

LOS ANGELES CITY PLANNING DEPT.
MAYA E. ZAITZEVSKY
200 NORTH SPRING STR.
LOS ANGELES, CA 90012

RECEIVED
CITY OF LOS ANGELES

DEC 22 2003

RE: ENV-2002-2481-EIR; SCH #2002091018
CANYON HILLS PROJECT- DEIR COMMENTS

ENVIRONMENTAL
UNIT

FROM: RAYMOND ROLDAN
8243 OSWEGO, SUNLAND

TO MS. ZAITZEVSKY:

I bought this home with the intention of moving away from congestion, noise pollution, light pollution and air pollution. I sought a home here because it is close to the mountains which are unchanged, offering a view unsurpassed in appeal. I appreciate the rural, community feel and intend to live the rest of my life here in this area of special beauty and aesthetic value.

I am horrified to learn that the Canyon Hills Project plans to destroy the current ridgelines and add such pollutions as I intentionally sought to leave behind. The following are my comments on the DEIR issued by this above mentioned project as there are obvious failings in its findings. Being a Contractor with a California issued license of twenty years, I have some knowledge as to the impact this project will have on my community of Sunland-Tujunga.

85-1

The immediately suspicious note I can make on the Canyon Hills DEIR is that the project applicant's address is incorrect as it lists a public relations firm address. As a contractor who works with other professionals, listing a public relations firm is a red flag for subversive actions and misleading communication.

**CONCERNING IV: ENVIRONMENTAL IMPACT ANALYSIS
BIOLOGICAL RESOURCES**

SECTION: AESTHETICS:

As a citizen expert and a contractor with years and years of experience, it is my professional opinion that the Canyon Hill DEIR presents thousands of inconclusive statements and observations/findings. The DEIR is deficient on information pertaining to the development / destruction of the ridgelines currently a source of great pride to the community of Sunland-Tujunga, La Tuna canyon and Shadow hills.

85-2

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SECTION: AESTHETICS: RIDGELINES:

That this item is insufficiently addressed in the DEIR brings the project into question as to its awareness of the negative impact it would probably have on the surrounding communities.

Being a homeowner with friends and family currently residing in Sunland-Tujunga, we all know that the value of our homes are based strongly on the aesthetic views we currently have of the surrounding ridgelines and mountains.

The DEIR does not offer coherent or sound information on the negative impact to property values once the ridgelines are compromised. Also not sufficiently addressed is how the completely differently constructed homes act as a comparison factor to the older, more historical houses currently present in the area surrounding the proposed project.

85-3

Having been a contractor on housing projects, I personally know that their value is created not actual. I also know that there is nothing more appalling than an area of unique, varying and individual looking homes being impinged upon by cookie-cutter look alike homes right down the street.

Our community homeowners take tremendous pride in finding an older home and renovating it to bring aesthetic beauty to the street and ultimately to the community. Track housing, which is honestly what Canyon Hills project is, presents a complete departure from homeowner pride in ownership and beautification.

The impact of aesthetically disasterous track housing on the community of Sunland-Tujunga was not addressed and should be as an environmental concern. Also defective in the DEIR is any reporting of the impact of the McGroarty road area, which happens to be where my child attends private school. Suspiciously enough, some persons just bought the land behind the school up to the ridgeline back to back of project. And word is out that a suspicious number of land purchases are being made bordering on this proposed project site.

85-4

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SECTION: ASTHETICS:

I can only assume the land purchases are slotted for access to the project. If so, there are not currently any definitive study results within the DEIR addressing use of residential streets as access to the proposed project and the possibly negative impact on the residents, their children, and their pets of these areas. Of special note are the numerous peacocks, which roam the Mc Groarty area on behest and supported by local residents as a desired and welcomed addition to their unique neighborhood.

