The project would provide parking in accordance with code as well as off-street parking in excess of code for visitors to the area.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?</p> <p><b>Discussion:</b> The use of the site for residential purposes would not conflict with any adopted policies, plans or programs supporting alternative transportation. The site is not well served by bus transit and rail transit., however, the Metro Red Line providing connections to rail and transit throughout the region is located on Hollywood Boulevard. The proposed project would not involve the relocation or replacement of existing service and it is expected that residents would utilize existing transit services opportunities without hindering the functions of these facilities.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>XVI. UTILITIES.</b> Would the project:</p>				
<p>a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p> <p><b>Discussion:</b> The project is a non-industrial, non-noxious land use and as such, will not generate unusual volumes or materials in excess of Regional Water Quality Control Board (RWQCB) requirements. The proposed residential use is subject to SUSMP BMPs. All sewage will be conveyed to existing City of Los Angeles sewer lines and facilities and will be regulated by applicable City of Los Angeles standards and requirements as imposed and enforced by the Bureau of Engineering, Wastewater</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Services Division.				
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Discussion:</b> Existing water and sewage facilities are available to serve the proposed project in adjacent streets. However, some connections may be necessary to extend into the property. The nominal contribution of the project to regional wastewater treatment facilities and the region’s overall water consumption would not be sufficient to warrant their expansion or construction of new facilities.				
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Discussion:</b> Stormwater runoff would be regulated and controlled in accordance with the City of Los Angeles requirements and BMPs administered under the SUSMP, including retention or treatment of 0.75 inches of rainfall over a 24-hour period.				
d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Discussion:</b> Potable water would be supplied by the Los Angeles Department of Water and Power, which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental impacts. Water demand would be negligible in a regional context. Additionally, the project is below triggers requiring a project-specific analysis of water supply under §15083.5(b).				
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Discussion:</b> Existing sewage facilities are available to serve the proposed project in adjacent streets. However, some connections may be necessary to extend into the				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
property. The nominal contribution of the project to regional wastewater treatment facilities would not be sufficient to warrant their expansion or construction of new facilities.				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The City of Los Angeles does not own or operate any landfill facilities and, as such, all solid waste is currently disposed of at privately-owned landfills. The majority of municipal solid waste is disposed of at Municipal Solid Waste (Class III) Landfills, which accept non-hazardous, household waste. Landfills that serve the City of Los Angeles have ample capacity for the foreseeable future. The project would generate minimal solid waste as a result of construction and operation.

g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** The project would operate in accordance with the City's Solid Waste Management Policy Plan and Framework Element of the General Plan, in addition to applicable Federal and State regulations associated with solid waste. In accordance with AB 939, the City's Source Reduction and Recycling Element (SRRE) and the City's Solid Waste Management Policy Plan (CiSWMPP), the applicant is required to prepare and submit a Source Reduction and Recycling Plan (SRPP) to the Planning Department in connection with new development prior to approval of Building Permits, documenting and outlining the incorporation of an on-site recycling/ conservation program which will further reduce the waste stream from the project.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE.**

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	-------------------------------------	--------------------------	--------------------------

**Discussion:** The project site is located in a steeply sloping area of the City of Los Angeles. It would

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	---	---------------------------------	-----------

represent infill development similar in density to surrounding development. While some vegetation is present on site, the site does not contain any natural habitat or species identified as candidate, sensitive or of special status. No trees protected by Ordinance No. 177404 (e.g., California Live or Valley Oak, Western Sycamore, Southern California Black Walnut or California Bay) are present on the property. Because the existing site environment is disturbed and characterized by high levels of human activity, the project would not have the potential to substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. No impacts to cultural resources are anticipated.

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b. Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

**Discussion:** The project is comprised of 16 new single-family homes. Most anticipated impacts can be fully mitigated. No substantial cumulative impacts are anticipated.

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

**Discussion:** It is anticipated that all potential impacts from the project can be mitigated by available measures. An EI is being prepared for this project based on past litigation of proposed development on this site by another applicant.

---



---

**DISCUSSION OF THE ENVIRONMENTAL EVALUATION**


---



---

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Mines and Geology – Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitude, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were also evaluated based on all relevant facts indicated on the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and associated discussion of each checklist item, in conjunction with the City of Los Angeles' Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

**Additional Information:**

All supporting information and references are contained in the Environmental Case File referenced above and may be viewed at the City of Los Angeles Valley Office, Planning Department, 14410 Sylvan Street, Room 351, Van Nuys, CA 91401.

For City information, addresses and phone numbers: visit the City's website at <http://lacity.org>: City Planning – Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](http://cityplanning.lacity.org/) or 14410 Sylvan Street Room 351 . Engineering/Infrastructure/Topographic Maps/Parcel Information – <http://boemaps.eng.ci.la.ca.us/index01.htm> or the City's main web site under the heading "Navigate LA".

---

<b>PREPARED BY:</b>	<b>TITLE:</b>	<b>TELEPHONE:</b>	<b>DATE:</b>
Tom Glick	City Planner	(818) 374-5062	July 6, 2007

---

**New Leaf  
Scoping Meeting  
September 10, 2007**

Summary of Comments Received

**John Heresy, Willow Glen Resident**

Environmental degradation from construction, especially noise and vibration on Willow Glen. 7 months is unacceptable. Suggests keeping soil on the lots.

Existing sewer availability in the area may be inadequate.

Fred Feudaz, Resident

There is a significant fissure on the site. Mud flow and surface flows are concerns. The presentation indicated that hydrology would not be addressed but the potential for mud flows and effects of potential increased flooding during storm events should be addressed. Historically cascading water in the area has caused major problems including debris flows that have resulted in a 3-story building of rocks. Erosion is also a serious problem. The stability of the hill and potential for landslides must be addressed.

The Court of Appeal Decision indicated that the turnaround for trash trucks should be addressed. Also the concentration of trash bins on such narrow streets could cause traffic and parking problems. Maybe trash bins could be located off-street in a separate area. Trash is an attractive nuisance for coyotes.

The area is a high fire hazard area. Each new house is a potential source.

**Joe Beaver, 2585 Leicester**

There is considerable wildlife in the area: deer, hawks, lots of trails and nests.

Very high fire hazard area.

Existing roads are 12 feet to 14 feet wide in areas and people still park on the side of streets despite no parking signs. Street parking is needed for visitors.

With 3 cans per house, that would be 69 trash cans at that location.

Previous information in the Court of Appeals documentation has shown that Leicester will need a 300 foot long 20 feet to 50 feet high retaining wall.

**Bobby Stole, Briar Summit Resident**

What would be the primary access?

**John Pogue, Area 9 Chair Hollywood Hills Area Council, Local Resident**

This project has been discussed for 10 years.

