

APPENDIX B

RESPONSES TO NOP



DEPARTMENT OF THE ARMY
LOS ANGELES DISTRICT, CORPS OF ENGINEERS
P.O BOX 532711
LOS ANGELES, CALIFORNIA 90053-2325

REPLY TO
ATTENTION OF:

May 20, 2002

Office of the Chief
Regulatory Branch

Ms. Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, California 90012

RECEIVED
CITY OF LOS ANGELES

MAY 22 2002

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

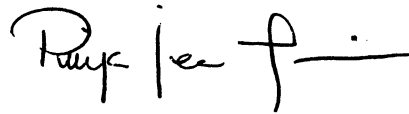
It has come to our attention that you plan to demolish 20 existing apartment units, and to construct several town homes, condominiums, and associated parking on Vesting Tentative tract Map No. 52928, along Tramonto Drive, in the Pacific Palisades area of Los Angeles County, California. This activity may require a U.S. Army Corps of Engineers permit.

A Corps of Engineers permit is required for the discharge of dredged or fill material into, including any redeposit of dredged material within, "waters of the United States" and adjacent wetlands pursuant to Section 404 of the Clean Water Act of 1972. Examples include, but are not limited to,

1. creating fills for residential or commercial development, placing bank protection, temporary or permanent stockpiling of excavated material, building road crossings, backfilling for utility line crossings and constructing outfall structures, dams, levees, groins, weirs, or other structures;
2. mechanized landclearing, grading which involves filling low areas or land leveling, ditching, channelizing and other excavation activities that would have the effect of destroying or degrading waters of the United States;
3. allowing runoff or overflow from a contained land or water disposal area to re-enter a water of the United States;
4. placing pilings when such placement has or would have the effect of a discharge of fill material.

Enclosed you will find a permit application form and a pamphlet that describes our regulatory program. If you have any questions, please contact me at (213) 452-3287.

Sincerely,

A handwritten signature in black ink, appearing to read "Priya Jean Finnemore". The signature is written in a cursive style with a long horizontal line extending to the right.

Priya Jean Finnemore
Project Manager

Enclosures

17333 Tramonto Drive #7
Pacific Palisades, CA 90272
Tel: (310) 454-9909
Fax: (310) 454-8052
Email: barbiwat@aol.com

Gerald H. Watkins

May 22, 2002

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CITY OF LOS ANGELES

MAY 28 2002

ENVIRONMENTAL
UNIT

Ms Maya E. Zaitzevsky
Project Coordinator
200 North Spring Street
Los Angeles CA 90012

EAF NO: ENV-2000-2696-EIR

Dear Ms Zaitzevsky:

As we live at 17333 Tramonto Drive #7, we are very much affected by the proposed Palisades Landmark Condominium Project, which, if approved, would result in the tearing down of our current residence. This project was the subject of an earlier Mitigated Negative Declaration, of 9/13/2000, under Project Title MND-2000-2696-SUB(CDP), administered at that time by Ms Emily Gabel-Luddy, which was objected to by most of our residents as well as by the Palisades Community Council, the Pacific Palisades Residents Association, the Federation of Organizations for Conserving Urban Space (FOCUS) and other groups. A copy of FOCUS' comments, dated October 25, 2000 is attached although I am sure it is in your files. The objections mentioned in that document are still valid and there is no indication in the current pre-draft as to how they will be overcome.

My objections to the MND were contained in a letter of October 17, 2000 and a fax of October 19, 2000, both to Ms Gabel-Luddy (copies attached). These concerns remain, but our greatest concern is the instability of the whole hillside, which has suffered from continuing landslides. Your photo showing the landslide, which brought down 12 units in 1965, amply demonstrates the problem. There is no guarantee that the earth moving plans of the developer will alleviate the problem, particularly during the construction process, which will involve cutting a new access road and major excavations.

In addition, the construction of 82 condominiums and 205 parking spaces, in place of 20 apartments, will add considerably to traffic, noise and pollution in the area of Sunset and Pacific Coast Highway, an area already suffering from traffic congestion. My wife and I are very much opposed to this project proceeding.

