

Los Angeles City Planning Department
Maya E. Zaitzevsky
200 North Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES
DEC 31 2003
ENVIRONMENTAL
UNIT

RE: ENV- 2002-2481- EIR
SCH- # 2002091018
Canyon Hills Project

We are responding to the aforementioned report at this late hour, believing that one of our four concerns about this project would have been previously resolved. It was not, and it remains our most important concern and is listed first of the four.

1. "Incorrect meets and bounds"

The property lines depicted on all of the White Bird information sheets and maps for the Canyon Hills Project are grossly in error, as the project abuts our eight-acre parcel. We communicated with the developer (Mr. Percell) in February of 2002. He has yet to make the corrections or to get back to us regarding our concerns. Not only is this issue important to us, but surely should be important to the developer. To accommodate the correct boundary lines of our property the developer will need to move and engineer the true location of his planned roadways.

177-1

Included with this letter are copies of the state assessor's parcel map, two title insurance companies' plat maps, and a recent survey of our property overlaid onto the state official topography map. After your review of these exhibits and any other research you may deem necessary, we would think the project should be sent back to the developer to be reconfigured before any approval is given. In addition, it may be appropriate to have all bordering landowners sign off as to agreement regarding property boundaries. This would eliminate any mistakes that might be made early in the grading and tree removal process.

2. Endangered species

Over the years, we have had the opportunity to come across many different animals that live on our property and in the surrounding hills and canyons. Some amongst these are quite rare, including the horned lizard (or horny toad), the legless lizard, numerous hawks, falcons and owls, and the arroyo toad. We have included two photos of the toad; one with the toad placed on the front page of our local newspaper, the Daily News, dated June 11, 2003; the other compares the size and color of the common toad to the arroyo toad. Copies of these photos were given to Mr. Fred Dong, of the Sierra Club. This animal is found in and close by the small seepage rills located at the bottom of the canyons and arroyos of the project property.

177-2

In order to protect these animals, special attention and consideration should be made when grading and drainage channels are planned. One example might be the need for the developer to be required to construct a temporary debris catch wall to protect the area below where they will be grading the new roadway locations needed to curve around our property. This would do much to protect at least this small environ.

177-2

3. Oak trees

We believe everyone, including the developer, likes oak trees. We are happy to inform your department that the removal of the twenty-two large oak trees slated and incorrectly tagged to be destroyed by the developer is not necessary, as they are located safely on our property. Please note the line corrections on the map and see the photo attached.

177-3

4. Density

We believe the current zoning of this land is appropriate. If the developer were so inclined as to go ahead with a plan that created small ranchos, 180 equestrian parcels of 5 acres or so each, that would be in keeping with the current zoning. This kind of project could be the new Hidden Hills or Acton. This alternative would allow the developer to use his land, while allowing sufficient natural corridors between the properties.