Given the length of time the project has been discussed he was hoping for more detail. The visual simulation provided is ridiculous. It does not reflect the scale/slope. Where would trees grow? Massive retaining walls would be needed to contain the soil.

The developer has made promises before that the 3 properties south of Woodstock on the ridge would not be developed. Those lots are virtually vertical. Where would access be?

The area is a very high fire hazard zone. City has committed to not opening Woodstock to Mt. Olympus. Yet there is no fire turnaround shown on Woodstock.

Would the development comply with the City's slope density ordinance?

The site is within the Santa Monica Mountains Conservancy Wildlife Corridor. How would project impact wildlife?

This scoping meeting provides no additional information compared to the NOP which Mr. Pogue thought was a waste of time. He thought more specific information should be available at the scoping meeting.

Lighting in the canyon is a concern. 16 homes will result in substantial spill over lighting on to residents of Willow Glen. The lighting situation is already pretty bad.

The need for huge retaining walls is a concern; the community will not accept variances from the retaining wall ordinance. He didn't see any stepping in the rendering of the site presented at the scoping meeting. The project must comply with the retaining wall ordinance and Hillside Ordinance as well as the Mulholland Specific plan.

The community has extended an olive branch to this developer, but has been told contradictory information. Mr. Pogue personally would support completion of the 5 homes to Code and mitigation of existing geology.

**Joanne Leonard, 2525 Thames**

7 months of truck activity along the haul route will be awful. Noise along Willow Glen goes upward and magnifies like the Hollywood bowl. Neighbors are sensitive to noises along these canyon roads. Construction noise will put the neighborhood under siege for years.

Fire and emergency access is tight in the mountains. Ms. Leonard had an emergency that required paramedics and she could have died without rapid response.

There is currently no water on site. The existing homes were built using hoses from Thames. There are no fire hydrants on site. This is an existing hazard.

Where will sewers go? Arviv planned to go down Thames. Sewers may be inadequate.

During last rain there was a landslide on the site that resulted in debris flowing in to a swimming pool at the bottom of the hill in a leased property on Thames (2546). The site is unstable and debris/mud flows are a concern.

The ability to lease this and another (2530 Thames) property would surely be affected by construction and even the actual project.

### **Joe Leonard**

Requested copy of Initial Study. (Note: provided him a copy at the meeting.)

### **Warren Feldman, Woodstock Resident, Vice President Hollywood Hills**

It is not true that this project is at the beginning of the process and that only concept is appropriate. The project has been under development for 10 years. The 2002 court decision provides ample background and provides a legal precedent as to the start of the project.

The rendering does not show views from Mulholland. All home sites are visible from Mulholland (and thus subject to the height limit), except maybe one or two sites on Thames.

The South Valley planning Commission ordered the project to stop and ordered that a maintenance plan be prepared annually to prevent erosion. This plan has not been completed and the applicant is in arrears with respect to that requirement.

Concerned that some of the economic interests in the project may be the same as the original owners.

The 1959 Willow Glen Fire started in this area. Fire safety is a big issue. Fire dept. requirements for Woodstock not shown on the project plan.

Wildlife on the site includes deer, falcons and bob cats.

From the Mulholland Design Corridor, 16 homes would appear as a wall.

Mr. Feldman had expected renderings, geotechnical report and traffic report at the scoping meeting.

11 new homes is not desirable on this site and cannot be supported.

## **Jeff Kaufman**

There is a pattern of lack of information on this project.

The environmental consultant works for the developer and can not be trusted to be objective.

## **Comments from the Audience**

The city is on the hook if the lot fails. Some kind of performance bond would be appropriate.

There is a huge fissure on/above the site that indicates a landslide potential.

Who will review applicant submitted reports to protect the City (and neighbor) interests? (Note: Tom Glick responded that Building and safety would be reviewing geologic and related reports.)

This site has suffered from city inattention, e.g. homes were built above height permitted. How did that happen? Warren indicated that the Building and Safety Inspector, Grace Harper, was confused by the steep site and didn't understand the site. It was not bad intent on her part.

The City should ask for a bond to insure against builders mistakes.

The Fire Department has a map of homes that are not defensible, residents wanted to know if there are any in the project area and if the project would be considered indefensible or if it could make other homes indefensible.

There was general concern that without specific information on what is proposed the community cannot suggest alternatives.

Tom Glick pointed out that alternatives arise during the course of environmental review and that some alternatives already identified by the City are: 1) Remodel 5 homes to comply with Code and build nothing else; 2) Development on the site consistent with all City codes (although this may be the project); 3) 14 homes total (vs. 16 with project – only one new home south of Woodstock).

## **Pearl Esten**

Agrees with all the neighbor's comments.

Technical issues: the fissure is not on the site but must be addressed as part of the project.

The current access through Leicester is too narrow and windy.

The area has a history of landslides. Three homes on Leicester have been severely impacted. The project site slid during the last rain.

The financial ability of the developer to carry the project is a concern. A construction bond is needed to ensure that the developer doesn't make things worse and leave.

Mary Robinson

Common sense would indicate that what is proposed is preposterous. The hillside is falling apart on to the homes below. Why is the City not advocating for the residents. City is always on the side of the developers.



STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



ARNOLD SCHWARZENEGGER  
GOVERNOR

CYNTHIA BRYANT  
DIRECTOR

Notice of Preparation

July 26, 2007

To: Reviewing Agencies

Re: New Leaf Homes  
SCH# 2007071145

Attached for your review and comment is the Notice of Preparation (NOP) for the New Leaf Homes draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Tom Glick  
City of Los Angeles  
City Planning Department  
14410 Sylvan Street, Room 351  
Van Nuys, CA 91401

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Project Analyst, State Clearinghouse

Attachments  
cc: Lead Agency

Post-it* Fax Note	7671	Date	10-15-07	# of pages	2
To	Wendy Lockwood	From	Sheila Brown		
Co./Dept.	S. Davis Env.	Co.	OPR		
Phone #	626 808-0031	Phone #	916 445-0613		
Fax #	866 698-5178	Fax #	916 323-7482		

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2007071145  
**Project Title** New Leaf Homes  
**Lead Agency** Los Angeles, City of

**Type** NOP Notice of Preparation  
**Description** The applicant proposes to construct 11 new homes and remodel 5 partially completed homes on this 3.9 acre site. In addition, improvement of 0.7 acre of public streets is proposed.