Sincerely,



Gerald H. Watkins

STATE OF CALIFORNIA

Gray Davis, Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-4082
 (916) 667-5390 - Fax



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 CITY OF LOS ANGELES

MAY 28 2002

ENVIRONMENTAL
 UNIT

May 24, 2002

Maya Zaitzevsky
 City of Los Angeles
 200 North Spring Street, Room 763
 Los Angeles, CA 90012

RE: SCH# 2002051086 - Palisades Landmark Condominium Project, City and County of Los Angeles

Dear Ms. Zaitzevsky:

The Native American Heritage Commission has reviewed your letter regarding the above project. To adequately assess and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

- ✓ Contact the appropriate Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on 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 for:
 - A Sacred Lands File Check.
 - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures.
- ✓ 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 archaeological 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 in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Rob Wood
 Environmental Specialist III
 (916) 653-4040

CC: State Clearinghouse

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
 IGR/CEQA BRANCH
 120 SO. SPRING ST.
 LOS ANGELES, CA 90012
 PHONE: (213) 897-4429
 FAX: (213) 897-1337



*Flex your power!
 Be energy efficient!*

May 28, 2002

IGR/CEQA No. 020558AL
 Palisades Landmark Condominium Project
 Vic. LA-01 / PM 39.33

Ms. Maya Zaitzevsky
 City of Los Angeles
 200 North Spring Street, Room 763
 Los Angeles, CA 90012

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 CITY OF LOS ANGELES

MAY 30 2002

ENVIRONMENTAL
 UNIT

Dear Ms. Zaitzevsky,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project is to demolish 20 existing apartment units and to construct 82 new condo units.

To assist us in our efforts to evaluate the impacts of this project on State Transportation Facilities, please forward a copy of a traffic study for our review, if one has been prepared. Otherwise, a traffic study should be prepared to analyze the following information:

1. Traffic impacts on State Routes 01 and all significantly impacted streets, crossroads and controlling intersections, as well as analysis of existing and future conditions.
2. Traffic volume counts to include anticipated AM and PM peak-hour volumes.
3. Level of service (LOS) before and after development.
4. Future conditions, which include both, project and project plus cumulative traffic generated up to year 2020.
5. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts, including sharing of mitigation costs.

If you have any questions, please feel free to contact me at (213) 897-4429 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 020558AL.

Sincerely,

STEPHEN J. BUSWELL
 IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

Steve Buswell/AL

17337 Tramonto Drive
Pacific Palisades, Calif.
May 28, 2002

Los Angeles Planning Department
200 N. Spring Street, Room 763
Los Angeles, Calif.

Attn: Maya Zaitzevsky

Dear Ms. Zaitzevsky:

This is regarding the planned approval of Tentative Tract 52928, the Palisades Landmark Condominium Project at 17331-17333 Tramonto Drive in Pacific Palisades.

This area is very unstable. Are you aware that the vacant portion of the site (Phase 1) is vacant because the apartment located there slid down the hill and was completely destroyed some years ago? In addition, within the past 4 years there was a slide directly above the property, within 100 yards, which caused thousands of dollars of damage. The proposal calls for removal and replacement of thousands of yards of soil. Fill is notoriously unstable, and will add to the problem. Time and again in Southern California, reassuring geologists' reports are filed in connection with hillside projects, and time and again there are subsequent destructive slides. Tramonto Drive itself is fragile, and was closed for weeks some years ago as a result of a slide. It is one of only two narrow streets providing access to the hundreds of homes atop the hill in the Castellamare area.

For these and many other environmental reasons this project should be rejected.

Very truly yours,



David Potter

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MAY 30 2002

ENVIRONMENTAL
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MAY 30 2002

ENVIRONMENTAL
UNIT

Pennie Dobkin
17331 Tramonto Dr. (#2)
Pacific Palisades, CA. 90272
(310) 230 -1767
Fax: (310) 230 -1867
E Mail: dave0986@aol.com

Office of the City Clerk
Room 395, City Hall
Los Angeles, California 90012
Attention: Maya E. Zaitzevsky, City Planner

MAY 30 2002

ENVIRONMENTAL
UNIT

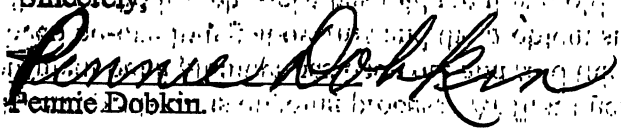
Dear Ms. Zaitzevsky,

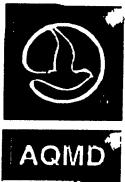
This letter is in response to a "Notice of Preparation" I received from your office with a request for any comments I may know of that will have a environmental impact of the proposed forth coming condominium project, Case # Env-2000-2696-EIR. I would like to address my comments in three areas. The first has to do directly with an on going problem I have had in my apartment, number 2, at the site. For well over a year now there is a presence of mold that exists in the master bathroom. The management has sent out painters three times to repaint the ceiling because the paint bubbles, cracks and peals. It is ongoing process. Ar first I genuinely thought it was a leak from the upstairs apartment but a plumber has been out and said this is not so. Also, for the last six weeks there has been no-one living above me and the problem still exists and is getting progressively worse. A friend who is a physicist has told me it is mold.