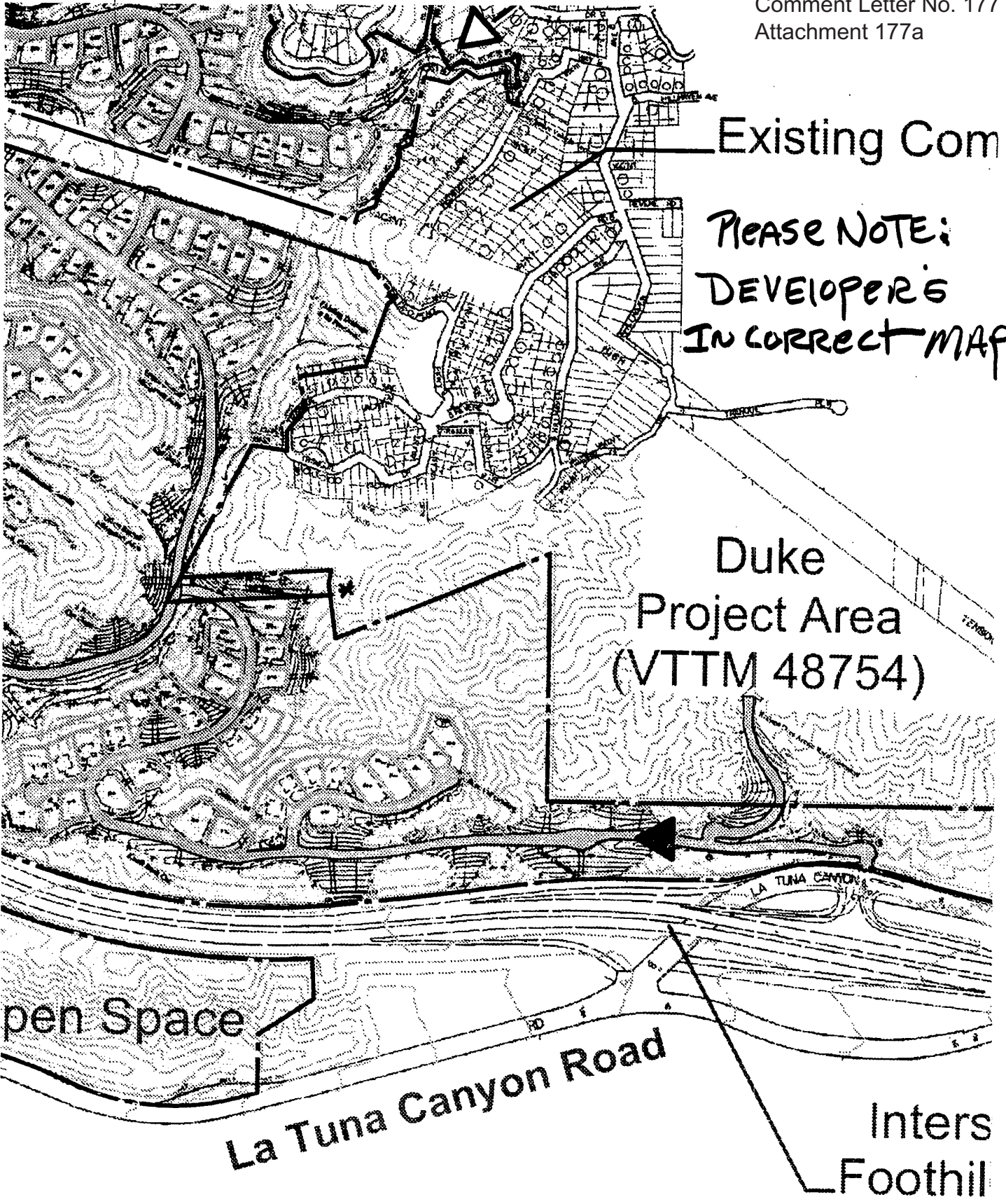
177-4

In closing, we would like to thank you for your time and consideration regarding our concerns. Please feel free to call us with any questions or comments.
(818) 352-9744- home. (818) 256-9314- cell. (323) 465-1320- Kathryn's work.
Email-kragland@juno.com.

Sincerely,

J. Anthony Vergona 12 30 '03
Kathryn Ragland

J. Anthony Vergona
Kathryn Ragland
9300 Reverie Rd.
Tujunga, Ca. 91042



Existing Com

PLEASE NOTE:
DEVELOPER'S
IN CORRECT MAP.

Duke
Project Area
(VTTM 48754)