**Lead Agency Contact**

**Name** Tom Glick  
**Agency** City of Los Angeles  
**Phone** 818-374-5062 **Fax**  
**email**  
**Address** City Planning Department  
14410 Sylvan Street, Room 351  
**City** Van Nuys **State** CA **Zip** 91401

**Project Location**

**County** Los Angeles  
**City**  
**Region**  
**Cross Streets** Willow Glen Road/ Laurel Canyon Boulevard  
**Parcel No.**  
**Township** **Range** **Section** **Base**

**Proximity to:**

**Highways**  
**Airports**  
**Railways**  
**Waterways**  
**Schools**  
**Land Use** RE-11-1, Vacant: Very Low II Residential (Mulholland Scenic Parkway - Outer Corridor)

**Project Issues** Aesthetic/Visual; Air Quality; Growth Inducing; Landuse; Geologic/Seismic; Noise; Public Services; Soil Erosion/Compaction/Grading; Traffic/Circulation; Wildlife

**Reviewing Agencies** Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 7; Air Resources Board, Transportation Projects; State Water Resources Control Board, Division of Loans and Grants; Regional Water Quality Control Board, Region 4; Santa Monica Mountains Conservancy

**Date Received** 07/26/2007 **Start of Review** 07/26/2007 **End of Review** 08/24/2007

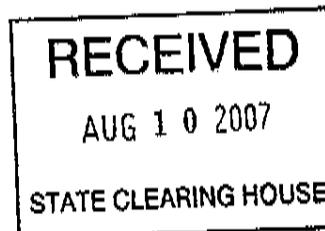
Note: Blanks in data fields result from insufficient information provided by lead agency.

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 364  
 SACRAMENTO, CA 95814  
 (916) 653-6251  
 Fax (916) 657-5390  
 www.nahc.ca.gov  
 ds\_nahc@pacbell.net



NOP  
 clear  
 8/24/07  
 e

August 1, 2007

Mr. Tom Glick

**CITY OF LOS ANGELES PLANNING DEPARTMENT**

14410 Sylvan Street, Suite 351  
 Van Nuys, CA 91401  
 2007071145

Re: SCH# 20067071145: CEQA Notice of Preparation (NOP) draft Environmental Impact Report (DEIR) for the New Leaf Homes Project, Los Angeles City Planning Department, Los Angeles County, California

Dear Mr. Glick:

Thank you for the opportunity to comment on the above-referenced document. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR per CEQA guidelines § 15064.5(b)(c). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE),' and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- √ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the 'Information Center' nearest you is available from the State Office of Historic Preservation in Sacramento (916/653-7278). The record search will determine:
  - If a part or the entire (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded in or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- √ Contact the Native American Heritage Commission (NAHC) for:
  - \* A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity who may have information on cultural resources in or near the APE. Please provide us site identification as follows: USGS 7.5-minute quadrangle citation with name, township, range and section. This will assist us with the SLF.
    - Also, we recommend that you contact the Native American contacts on the attached list to get their input on the effect of potential project (e.g. APE) impact.
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.

\* CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this

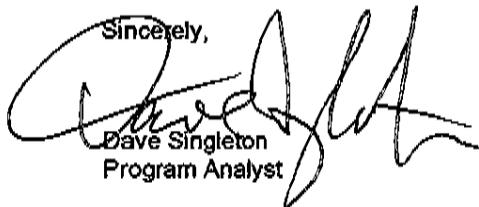
Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the CEQA Guidelines mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in § 15370 of the CEQA Guidelines, when significant cultural resources are discovered during the course of project planning.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton  
Program Analyst

Cc: State Clearinghouse

Attachment: List of Native American Contacts

Post-it® Fax Note 7671		Date 10-15-07	# of pages 2
To Wendy Lockwood	From Sheila Brown		
Co./Dept. Sirius Env.	Co. DPR		
Phone # 626 808-0031	Phone # 916 445-0613		
Fax # 866 698-5178	Fax # 916 323-7482		

**From:** "Tom Glick" <Tom.Glick@lacity.org>  
**Subject:** **Fwd: Project : NEW LEAF HOMES**  
**Date:** August 28, 2007 1:13:19 PM PDT  
**To:** "Wendy Lockwood" <wl@siriusenvironmental.com>

---

Tom Glick  
City Planning Department-Valley Office  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
Phone: 818-374-5062  
FAX: 818-374-5070  
Work Hours: Monday-Thursday, 8:30am to 6pm; Friday: 10am to 2pm

This e-mail message and any attachments are confidential. If you are not the intended recipient, please e-mail me at tglick@planning.lacity.org and destroy all copies of this message and any attachments.

| | | Planning Info 8/28/2007 12:22 PM >>>

| | | "Kathy Seress" <ladybug514@hotmail.com> 8/26/2007 10:34 PM >>>

R/ E Project : NEW LEAF HOMES ENV-2007-2769 EAF

Dear Planning Department,

Attention : Tom Glick, City Planner

I am opposed to the further development of the NEW LEAF HOMES project in the Hollywood Hills

We do not need increased traffic , pollution , loss of trees and extermination of wildlife.

The Hollywood Hill is the last wilderness area being swallowed up by the growing city. It is time to stop overdeveloping and let NATURE heal

