

Re: ENV-2002-2481-EIR

SCH#2002091018

Canyon Hills Project

DEIR Comments,,,,,,,,,,,,,

Thank you
sincerely for your consideration. Rick Grubb

Maya Zaitzevsky

Environmental Review Unit

200 North Spring Street Room 763

Los Angeles CA 90012

RECEIVED
CITY OF LOS ANGELES

DEC 31 2003

CITY PLANNING DEPT.
ZONING ADMINISTRATION

Attention:

Maya Zaitzevsky

Environmental Review Unit

200 North Spring Street Room 763

Los Angeles CA 90012

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Hillside Area

The LAMC defines a "Hillside Area" as any land designated as a Hillside Area on the Bureau of Engineering Basic Grid Map. The project site is designated as a Hillside Area on the Bureau of Engineering Basic Grid Map. As such, the portion of the project site designated in the "Minimum Density" housing category in the Sunland-Tujunga and Sun Valley Community Plans are currently subject to certain provisions in Section 17.05C of the LAMC that restrict the permitted number of residential units and are sometimes referred to as the "slope density ordinance."

Very High Fire Hazard Severity Zone

Section 91.223 the LAMC defines a "Very High Fire Hazard Severity Zone" as any land in the City established by the Board of Forestry and State Fire Marshal and described in Division 72 as Mountain Fire District and Fire Buffer Zones. The entire project site is located within a Very High Fire Hazard Severity Zone. As such, the project site is subject to certain provisions in Section 91.7207 of the LAMC relating to Mountain Fire Districts (now known as Very High Fire Hazard Severity Zones) that, with certain exceptions, require residential buildings to have enclosed under-floor areas and utilities, protect attic openings, and have fire retardant roofing assembly. In addition, the Chief Engineer of the Fire Department is required to report that adequate fire protection exists or is in the process of being provided (see Section IV.J.1 (Fire Protection)).

Oak Tree Ordinance

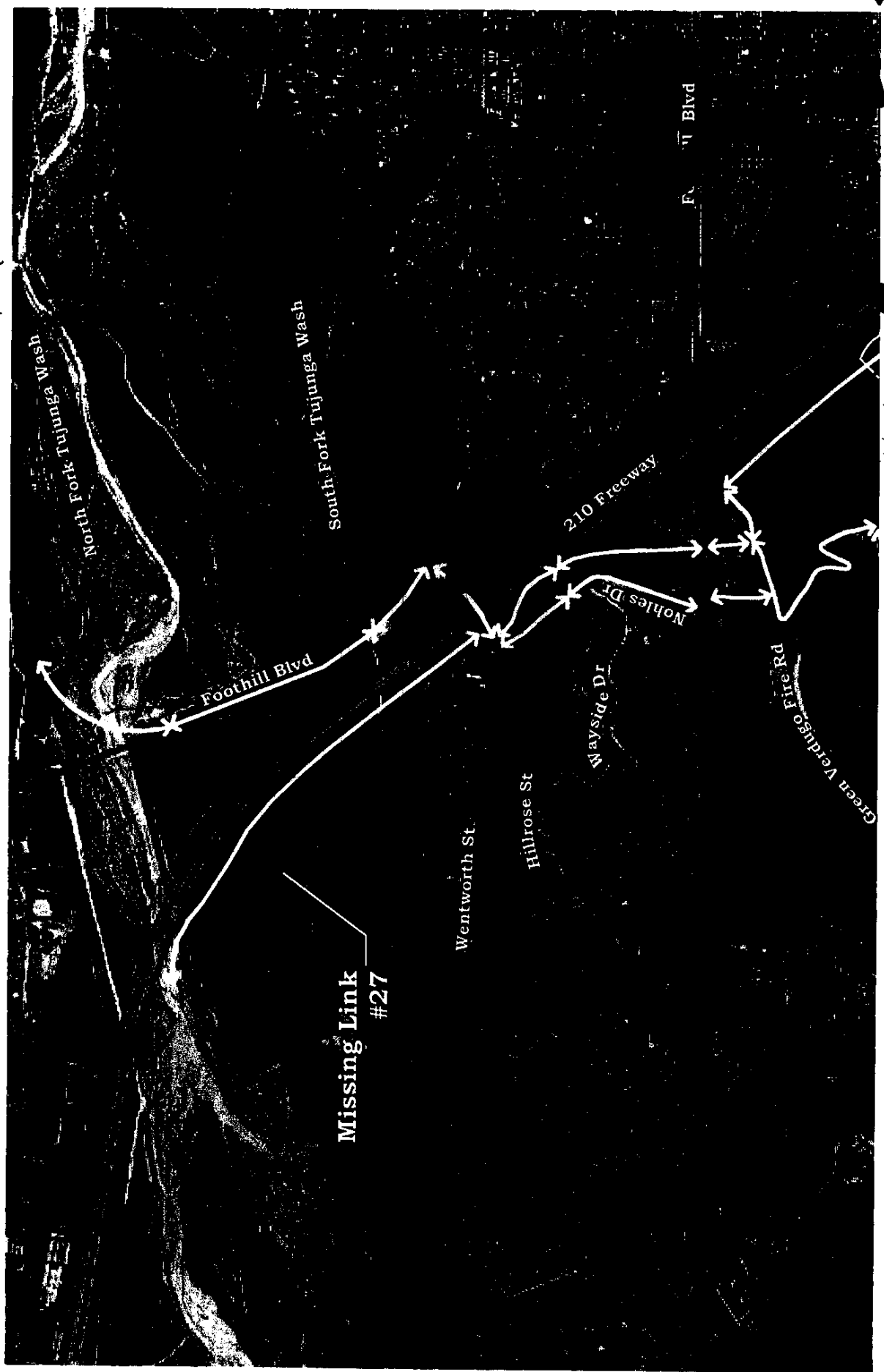
Section 46.00 *et seq.* of the LAMC sets forth regulations for the preservation of oak trees in the City. Section 46.02 of the LAMC provides that an oak tree cannot be removed or relocated without first obtaining a permit from the Board of Public Works. The application for that permit must indicate the location of each oak tree in the development area proposed to be retained, relocated or removed. In addition, a minimum of two oak trees (a minimum of 15 gallons in size) are to be planted for each one that is removed. Further, a bond must be posted to guarantee the survival of trees which would be maintained, replaced or relocated to assure the existence of continuously living trees for a minimum of three years from the date the bond was posted or the trees were replaced or relocated.