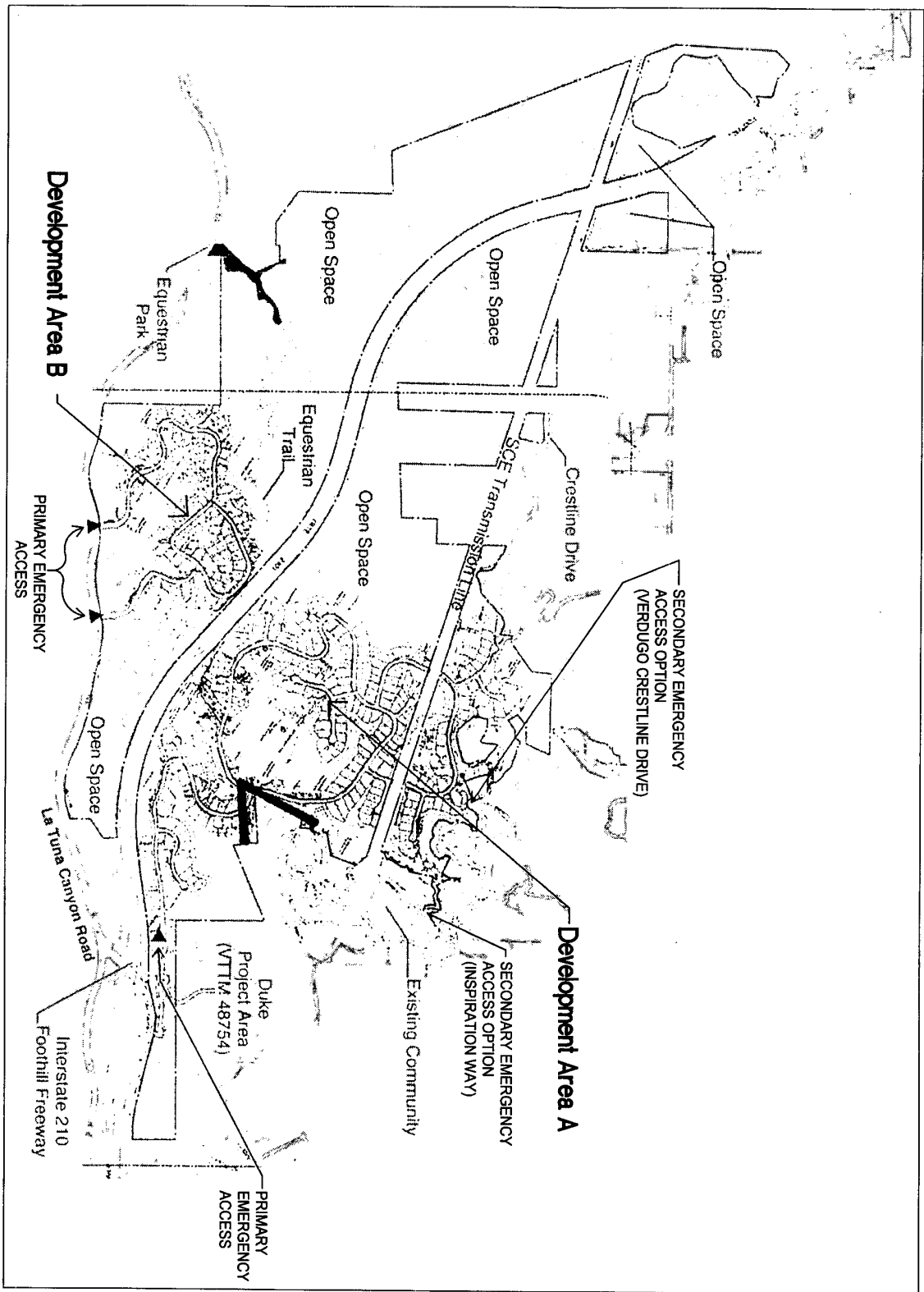
pen Space

La Tuna Canyon Road

Inters
Foothil

NOTE: RED LINE IS CORRECT

RE: ITEM ①



Source: Linscott Law & Greenspan Engineers and FORMA Systems, March 11, 2003.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research