Thank you for your time.

~~~ Kathy Seress

**From:** "Tom Glick" <Tom.Glick@lacity.org>  
**Subject:** **Fwd: new leaf homes project**  
**Date:** September 12, 2007 9:02:09 AM PDT  
**To:** "Wendy Lockwood" <wl@siriusenvironmental.com>

---

Tom Glick  
City Planning Department-Valley Office  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
Phone: 818-374-5062  
FAX: 818-374-5070  
Work Hours: Monday-Thursday, 8:30am to 6pm; Friday: 10am to 2pm

This e-mail message and any attachments are confidential. If you are not the intended recipient, please e-mail me at tglick@planning.lacity.org and destroy all copies of this message and any attachments.

**| | |** mary robinson <maryrobinson0266@sbcglobal.net> 9/10/2007 9:21 PM >>>  
Dear Mr. Glick:

These are my concerns concerning this project all of which were expressed at the meeting.

1. Fire hazard.....no turn around and too many homes in this high risk area
2. unstable hillside effecting the surrounding community
3. water erosion of the hillside
4. air and noise pollution during construction
5. lack of maintenance of the hillside by the present owners creating landslide and fire hazards
6. wildlife intrusions forcing them to go into area that are not safe for them and humans
7. no transportation available
8. landslides
9. lighting impact
10. Hill on Woodstock too steep
11. all potential developers are watching this and it will set a precedent for homes to be built where they should not be built.

Alternative proposal: Bring the five homes that already exist up to all codes and no more homes!~!!!!

**From:** "Tom Glick" <Tom.Glick@lacity.org>  
**Subject:** **Fwd: New Leaf Hills**  
**Date:** September 14, 2007 1:25:54 PM PDT  
**To:** "Wendy Lockwood" <wl@siriusenvironmental.com>  
 2 Attachments, 47.0 KB

---

Tom Glick  
City Planning Department-Valley Office  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
Phone: 818-374-5062  
FAX: 818-374-5070  
Work Hours: Monday-Thursday, 8:30am to 6pm; Friday: 10am to 2pm

This e-mail message and any attachments are confidential. If you are not the intended recipient, please e-mail me at [tglick@planning.lacity.org](mailto:tglick@planning.lacity.org) and destroy all copies of this message and any attachments.

**From:** "Bob Abrahams, AIA" <boba@aearchitect.com>  
**Date:** September 13, 2007 8:01:50 PM PDT  
**To:** <poguefilm@aol.com>  
**Cc:** "Glick, Tom" <tom.glick@lacity.org>, <renee.weitzer@lacity.org>  
**Subject:** **New Leaf Hills**

John,  
Please see attached letter.

Yours,

**Bob Abrahams** AIA  
*Principal*

216 Pico Blvd suite 9  
Santa Monica CA 90405  
310 450 8488  
[boba@aearchitect.com](mailto:boba@aearchitect.com)

[aearchitect.com](http://aearchitect.com)

abrahams + eyster



architects

**Bob Abrahams** AIA  
*Principal*

216 Pico Blvd suite 9  
Santa Monica CA 90405  
310 450 8488  
[boba@aearchitect.com](mailto:boba@aearchitect.com)

[aearchitect.com](http://aearchitect.com)

abrahams + eyster



architects



[070913 Pog.....pdf \(39.0 KB\)](#)



John Pogue  
Area 9 West Hollywood Hills Neighborhood Association

VIA EMAIL: poguefilm@aol.com

September 13, 2007

Dear Mr. Pogue,

The interest shown by the local community at the recent EIR scoping meeting was encouraging insofar as such feedback can help us to design the project responsibly, with consideration given to the views of community members as stakeholders in the project outcome.

Since a scoping meeting is not the proper forum for debate, our clients have asked us to comment on their behalf regarding some of the issues raised at the meeting, in order to clarify and elaborate them.

#### Number and Height of Homes

Our clients' landholding includes 22 residential lots, of which 5 are partially developed. The New Leaf Hills project involves the completion of the 5 currently incomplete homes, and the construction of 11 new homes, for a total of 16 homes. Certain lots will be tied to neighboring lots such that the number of parcels in the landholding will be reduced from 22 to 16.

The EIR will investigate whether a 14 home development would be an environmentally superior alternative to a 16 home development. In that scenario, two of the homes on the upslope side of Woodstock (2516 and 2520) would not be built, and those lots would be tied to the lot at 2500 Woodstock, for a total of 14 parcels.

All new homes will comply with the height limits of the Mulholland Specific Plan and the Hillside Ordinance.

The 5 existing homes significantly exceed applicable height limits. This project includes drastic remodels to bring them into compliance with the Mulholland Specific Plan height limit of 40'.

#### Slope instability and erosion

With regard to the comments on erosion and slope instability, this current problem is indisputable. The geotechnical engineer notes that this problem can be resolved through the removal of loose surface material. He also notes that this material should have been removed as part of the previous construction work, but that it was not, which helped cause the current condition. This project will require the removal of loose surface material in accordance with the geotechnical engineer's recommendations.

Another contributing cause of the erosion happening on site is the absence of improvements to manage storm water drainage. Currently, the roofs of the 5 incomplete houses collect rainwater, and discharge concentrated outflows directly onto the hillside. Furthermore, rain falling on the incomplete portions of Woodstock and Leicester is not conducted properly via swales and gutters to the storm sewer, but flows in an uncontrolled manner down the hill. The new project will construct proper storm water management works in accordance with city standards, which means that rainwater from roofs and streets will be conducted to the storm sewer through non erosive means. Also, water will be collected from behind retaining walls and similarly managed. Storm water will flow through new underground services built on existing easements on the project lands, down to Thames Street.

Another contributing cause of the erosion is the lack of substantial planting in certain areas. Since plant (especially tree) roots help to hold soil in place, steep slopes will be irrigated and heavily planted with soil stabilizing plant material to further reduce erosion.

A very significant part of the solution to the current problem will be the new roads and buildings themselves, which will retain large chunks of the hillside. Building codes require that graded areas of the site observe maximum slopes, that soil is compacted, that water is collected from behind retaining walls, and that a site drainage plan be prepared and implemented. The New Leaf Hills project will correct the ongoing problem of erosion through properly designed buildings, grading and infrastructure.

#### Turnarounds, Street Improvements and Fire Protection

Currently, the fire department is unable to serve the on-site portions of Leicester and Woodstock streets because they are not improved, and because fire hydrant access is inadequate. The project will improve both streets to city standards, and provide hammerhead turnarounds for both streets, to allow both fire trucks and garbage trucks to turn around. Fire hydrants will be provided to the satisfaction of the fire department. These improvements, currently being designed by the civil engineering firm Mollenhauer Group, will enhance the fire department's ability to serve the entire community.