The second issue is the problem of relocating. To move causes a great deal of concern and stress. I believe, that every tenant who lives in this building is at least 50 years old. Many are quite a bit older and most have lived in the building for a number of years. The expense of moving (which is over \$3,500), to say nothing of finding comparable affordable housing will create a major problem. Many are retired and on a fixed income. If this project is to go through these issues should be addressed and dealt with.

The last point I would like to make is that should this project is to come to fruition, because of the problems it poses for the tenants, they should be offered "the right of first refusal" to be able to purchase a unit at a special rate between \$350,000 to \$450,000, market rate. Although, I feel, most would not stay it would allow them the choice and not feel as though the rug was pulled out from under them, without any consideration for their regard. I have spoken to many of the tenants and all are concerned as to how this transition will be handled. Please feel free to contact me if I can be of further help.

Sincerely,


Pennie Dobkin



South Coast Air Quality Management District

21865 E. Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • <http://www.aqmd.gov>

May 31, 2002

RECEIVED
CITY OF LOS ANGELES

JUN 03 2002

ENVIRONMENTAL
UNIT

Ms. Maya Zaitzevsky, Project Coordinator
City of Los Angeles
200 North Spring Street, Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky:

Notice of Preparation of a Draft Environmental Impact Report for Palisades Landmark Condominium Project

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The AQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR).

Air Quality Analysis

The AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the AQMD's Subscription Services Department by calling (909) 396-3720.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be considered. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the evaluation. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Clean Air Is Every Body's Business™

Ms. Maya Zaitzevsky

-2-

May 31, 2002

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the AQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, AQMD's Rule 403 - Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

AQMD rules and relevant air quality reports and data are available by calling the AQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the AQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The AQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Dr. Charles Blankson, Transportation Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:CB:li

LAC020528-03LI
Control Number

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

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CITY OF LOS ANGELES

JUN 03 2002

ENVIRONMENTAL
UNIT

Attn: Maya E. Zaitzevsky, Project Coordinator

Re: Case No. ENV-2000-2696-EIR

May 25, 2002

Dear Sirs,

I am writing to you to voice my concerns in regards to this project. I have a condominium at 13337 Tramonto Drive which is just above the apartments that will be demolished and the new construction of 25 townhouses and 57 condominiums.

- In my opinion the density of new units is extreme in the least. The additional traffic will greatly add to the traffic going up Tramonto Drive which is the only access road to our building and the houses above on Tramonto and Revello Drives.
- I should point out that one of the buildings of the apartments below slid down the hill some years ago, This raises my concern about the stabilization of the hill below and the effect this construction will have on our building.
- It is hard to determine the height of the buildings in relation to our exit driveway and the view that will result in front of the units of our building on the South East side facing the new construction.

I am sure that other owners in our condominium are voicing their concerns about this project. The chairman of our Homeowners Association is: John Williams who can be reached at 310-454-0368.

Very Truly Yours,

Donald E. Manser, Jr

Donald E. Manser, JR.
1365 Goucher Street
Pacific Palisades, CA 90272
310-454-0475

CC: Cindy Miscikowski
Councilwoman
Eleventh District
City of Los Angeles

LOS ANGELES POLICE DEPARTMENT

MARTIN H. POMEROY
Chief of Police



JAMES K. HAHN
Mayor

P.O. Box 30158
Los Angeles, Calif. 90030
Telephone: (213) 485-3205
Ref #: 1.1.2

May 31, 2002

Ms. Maya Zaitzevsky
Department of City Planning
Project Coordinator
200 North Spring Street, Room 763
Los Angeles, California 90064

RECEIVED
CITY OF LOS ANGELES

JUN 04 2002

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

PROJECT TITLE: PALISADES LANDMARK CONDOMINIUMS PROJECT

The proposed project involves the Los Angeles Police Department's (LAPD) West Los Angeles Area. Enclosed you will find Area and individual Reporting District population, average crime rate per thousand persons, predominant crimes, response time to emergency calls for service, Area personnel statistics, and information. The Department's response is based on information received from the Area in which the project is located, LAPD's Information Technology Division, and input from Community Relations Section, Crime Prevention Unit (CPU) personnel.