Figure IV.1-4
Site Access Plan

DEVELOPER'S

PLEASE NOTE: RED LINE IS INCORRECT

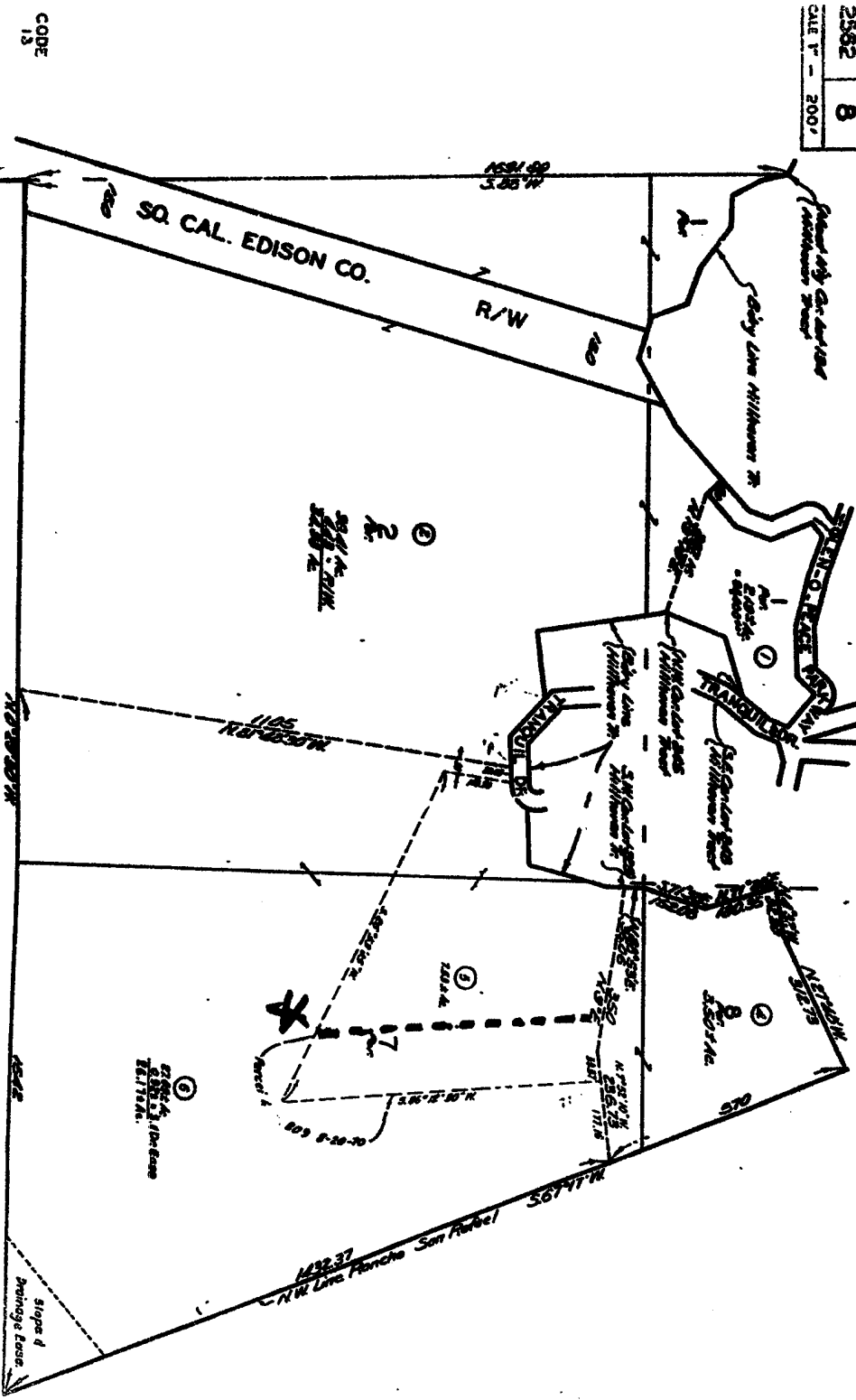
RE: ITEM (1)

MARK LARWOOD COMPANY



1"=800'-LARWOOD

2562 8
SCALE 1" = 200'



CODE IS



FOR PREV. ASSMT. SEE: 1522-8

T.2 N., R.14 W.
PER L.S. 16-39

* NOTE: Developer's green line is incorrect.

RE: item ①



RE: ITEM 2