In addition, all new and existing homes in the development will be fully sprinklered.

#### Wildlife

The EIR is investigating the impact of the project on wildlife. We can allow deer and other wildlife to pass through the site across lot lines through appropriate design of fences with space for animals to pass under or around. Since we will be providing access for emergency personnel all around each house, we believe that the sites will be similarly accessible to animals. We also plan an easement along the southern edge of the property to connect Leicester and Thames with an un-built strip of land, which could become a wildlife corridor.

The project will utilize only native plants in the landscaping, and will increase the total amount of native plants and trees on site. Therefore it is envisioned that the project will actually enhance the habitat of wildlife, especially tree-dependent species.

#### Retaining Walls

New construction will be designed in accordance with the retaining wall ordinance, which was enacted with the stated intent to "...control the proliferation of massive retaining walls...". This ordinance limits the



retaining walls on a residential lot to one, 12' high, or two, 10' high, offset and used in combination. Retaining walls will be screened by plant material, such as vines.

Existing retaining walls on site which were built prior to the retaining wall ordinance are, in some cases, higher than 12'. We plan to cover them with plant material, and, if possible, reduce their height through re-grading.

We hope that this discussion helps to improve the community stakeholders' understanding of the main issues about which they have shown concern. We encourage you to share this letter with the neighborhood association, and to encourage anyone with constructive criticism, suggestions or comments about the project to bring them to our attention.

Please feel free to contact Jeffrey or myself at any time.

Yours,

Robert (Bob) Abrahams, AIA

cc: Tom Glick tom.glick@lacity.org  
Renee Weitzer renee.weitzer@lacity.org

# *Lookout Mountain Alliance*

Re: ENV-2007-2769

Project Name: New Leaf Homes

The Lookout Mountain Alliance, in support of the community and concerned neighbors, opposes the proposed development known as "New Leaf Homes" as this development is out of character with the neighborhood; environmentally destructive to the hillside; against the nature and intent of the Hillside Ordinance; Retaining Wall Ordinance; Slope Density Ordinance and the Hollywood Community Plan which states, under the **Objectives of the Plan:**

"In hillside areas to:

- a) minimize grading so as to retain the natural terrain and ecological balance.
- b) Provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in coordination with the development with the remainder of the City

In addition, the plan states:

"It is the intent of this Plan that all natural slopes generally in excess of 15% be limited to the minimum density range".

We urge the Planning Department; Building and Safety; Public Works; Bureau of Engineering; and LAFD to join with the many community groups opposing this development.

Thank you.

Carolyn Carradine  
President/ Lookout Mountain Alliance

Carol Sidlow  
Vice-President/Lookout Mountain Alliance

**From:** "Tom Glick" <Tom.Glick@lacity.org>  
**Subject:** **Fwd: New Leaf development**  
**Date:** September 24, 2007 9:16:43 AM PDT  
**To:** "Wendy Lockwood" <wl@siriusenvironmental.com>

---

Tom Glick  
City Planning Department-Valley Office  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
Phone: 818-374-5062  
FAX: 818-374-5070  
Work Hours: Monday-Thursday, 8:30am to 6pm; Friday: 10am to 2pm

This e-mail message and any attachments are confidential. If you are not the intended recipient, please e-mail me at [tglick@planning.lacity.org](mailto:tglick@planning.lacity.org) and destroy all copies of this message and any attachments.

**From:** Kat Adibi <atomickat@earthlink.net>  
**Date:** September 22, 2007 4:23:12 PM PDT  
**To:** [tom.glick@lacity.org](mailto:tom.glick@lacity.org)  
**Cc:** [mopoa@mtolympus-la.com](mailto:mopoa@mtolympus-la.com)  
**Subject:** **New Leaf development**

Dear Mr. Glick,  
As a resident of the Mount Olympus community, I am writing to express our opposition to the New Leaf Development. Specifically, we are opposed to these issues and potential problems 1) Mt. Olympus Drive being opened up; 2) increased traffic and congestion; and 3) construction traffic and noise throughout our neighborhood in general.

Thank you for your consideration.  
Sincerely,  
Kat Adibi  
o/b/o The Adibi Family  
2458 Jupiter Drive  
Los Angeles, CA 90046

**The Pogues  
2739 Woodstock Rd.  
Los Angeles, CA 90046**

September 24, 2007

Mr. Tom Glick  
City Planning Dept.  
6262 Van Nuys Blvd. Room 351  
Van Nuys, CA 91401

RE: NEW LEAF HOMES ENV-2007-2769

Dear Mr. Glick:

I'm the Area 9 Chair of the Hollywood Hills West Neighborhood Council, though I write this letter, with my concerns regarding the above project, as an individual.

First, I want to thank you again for helping to guide the Greater Laurel Canyon community through the environmental review process on the New Leaf Homes project at the September 10<sup>th</sup> Scoping Meeting. You seem to understand and appreciate the enormous environmental impacts this development will have on our neighborhood.

It's my overall opinion that the developer presented no real details to the community on the scope and environmental impact of their 16 home proposal, a "kitchen sink" approach. Thus, I believe it's incumbent upon the city to give this project the closest scrutiny possible when determining any environmental impacts. Among my concerns:

1. The New Leaf Homes project, even in "conceptual" form, is out of compliance with the new Hollywood Community Plan. The plan's stated objectives:

"In hillside areas to:

Minimize grading so as to retain the natural terrain and ecological balance.  
Provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in coordination with the development with the remainder of the City.

In addition, the Hollywood Community Plan states:

"It is the intent of this Plan that all natural slopes generally in excess of 15% be limited to the minimum density range." As surveys of the property will demonstrate, the "natural slopes" on the property are nearly verticle. The paper streets do not correspond to the actual dirt trails on the property. I would hope that any development be held to standards that took into account the EXISTING TOPOGRAPHY, the "natural" terrain on the

property, and not some theoretical paper streets/slopes as outlined in the developer's house "map" that was included in the Scoping Meeting materials. Please abide by the H.C.P.

2. We are still not exactly sure what the chain of title on the property is, or who the actual owners/funders are. We would ask that specific ownership information be part of any environmental review, as it has a direct impact on the future of the hillside, and is critical to determining if there are funds/resources available to complete any development.