A project of this size would have a significant impact on police services in West Los Angeles Area. The LAPD's Community Relations Section, is available to advise you regarding crime prevention features appropriate to the design of the property involved in the project. The LAPD strongly recommends that developers contact CPU personnel to discuss these features.

Upon completion of the involved project, you are encouraged to provide the West Los Angeles Area commanding officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Questions should be referred to Lieutenant Fred Booker, Officer in Charge, Community Relations Section, at (213) 485-4101.

Very truly yours,

MARTIN H. POMEROY
Chief of Police

GARY J. BRENNAN, Commander
Commanding Officer
Community Affairs Group

Enclosures

WEST LOS ANGELES AREA

The Palisades Landmark Condominiums project is located in West Los Angeles Area, in Reporting District (RD) 811. The West Los Angeles Area covers 65.14 square miles and the station is located at 1663 Butler Avenue, West Los Angeles, California 90025, (310) 575-8404.

The service boundaries of West Los Angeles Area are as follows: Mulholland Drive and Owen Brown Road to the north; Pacific Coast Highway, Los Angeles City boundary, and Santa Monica Freeway (10) to the south; the Los Angeles City boundary to the west; and the Los Angeles City boundary to the east.

The boundaries for RD 811 are as follows: Pacific Coast Highway, and Sunset Boulevard to the south; Los Angeles City boundary to the west; Palisades Drive, Monte Hermoso, Piedra Morada, Calles Arbolada, Calle Adrilla, Chastain Parkway, Calle Debroah, and Split Rock Fire Road to the north; Temescal Road to the east.

The average response time to emergency calls for service in West Los Angeles Area during 2001 was 8.7 minutes. The Citywide average during 2001 was 8.9 minutes. There are approximately 259 sworn officers and 33 civilian support staff deployed over three watches at West Los Angeles Area.

There were 34 crimes per 1000 persons in West Los Angeles in 2001. Individual RD crime statistics, population and crimes per 1000 persons are listed on the attached RD information sheet. The predominant crimes in West Los Angeles Area are Burglary from vehicle, misdemeanor thefts and grand thefts.

Prepared by:
Crime Prevention Unit

**LOS ANGELES POLICE DEPARTMENT
CRIMES BY REPORTING DISTRICT OF OCCURRENCE**

PROJECT NAME: Palisades Landmark Condominiums

TYPE OF CRIME	RD 811*	WEST LOS ANGELES AREA*	CITYWIDE
Burglary from Business	0	312	5,823
Burglary from Residence	19	779	14,926
Burglary Other	1	216	4,857
Street Robbery	3	245	11,019
Other Robbery	3	195	6,155
Murder	0	11	589
Rape	2	47	1,424
Aggravated Assault	12	687	33,178
Burglary from Vehicle	14	1,357	25,786
Theft from Vehicle	9	624	15,607
Grand Theft	12	1,085	12,470
Theft from Person	0	26	1,222
Purse Snatch	0	17	371
Other Theft	9	1,228	24,273
Bicycle Theft	0	0	41
Vehicle Theft	4	904	31,991
Bunco	0	10	157
TOTAL	88	7,743	189,889

CRIMES PER 1000 PERSONS

REPORTING DISTRICT	CRIMES	/	POPULATION X 1,000	CITYWIDE =50/1,000
RD 811	88	/	6,073 x 1,000	14/1,000
WEST LOS ANGELES	7,743	/	225,558 X 1,000	34/1,000

* All statistical information is based on 2001 Los Angeles Police Department Selected Crimes and Attempts by Reporting District from the Police Arrest and Crime Management Information System 2 report.

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CITY OF LOS ANGELES

JUN 04 2002

ENVIRONMENTAL
UNIT

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room763
Los Angeles CA 90012

234 Notteargenta Road
Pacific Palisades CA 90272
3 June 2002

Dear Ms. Zaitzevsky,

We are writing you to oppose the proposed project of an 82 unit condominium with 205 parking spaces at 17331-17333 Tramonto Drive.

We urge you to require a full environmental impact report before any permits are issued for this construction. We have lived in Castellamare for 45 years and have watched with horror over this time as homes and condominium building have broken up and slid on the unstable hillside. At one point, Tramonto Drive was closed by a massive slide. All Castellamare residents were restricted to the narrow, winding, and slide-prone Porto Marina Way to get to and from our homes.

Density housing has been proposed for our hill before, over the time we have lived here. The city has always had the wisdom to prevent it. We ask that you continue this city policy that protects the safety and welfare of us residents here. Thank you.

