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August 21, 2008

**NOTICE OF COMPLETION AND AVAILABILITY OF  
DRAFT ENVIRONMENTAL IMPACT REPORT NO.  
ENV-2007-2769-EAF  
STATE CLEARINGHOUSE NO. 2007071145**

**To:** Owners of Property and Occupants and other Interested Parties

**Project Name:** New Leaf Hills Master Plan

**SITE LOCATION:** 2500 - 2529 N. Woodstock, 2500 – 2548 Thames, 2500 – 2551  
Leicester, Los Angeles, CA 90046

**PROJECT DESCRIPTION:**

A residential project in the Mt. Olympus area of the City of Los Angeles. At the time the Notice of Preparation (NOP) for this project was sent out the project included the construction of 11 new homes (compared to the one new home now proposed) and remodeling of the five existing unfinished homes (now the applicant proposes to complete these five homes rather than substantially remodel and complete them). Since publication of the NOP the project applicant has held extensive discussions with surrounding property owners and has agreed to reduce the project to the currently proposed plan. The applicant, Alan Kapilow, now proposes to construct one new home and complete 5 partially constructed homes on a 3.37-acre site. About 0.40 acres of unimproved street would remain on the site (Leicester Drive). The full improvement of about 0.39 acres of public streets (Woodstock Road) is proposed; Woodstock Road through the site is currently graded but not paved. Woodstock Road and Leicester Drive pass through the site and terminate just southwest of the site. A large area of the site (13 lots) would be maintained as an open space easement through donation to the Santa Monica Mountains Conservancy or other means.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:**

Based on the analysis contained in this DEIR, the proposed project would not result in any significant unavoidable environmental impacts. Issues addressed in the EIR: aesthetics and land use; air quality; biological resources; cultural resources, geology, soils, hydrology and water quality; noise; public services; and traffic and parking.

**DOCUMENT REVIEW AND COMMENT:**

If you wish to review a copy of the Draft Environmental Impact Report (Draft EIR) or the documents referenced in the Draft EIR, you may do so at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012; and City Planning Department, 14410 Sylvan Street, Room 351, Los Angeles, CA 91401.

Also at the following libraries:

Central Library: 630 W. Fifth St, Los Angeles, CA 90071  
Will & Ariel Durant Branch Library, 7140 W. Sunset Boulevard, Los Angeles, CA 90046  
Frances Howard Goldwyn - Hollywood Regional Branch Library, 1623 N. Ivar Avenue, Hollywood, CA 90028.

The DEIR is also available online at the Department of City Planning's website [[www.lacity.org/PLN](http://www.lacity.org/PLN) (click on "Environmental" and then "Draft Environmental Impact Reports")]. The DEIRs can be purchased on cd-rom for \$7.50 per copy. Contact **Dan O'Donnell** of the City of Los Angeles at **(818) 374-5066** to purchase one.

If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing by **October 6, 2008**.

Please direct your comments to:

Dan O'Donnell, City Planner  
Los Angeles Department of City Planning  
14410 Sylvan Street, Room 351,  
Los Angeles, CA 91401.  
[Dan.Odonnell@lacity.org](mailto:Dan.Odonnell@lacity.org) (e-mail)

If a public hearing is required for the proposed Project, a separate hearing notice will be mailed at a later date for such purpose.

S. Gail Goldberg, AICP  
Director of Planning

Dan O'Donnell  
City Planner,  
Valley Office