We've had to live with 5 vacant homes, the absence of a maintenance plan as required by the 2000 Appellate court-order, a dangerously eroding hillside, and continued obfuscation by the developer as to their actual intent to build. I would ask that a VERY HIGH COMPLETION BOND be part of any environmental review of this project, given the devastating environmental damage that has occurred as a result of unfinished construction. We do not want to be stuck with another incomplete project, which would further degrade the already dangerous environmental condition of the site.

3. It was irresponsible of the developer not to address the numerous environmental factors needing mitigation as outlined in the 2000 Appellate Court ruling—and present a plan that would address these factors. Instead, the Scoping Meeting occurred as if in a vacuum. I would strongly state that any plan must follow the law, and directly address EVERYTHING in the Appellate Court Ruling, as required by law. This ruling should be the starting point from which all other environmental review begins, and not be ignored, requiring the community to again hire a lawyer to get the city to enforce its own laws.

4. I strongly disagree that the hydrology of the site is a factor Less Than Significant. Water flow down the hillside is critical to an environmental review of the project.

5. I would ask that the strongest possible scrutiny be placed on any geological reports on the hillside. The homes will sit on a precarious cliff, above residences below.

6. I have personally seen a juvenile mountain lion, falcons, deer, coyotes, owls, bobcats and a host of wildlife traversing the hillside in question. How will the development address issues connected with wildlife and habitat loss? I would ask that the St. Monica Mountains Conservancy be consulted and their expert opinions solicited as part of any environmental review.

7. I have serious safety concerns about the plan presented. It does not show a fire turnaround on Woodstock Rd. Will there be a cut-through to Mt. Olympus? These roads will be cut into steep hillsides. What kind of safety elements will be included in the roadways. Where will fire hydrants be located?

8. Excavation and haulage are critical environmental factors associated with this project, and merit environmental reviews of their own. The secondary streets around the project are not sufficient for huge dump trucks. What would any haulage route be?

9. Lighting needs to be addressed. This includes lighting inside the homes, outside the

homes, and lighting on any streets/driveways that will be built. What effect does all this lighting, splayed across Willow Glen, have on local wildlife, many of whom are nocturnal? What effect will it have on the residents below and across the project? A detailed lighting analysis needs to be part of any environmental review.

10. How will basic city services be performed? Where will residents and their guests and service folks park on what will be, I'm assuming, extremely narrow streets? Where will dozens of garbage containers go? Will there be power lines put up, and if so, where?

11. A noise mitigation study needs to be done as part of any environmental review, given the geographical location of this development on a steep canyon hillside. Noise is already a big problem in Willow Glen. This development will have a noise impact.

12. As part of the environmental review process, there needs to be a careful examination of the aesthetics of the project. Right now, despite the developers' presentation of an oak-covered hillside, the land is essentially barren cliff face. Over 200 oak trees were cut down in preparation to build the existing five, now vacant, homes. Specifically, trees themselves will need additional RETAINING WALLS. Where will they go? How will the project deal with the reality of the landscaping/aesthetics that their oak-studded "concept" proposes? In short, how will this project avoid being another Bulwer Drive; an unlandscaped wall of massive concrete retaining walls projecting out into Laurel Canyon?

13. How will traffic be affected by this development?

I could go on *ad infinitum*, but know that the rest of the community will fill in the gaps.

What kind of project would I like here? My family and I would personally support a plan that brings the existing five homes into compliance with the 2000 Court Order and all additional environmental and aesthetic concerns after a full EIR. Woodstock Rd. would have to be improved up to the five homes, and a fire turnaround put in.

The rest of the hillside could be donated to the MRCA for permanent open space, after the hillside has been stabilized, made safe and aesthetically pleasing for the neighbors below. Any plan that allows for piece-meal selling of lots to additional buyers/developers would not be acceptable as part of any development plan.

Mr. Glick, thank you and the city for your time and consideration to this matter. We look forward to being informed as the EIR process continues.

Best Regards,

John and Alexa Pogue  
Luc, Mac and Danny Pogue

From: "Tom Glick" <Tom.Glick@lacity.org>  
Subject: **Fwd: Public Comments, ENV-2007-2769-EAF (New Leaf Homes)**  
Date: September 26, 2007 2:58:44 PM PDT  
To: "Wendy Lockwood" <wl@siriusexvironmental.com>  
3 Attachments, 761 KB

---

Tom Glick  
City Planning Department-Valley Office  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
Phone: 818-374-5062  
FAX: 818-374-5070  
Work Hours: Monday-Thursday, 8:30am to 6pm; Friday: 10am to 2pm

This e-mail message and any attachments are confidential. If you are not the intended recipient, please e-mail me at tglick@planning.lacity.org and destroy all copies of this message and any attachments.

From: "David Thornton" <davidthornton@sbcglobal.net>  
Date: September 25, 2007 9:55:14 PM PDT  
To: <tom.glick@lacity.org>  
Subject: **Public Comments, ENV-2007-2769-EAF (New Leaf Homes)**  
Reply-To: "David Thornton" <davidthornton@sbcglobal.net>

**Dear Mr. Glick:**

**This letter is in response to the invitation for Public Comment on project "New Leaf Homes," ENV-2007-2769-EAF.**

It is my understanding that an Environmental Impact Report will be required and prepared by the developers of the proposed project, which is immediately within the vicinity of my property and home located at 2585 Leicester Dr., Los Angeles, California 90046. As such, I have a personal and vested economic, aesthetic, sensitive, and valid interest in the EIR, the project, and the eventual outcome of the City's decision whether the developers may proceed with the planned development, and if so, to what extent and under what circumstances. 50% of the proposed project development will require direct passage past my home on Leicester Dr., a substandard and narrow street (12 feet at some points), and which is of substandard construction and has numerous garages without driveways immediately adjacent, which cannot be blocked, and is too narrow for on-street parking. I have lived on Leicester Dr. since December 11, 2000, and have witnessed firsthand the numerous attempts to reinstate work on the subject property, including the construction of a 300 foot long retaining wall, up to 50 feet high, required for access to the project across other properties, and am well-qualified to support the statements that I will make in this document by virtue of firsthand knowledge, experience, and eyewitness testimony.

The environmental impact of the proposed "New Leaf Homes" development will be "significant" meaning a substantial, adverse change in the physical conditions within the area affected by the project, including but not limited to land, air, water, flora, fauna, ambient noise, and objects of aesthetic significance. These items should be addressed within the EIR:

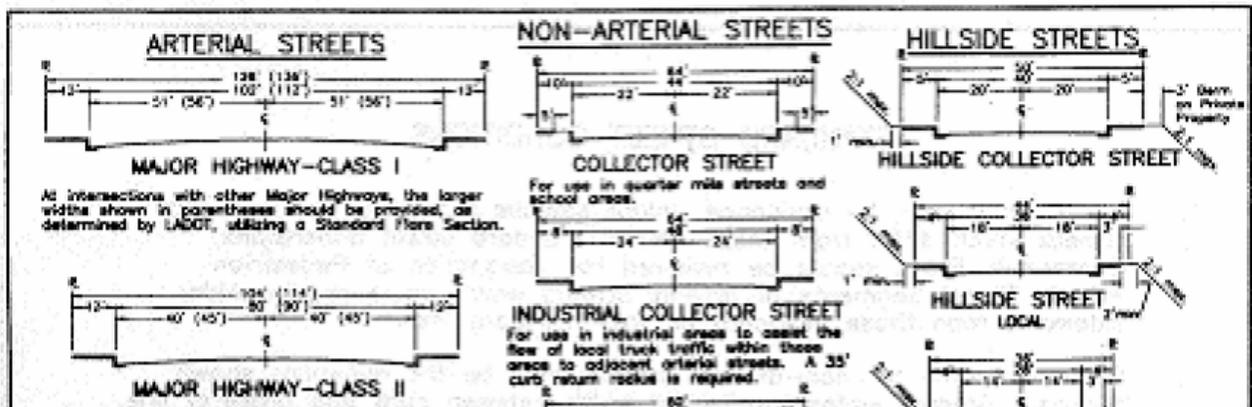
1. This is one of the last remaining open tracts of land in the area. The Mountain Recreation and Conservancy Administration (MCRA) has this area identified on its map of target acquisition parcels. The necessity of open space and greenbelt is significant in that it affects the quality of life irreparably despite the City's imperative to "in-fill" to alleviate congestion. Development of this nature does little to alleviate commuter congestion because this area is accessible only by automobile, and is not served by Public Transportation. Therefore, it is not of the same in-fill benefit as, for instance, a new condo building at Hollywood Blvd. and Highland Ave. The land itself is unstable by geological nature, and not suited to development without massive earth removal and unsightly stabilization measures (i.e., retaining walls) which exceed Hillside Ordinances. When we purchased our home in 2000, a geological report was performed on our lot, during which it was disclosed that the area of the New Leaf Development was categorized as a Landslide Area. Furthermore, the area is a high fire hazard area. Further development in the area will exacerbate both the Landslide and High Fire Hazard statuses. A description of the devastating fire in this exact area can be found at [http://lafire.com/famous\\_fires/590710\\_LaurelCanyonFire/071059\\_LaurelCanyon.htm](http://lafire.com/famous_fires/590710_LaurelCanyonFire/071059_LaurelCanyon.htm), which lists the area as "indefensible" in case of fire, which this construction will not only exacerbate, but will also increase the risk of fire due to construction activities if the project is allowed to proceed. The building sites are nearly vertical on the Eastern side of Leicester Dr. (see photo below). The EIR must evaluate these facts.
2. Air quality, while already substandard due to the heavily congested Laurel Canyon commuter corridor in this immediate area, will further suffer due to the construction, dirt, dust, particulate pollution, hydrocarbons and off-gassing from construction and decorating materials, and the ensuing exhaust and diesel fumes from a stream of construction vehicles and commuter traffic generated by construction workers that will traverse the area roads and add to the existing pollution. On mild, cool, or cold mornings, hydrocarbons from emissions linger for minutes after vehicles have driven away, or such common irritants as spray paint fumes due to the bowl-like topography of the area. This factor must be mitigated and considered.

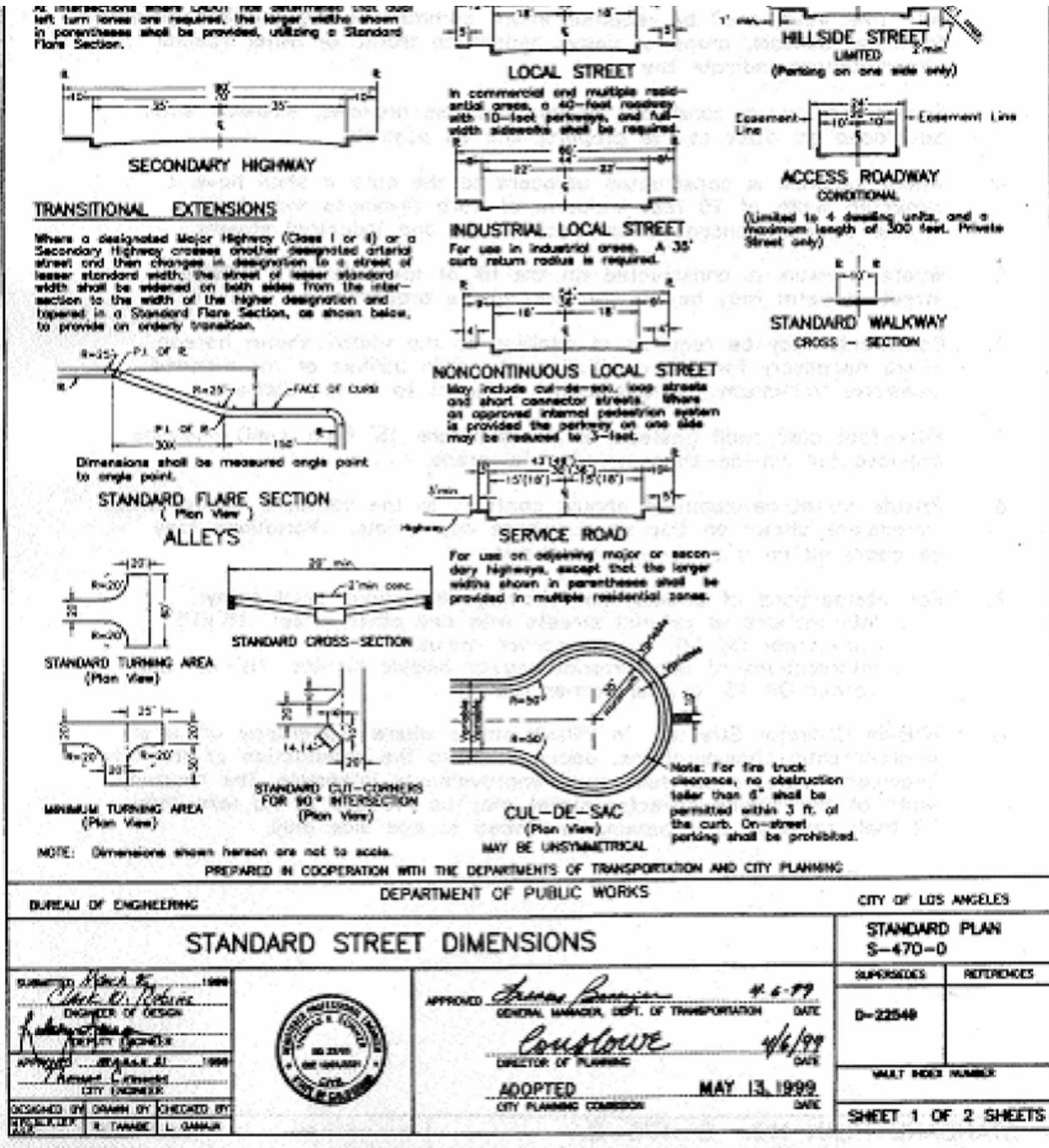


3. This area lacks sufficient storm sewers and drainage, and will therefore suffer environmental damage from runoff during construction. Oil and other discharged pollutants from construction processes and vehicles will flow downhill onto neighboring properties, and onto local streets, fouling the area and killing local plant and wildlife. A recent example is the construction at 2600 Woodstock Rd., approved by the City, and the reconstruction of the washed out section of Woodstock Rd., and both projects subjecting the area to a year-long deluge of spilled oil and debris on the local streets and tracked into neighboring homes by cars and feet. Above is a photograph of the significant drainage problem in the area, and underscoring the instability of the slopes.
4. Flora: the native oak trees and other vegetation have been eradicated by previous owners of this tract and are routinely leveled each year during brush clearance. The damage will be further affected by this development, which will remove the majority of the remaining handful of trees on the tract, including a blue gum eucalyptus with a 95-foot canopy, and several native oaks. In particular jeopardy is a mature oak of roughly 30 foot height perched Cliffside in the path that will have to be cut/shored up before reaching the tract on Leicester Dr., on a property not part of this project. The property in question is below the northernmost currently vacant house on Woodstock Rd. (and visible as the plywood-clad house at the right hand side of the Yehuda houses), part of the former "Yehuda Houses" development. Furthermore, there are many mature trees currently growing and established in the right-of-way for both Woodstock Rd. and Leicester Dr. at their intersection, which would have to be removed in order to improve the existing streets to City standards, and to create the streets where they should be located as opposed to where they are today. The location of these two streets today is suspect, and during a recent survey of the area in preparation for paving of Woodstock Rd., markers were placed leading to this conclusion.
5. Native wildlife in this area includes quail, red-tail hawks, mule deer, bobcats (threatened), coyotes and others. The encroachment into habitat is threatening these large mammals and their ability to self-sustain populations. Attached to this e-mail is a photograph taken within the past 30-days of a mule deer buck who has made a nest below one of the Yehuda houses ( can be seen in the lower right corner of the house under the balcony). Routinely, hawks and barn owls roost on the current Yehuda houses and use this tract of land as one of the few remaining hunting grounds available. They can be seen circling the Willow Glen area daily and heard hunting at night. This area is part of the Mountain Recreation and Conservancy. All parts of the Conservancy zone are rich in wildlife. This richness is supported by a tenuous network of cross-freeway habitat linkages and wildlife corridors that keep the various ranges biologically inter-connected. Population analyses show that without these movement corridors, all of the mountain ranges, except the San Gabriel Mountains, contain insufficient habitat area to support larger mammals. The most common medium and large-sized mammals in the Conservancy zone are coyotes, mule deer, bobcats, raccoons, and skunks. Mule deer can be seen crossing Laurel Canyon in an East-West manner during evening rush hour, as they make their way to/from Runyon Canyon and Griffith Park foraging for food. Without this access, herds become inbred and subject to disease and genetic defect, leading to extinction.



6. This development will require thousands of truckloads of soil removal, and an unending stream of construction trucks, drilling, cement pouring, welding, sawing, hammering, and other related construction noises, in addition to the transportation vehicles required for the hundreds of laborers who will be required to build this large-scale development. The cumulative effect of this construction noise, even within allowed time limits and days-of-week, will result in the neighborhood being "under siege" for years to come. It is not unusual for homes of the size and scope proposed for this development to be under construction for three or more years. Case in point is the recent 2600 Woodstock project, which was begun in 2004 and continues to this date, and the 7835 Willow Glen project, which began in 2000 and was not completed until 2003, and the Eyster property on Thames across from 2549 which took three years to complete, and the remodeling construction at 2565 Woodstock, which continued for nine months this year. Additionally, the bowl-like topography of this area makes all noises resonate and echo and seem louder than they already are, further increasing the effect. Sub-heading items which will need to be considered appear below:
