

26 December 2003

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

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ENVIRONMENTAL  
UNIT

Dear Ms. Zaitzevsky,

As a concerned citizen, I am writing in response to the Draft Environmental Impact Report for the Canyon Hills Project. I have read the Land Use Analysis and have some concerns.

-The Scenic Preservation Specific Plan of July 2002 states the desire of the community to preserve this area's ridgeline from grading and or development. This draft may not be legally binding at this time, but the significant desire of the community to protect this area is already established. This desire can also be found in the Sunland-Tujunga Community Plan. The plans of the project with require grading and filling of this area in order to build an excessive number of homes.

108-1

-The LA Municipal Code Zoning Ordinance Section 12.00 et seq and 13.00 et seq states that this residential area is zoned as A1-1 and A1-K. This is in keeping with the equestrian and residential area of Shadow Hills and Verdugo Hills. The land surrounding this project is already high density. In order to preserve this last area of open space, the zoning restrictions need to be complied with by all development projects.

108-2

-The entire Canyon Hills Prject is within a VERY HIGH FIRE HAZARD SEVERITY ZONE. The closest fire station is nearly twice the destance recommended by the LA Fire Department. Response time to a disater would be unacceptable in a high density residential area. There also are inadequate access roads into this community making it very dangerous if there was a need to evacuate this area in an emergency situation.

108-3

These points are just some of the concerns that I have about this project. Again may I reiterate that this development project is NOT in keeping with the community plans and needs to be seriously considered in more ways than just as a financial gain.

108-4

Thank you for your consideration of this important matter.

Carolyn McBride  
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