Sincerely,

Irvin Spielberg
Irvin Spielberg

Frances Spielberg
Frances Spielberg

THOMAS B. McNUTT
President of Pacific View Estates Homeowners Association
18043 Sandy Cape Dr.
Pacific Palisades, CA 90272

RECEIVED
CITY OF LOS ANGELES

June 3, 2002

JUN 04 2002

**ENVIRONMENTAL
UNIT**

Department of City Planning
Maya Zaitzovsky, Project Coordinator
200 North Spring Street Room 763
Los Angeles, CA 90012-4801

Re: Project EAF-NO: ENV 2000-2696-EIR 17331-17333
Tramonto Drive, Pacific Palisades

Dear Sir:

This letter is written on behalf of the Pacific View Estates Homeowners Association with regard to the above-referenced project at 17331-17333 Tramonto Drive, which is presently under consideration. Our Board and Homeowners Association have numerous concerns with regard to the project. These concerns include the following:

1. **Traffic:** We are especially concerned as to the impact the project will have on traffic particularly at the intersections of Tramonto and Sunset, Sunset and Pacific Coast Highway (PCH) and PCH and the other intersections in the general vicinity such as Puerto Marina and PCH and the Coastline Drive and PCH. Have any traffic studies been done for these intersections or for any other locations? All of the intersections along PCH are already "F" in intersections. How can increased traffic flows be justified, especially at peak hours? Of course, the heaviest impact will be on Tramonto Drive itself, which is a narrow winding road.

2. **Air Quality, Noise and Other Hazards:** What procedures will be undertaken to protect the public during the construction phase, especially those living adjacent to the project? How will these procedures be enforced? What will be done to protect the driving public with regard to construction equipment and other construction apparatus that will be hauled to and from the site, during construction? What damage will this equipment do to the streets? What additional pollution will result from the construction whether it be air quality or noise? What impact

Department of City Planning
Attention: Maya Zaitzovsky, Project Coordinator
Re: Project EAF-NO: ENV 2000-2696-EIR 17331-17333 Tramonto
Drive, Pacific Palisades

June 3, 2002

Page 2

will the traffic and pollution have on the use of the California State Park on Los Liones?

3. **Geology and Soils:** The general area of the project is known to be one where landslides and land subsidence are commonplace. The particular area where the project is proposed has had land subsidence in the past. What studies are being done to determine if it is safe to remove dirt and grade the area of the project? What studies have been done regarding the impact to those living above and below the project as a result of the grading? What measures have been undertaken to mitigate the impact of the project on the property owners above and below the project. Who will be liable if there is subsidence causing damage to property owners above or below the project?

4. **Utility Easements:** What easements are on or impact project site? How will these easements affect the project. How will the utilities of adjoining owners be effected by the project? What upgrades must me made to utilities to accommodate the project? Will the construction at the project site result in the tearing up and disruption of traffic on adjoining streets to accommodate upgrades in the utilities?

5. **Zoning/Variances:** What is the current zoning for the project site? Will variances be necessary for the project site? Has any variance been requested for the project site? What variances have been requested? What variances have been granted?

6. **City Resources:** What City resources are being committed to manage or oversee the project? What City resources are being committed regarding maintenances of the project? What City resources will be required to repair City streets damaged by construction? Why should the City commit resources which effectively subsidize the project? Will the City be committing any City funds with regard to any aspect of the project? Will the developer be required to post a bond for the project? What kind of insurance will the developer and those working on the

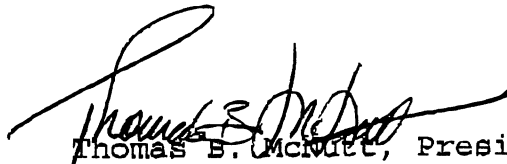
Department of City Planning
 Attention: Maya Zaitzovsky, Project Coordinator
 Re: Project EAF-NO: ENV 2000-2696-EIR 17331-17333 Tramonto
 Drive, Pacific Palisades
 June 3, 2002
 Page 3

project be required to carry to protect the City, surrounding property owners and others?

7. **Justification:** What justification is there for the project? What is the benefit of the project versus the impact of the project?

8. **Ecological/Environmental:** What impact will the project have on the local environment? Is the project in keeping with the environment? Is the project in keeping with the surrounding area? Is the project environmentally/ecologically appropriate?

We trust that the City will answer all of these questions and do whatever may be necessary to protect the health and well-being of all citizens of the City who may be impacted by the project.