- Staging for construction vehicles and the associated noise from traffic—the existing local roads do not permit parking and are not wide enough to accommodate large construction vehicles nor the day-to-day transportation needs of construction workers
  - Delivery of materials to the site (see the same restrictions above in a. as to street width, accessibility, etc.)
  - According to the Standard Street Dimensions, Standard Plan S-470-0, D-22548, adopted on May 13, 1999 by the Department of Transportation and Director of Planning, limited access conditional Access Roadways (limited-private street only), with no more than 4 dwellings and of length no longer than 300 feet, may be 20 feet wide plus 2 feet on each side for an easement line, for a total of 24 feet. That distance of 24 feet does not exist today on Leicester Dr., and therefore, further build out of the street is not possible. See below:





|                                                                                                                                       |  |                            |                                                                                       |                                                       |            |
|---------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------|------------|
| BUREAU OF ENGINEERING                                                                                                                 |  | DEPARTMENT OF PUBLIC WORKS |                                                                                       | CITY OF LOS ANGELES                                   |            |
| <b>STANDARD STREET DIMENSIONS</b>                                                                                                     |  |                            |                                                                                       | <b>STANDARD PLAN S-470-0</b>                          |            |
| SUBMITTED <i>Mark A. E.</i> 1999<br><i>Chuck W. Roberts</i><br>DESIGNER OF DESIGN<br>APPROVED <i>Mark A. E.</i> 1999<br>CITY ENGINEER |  |                            | APPROVED <i>James Ramirez</i> 4/6/99<br>GENERAL MANAGER, DEPT. OF TRANSPORTATION DATE |                                                       | SUPERSEDES |
| DESIGNED BY <i>Mark A. E.</i><br>DRAWN BY <i>R. TAVARE</i><br>CHECKED BY <i>L. GAMBA</i>                                              |  |                            | <i>Constance</i> 4/6/99<br>DIRECTOR OF PLANNING DATE                                  |                                                       | REFERENCES |
|                                                                                                                                       |  |                            |                                                                                       | ADOPTED MAY 13, 1999<br>CITY PLANNING COMMISSION DATE |            |
|                                                                                                                                       |  |                            |                                                                                       | SHEET 1 OF 2 SHEETS                                   |            |

THIS STANDARD PLAN BECOMES EFFECTIVE ON NOVEMBER 10, 1999

7. In terms of aesthetic significance, this area is visible from Mulholland Drive, and is classified as a prominent ridgeline. As such, the impact on the aesthetics of the area will be permanently marred by the proposed development and its large-scale (up to 5,000 square feet according to the proposal) homes. The resulting terrain will be left in a condition not natural within the Santa Monica Mountains and Mulholland Scenic Parkway, as required, due to the removal of 15,000 cubic yards of earth required for this project.
8. The cumulative impact of this project should be included in the EIR, given the recent development in the area.

This project will have a significant effect on the environment and therefore calls for careful judgment on the part of the Project Development Team. While the setting itself is unique, it most certainly exceeds reasonable thresholds of significance for CEQA. Since, the determination of significance under CEQA is left to the internal project development team, with particular deference paid to the expertise of environmental staff and other specialists, particular care should be taken in evaluating this EIR against the realities of the fragile ecosystem in which it is proposed, and the small-scale and tranquil nature of the locale.

According to the CEQA Guidelines, an economic or social change by itself is not to be considered a significant effect on the environment. However, if a social or economic change is related to a physical change, that social or economic change may be considered in determining whether the physical change is significant. Since nearly all Department projects result in physical change, the consideration of social or economic changes is almost always appropriate in assessing the

significance of project effects. These facts being what they are, the local residents' property values will suffer a substantial decline due to the years of construction in the immediate area and ensuing overbuilt stature of the area, and will likely result in requests for reduced property tax assessments from those who have purchased property in the past ten years as allowed under Proposition 13. Furthermore, the influx of the large number of people living literally towering over residents of modest dwellings below in large, mansion-like dwellings will cause tension and social change of an undesirable nature, further gentrifying the area, and resulting in the departure of many of the area's long-time, and senior citizen residents who cannot tolerate the conditions and cannot afford to relocate, but will otherwise be forced from their homes.

**Mandatory Findings of Significance are a foregone conclusion based on the requirement for the preparation of an EIR.**

In accordance with CEQA, the Department required an EIR to be prepared for the project because the following conditions occur:

1. This project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of wildlife species.
2. This project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals, including the preservation of open space and wildlife corridors.
3. This project has possible environmental effects which are individually limited but cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects (2600 Woodstock, 7887 Willow Glen, 7835 Willow Glen, and others), the effects of other current projects, and the effects of probable future projects.
4. The environmental effects of this project will cause substantial adverse effects on human beings, either directly or indirectly, as identified above.

Thank you for the opportunity to comment on the Scoping meeting and EIR. This project will have significant impacts for many years on the local environment and the local residents are counting on the Department to act in the best interest of the Community.

Sincerely,  
 David Thornton  
 2585 Leicester Dr.  
 213-840-9458