85-4

Of special note and insufficiently addressed or completely missing from the report is the impact of loss of ridgelines which currently shelter miles of homeowners from excessive winds which historically pass through this area. The cumulative effect of loss of ridgelines is inconclusive on the impact to trees being buffeted by winds that they have not grown up to withstand. The cumulative effect of property damage by such excessive winds does not appear to be addressed adequately.

85-5

CANYON HILLS PROJECT AS A GATED COMMUNITY:

The Canyon Hills DEIR has insufficient information on the environmental impact of this being a gated community. That such a significant factor is not adequately examined and presented, renders the DEIR report tremendously suspect.

Where in the DEIR was any assessment made to justify gating a community on top of an open, rural, cohesive community as Sunland-Tujunga??? The implications to Sunland-Tujunga, with its retired individuals, its baseball teams, its YMCA, its nature observers, hikers, church-going individuals is that they are criminals. And must be kept out of an area which they will incorporate into their backyard. A gated community is SEPARATE and the impact of that separation to a united community was inconclusive in the DEIR.

85-6

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CANYON HILLS PROJECT AS A GATED COMMUNITY:

With Sunland-Tujunganga being an open community and plopping a gated community on top of us, there is potential destruction to the current heartfelt cohesion and cooperation we currently live with as members. Which as a cumulative effect, could actually ENCOURAGE criminal behavior once the community cooperative awareness and support is compromised by the implications of surrounding criminality.

85-6

The Canyon Hills DEIR is completely deficient in its findings on how being a gated community would impact the community it plans to be a part of.

SECTION: NOISE:

This is an area I have particular insight and knowledge. Construction sites are notoriously invasive with their noise pollution, dust pollution and excessive unknown individuals working within/servicing the project site.

85-7

The DEIR is inconclusive in its findings on the impact of so-called sound walls. As a contractor, I personally know that sound walls are insufficient for blocking or even muting noise from bulldozers, jackhammers, regular hammers, chainsaws or any other construction type tool/vehicle used for construction.

The DEIR is insufficient in its conclusions reached about the noise of incoming, outgoing trucks, vehicles, tracker-trailers and worktrucks transversing any or all local roads leading to and from project site. Having witnessed the renovation of a simple schoolyard and it's hundreds of trucks on my residential road, I feel I have particular insight as to how destructive and unpleasant the noise levels are accompanying these vehicles. That the DEIR does not address the cumulative effects of years of this noise level being present means that the report should be re-issued as it appears to insufficiently address multiple issues pertaining to this project.

85-8

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SECTION: AIR QUALITY

To reiterate, as a contractor, I have intimate experience on what construction sites do to their surrounding environment. The DEIR gives incoherent analysis on air quality impacts. I refer specifically to the sheer amount of dust that would accompany this building project. No walls are high enough to contain dust. Period. In addition, the hundreds of acres being denuded of vegetation was not sufficiently researched of its contribution to air pollution. Making roads will cause tremendous dust since tires lift up the top layers even if wetting is done, and no contractor wants to clean the excessive mud from the tires.

85-9

The DEIR is remiss in revealing its intentions to control dust adequately. "Adequately" being relative. How much water is intended to be used? Where and how often? Can the water trucks even reach the areas to be contained? Most water trucks cannot go where bulldozers go.

85-10

Local residents are knowledgeable and familiar with the high wind velocities that sweep this community. A little watering to settle dust is no guarantee of continuous containment of that dust. The most adverse effect of 10-20 expected years of construction on such a large site is on the individuals who seek this area as an asthmatic retreat. Sunland-Tujunga has immense historical value based on its air quality. As a whole, the DEIR is criminally vague on the cumulative impact to this community's commercial value to house, heal and cure asthmatics.

85-11

I appreciate your attention on this matter and ask that the City hold the Canyon Hills project accountable for insufficient reporting, inaccuracies in the DEIR or departure from the Scenic Plan. Please request the Canyon Hills Project RE-ISSUE the DEIR. I sincerely hope the City Planning Department carefully considers my comments and the comments of my neighbors.

85-12

Thank you for your time.