Thomas B. McNutt, President
 PACIFIC VIEW ESTATES HOMEOWNERS ASSOCIATION

TBM:mc

MCNUTT/Lcityplanningdept.1

Mrs. and Mrs. Gus Haggstrom
17711 Sabbladoro Way
Pacific Palisades, California 90272

June 4, 2002

RECEIVED
CITY OF LOS ANGELES

JUN 06 2002

ENVIRONMENTAL
UNIT

City Planning Department
Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

Gentlemen:

RE: EAF NO.: ENV-2000-2696-EIR 17331-17333 Tramonto Drive, Pacific Palisades

As residents of Castellammare Mesa for almost 30 years, we are quite familiar with the area of the proposed development and Tramonto Drive in particular. Tramonto Drive is the primary egress / access for all the residents of this mesa and the emergency vehicles on which the people living in over 300 homes depend. Therefore, we would like answers to the following questions:

1. **TRAFFIC STUDIES**—Tramonto Drive is a narrow, two-lane, winding road of substandard quality. The intersection of the proposed project driveway for all construction vehicles and those using the proposed 205 parking spaces occurs at the sharp blind curve of an uphill slope. All those vehicles would be forced to make a blind left turn across downhill traffic. What recent traffic safety studies are being conducted to evaluate the impact of this increased traffic load on Tramonto Drive? What specific studies are being done to evaluate the increased mandated evacuation time needed by Castellammare residents when we are ordered by LAPD to leave our homes due to mountain fires? How will the degradation of Tramonto Drive by the construction vehicles and increased traffic be addressed? What is the total amount of traffic that Tramonto Drive was originally designed to handle? What safety features are planned to protect the integrity of Tramonto Drive during and after construction and to avoid future landslides?
2. **GEOLOGY AND SOILS**—This sloping site has a history of geological problems and is a currently active slide area. It is the scene of a massive slide in 1969 and earthquake damage in 1994. What independent comparative geological studies are planned to determine the soil stability, water seepage, and the advisability of disturbing an active slide area by removing 100,000 cubic yards of soil? What steps are being taken to protect residents and their homes during and after construction? How will the large soldier piles indicated on the map be transported to the site? Via Tramonto Drive, thus closing our access and egress and emergency access and egress for periods of time? What is the haul route for the construction vehicles?

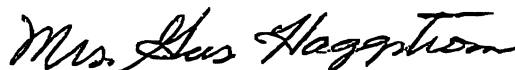
City Planning Department

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3. **NOISE, AIR QUALITY, POLLUTION, OTHER HAZARDS**—Construction vehicles emit great amounts of air pollution. What mitigations are required to reduce this pollution? What air quality tests have been done to measure the effect of increased pollution from this project (including increased traffic on Pacific Coast Highway, Sunset Boulevard, Los Liones Drive, and Tramonto Drive)? What mitigations are required to reduce noise pollution? How will the pollution from the garages be vented? How will this increased pollution affect the neighboring State Park? What hazardous materials will be stored on site and how will they be used and disposed of? By what haul route? What agency is responsible for enforcing all requirements?
4. **AESTHETICS**—PLEASE correct the designation of the parcel on Los Liones Drive behind the fire station. It is shown as "vacant" when it is a part of the Los Liones Entrance to Topanga State Park and is designated as "Open Space." This parcel contains the culmination of the State Park streambed with small waterfalls and has been planted with sycamores, willows, and various shrubs and ground covers. What studies are being conducted to determine the aesthetic affect of this proposed massive project of several large buildings on the State Park, the neighboring residences, property values, and the view from surrounding areas such as Sunset Boulevard and Los Liones Drive? What studies are being conducted to determine how the quality of life will be altered for those now living in the area?
5. **UTILITY EASEMENTS**—Please identify the number, placement, and dimensions of utility easements and indicate how they will be affected by the proposed project.
6. **VARIANCES**—What variances are being requested, from which ordinances, and what studies are being undertaken to determine whether or not the variances should be granted?

In the winter of 1992 water activated a massive ancient landslide which closed Porto Marina Way for almost two years, leaving only Tramonto Drive for access and egress. The Los Angeles City Council allocated \$2.7 million for emergency construction and repairs of a portion of Porto Marina Way. In addition, ten homeowners in this area who had sued the City of Los Angeles and CalTrans were awarded \$7 million. With this in mind, what resources are the City of Los Angeles committing to protect Tramonto Drive and the current residents of this area?

Sincerely,



Mr. and Mrs. Gus Haggstrom

cc: Councilwoman Cindy Miscikowski