

December 29, 2003

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Department of City Planning
200 North Spring Street, Room 763
Los Angeles, CA 90012

ENVIRONMENTAL
UNIT

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CITY OF LOS ANGELES

DEC 31 2003

ENVIRONMENTAL
UNIT

Dear Maya Zaitzevsky:

Re: EIR Case No.: ENV-2002-2481-EIR
Project Name: Canyon Hills Project
Reference No.: SCH # 2002091018
Address: 8000 La Tuna Canyon Road

The Draft Environmental Impact Report is well presented. There are a few areas from our perspective that require clarification, answers to questions and/or additions.

Overview of Environmental Setting

II B. Regional Setting

Need explanation and maps depicting higher elevations of the Verdugo Mountains which have been "preserved as permanent open space through Public acquisition," specifically in La Tuna Canyon and Sunland-Tujunga area where the Canyon Hills Project is considered.

144-1

Project Site

Proximity to I 210 is critical. Note that the Freeway noise and air pollution can be intolerable and a health hazard to residents in the proposed project. This Freeway is a designated Truck Route with 27,000 trucks traveling per day with projections of increasing numbers. We live about 1/2 a mile south of the Freeway. The noise is a hindrance to the quality of life. The Project Site will be more directly impacted. Will this require high concrete sound barrier walls? The natural beauty of the land forms will be further impaired. The air quality needs to be determined. Complete disclosure to future residents is imperative.

144-2

In reference to comments made regarding projects on the Verdugo Mountains in Burbank and Glendale, the circumstance is different. Development on their hills was acceptable at the time it occurred. Note that the I 2 Freeway does not allow truck traffic because of it's severe impact on residential areas. More recently, Glendale recognized the

144-3

importance to retain the natural beauty of the Verdugo Mountains and has considered working towards a Scenic Preservation Plan like the San Gabriel/Verdugo Mountains Scenic Preservation Plan Los Angeles City Council has approved.

144-3

III B. Project Characteristics

“Approximately 693 acres (78%) of Project Site.....would be permanently preserved as open space.” How and when will this be legally documented.

144-4

IV I. Fire Department Protection

What is an acceptable Fire Department response time for a high risk fire area? How about the adequate response time for paramedic services?

144-5

IV J. Libraries

Mitigation Measures

The DEIR states that there is a “less than significant impact.” When the 2,000 census indicates that the Sunland-Tujunga Library requires enlargement, the additional residential population of approximately 831 would put appreciable strain. To plan to divert this population to other libraries (La Crescenta and Sun Valley) contributes to greater stress on families. They will need to travel further and increase the use of their vehicle and energy which impacts on the environment.

144-6

IV K-1 Energy Conservation – Electricity

Will Solar Energy conservation be utilized in the Project homes? The thrust is to encourage use of solar energy in new construction to conserve LADWP electricity use. What plans are in place for this direction?

144-7

IV O-1 Historic Resources

Absent in this report is the Sunland-Tujunga Land Mark, the Cross of San Ysidro. Residents and visitors attend an interfaith, nondenominational Easter Sunrise Service sponsored by the Kiwanis Club since 1923 (80 years).

144-8

Thank you for considering the issues presented.

Sincerely,

Ivan E. Cole
Roberta Cole

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