Significant Ecological Areas (County of Los Angeles General Plan)

The County of Los Angeles General Plan designates the Verdugo Mountains as being within a Significant Ecological Area (SEA). The project site is located entirely within the SEA No. 40. However, County SEA policies only apply to areas outside of incorporated cities, while the project site is entirely contained within the City. Therefore, consistency of the proposed project with County restrictions and requirements regarding SEA No. 40 is not required.

100000 # 1

Invisible link (#27)



Hidden Oak

Hole in fence
end of Yates

Apperson St.

Environmental Review Unit
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200 North Spring Street Room 763
Los Angeles CA 90012

Re: ENV-2002-2481-EIR
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Canyon Hills Project DEIR Comments

Dear Ms Zaitzevsky:

My comments contained within this critique of the "Canyon/Hills" DEIR pertain to specifically the region I am most familiar with near the northwestern tip of the proposed project boundary. My home (of five years +) lies within the "Missing Linkage # 27." (see photograph #1) I've lobbied city departments for two years now to retain an environmental easement on "Hidden Oak Dr., south of Apperson Street."

The city (of Los Angeles), via a street vacation, will soon forfeit to Kendall Hales (a developer who has built three large, fenced homes next door; 8768, 8780, 8782 Apperson Street) all right of easement, and approve the final disposition giving up possession of this City-owned vital wildlife corridor.

Hidden Oak Drive runs north/south adjacent to the Upper Hanson Heights Channel and is a heavily utilized (by wildlife) corridor NORTH OF THE 210 FWY! Coyotes are seen every night and fox have been seen frequently on Hidden Oak Drive.

Mr. Hales (employees) has already leveled and compacted Hidden Oak Dr., South of Apperson St. and are awaiting the final (already approved) disposition of all right of easement probably forthcoming in 2004 as I estimate the required five year waiting period nearly done.

THIS IS MISSING LINK #27!!! NORTH OF THE 210 FREEWAY. Another house, fence, etc. here relegates all passage here north of the 210 in the Missing Link #27 to a hole in the fence at old Bob Robert's back yard at the west end of Yates Street.

The animal trail on the north side of the 210 is clearly visible in photograph #1, indicated by the red arrow. Hidden Oak Drive is indicated by the black triangle, the blue arrow points west toward the end of Apperson Street and the red marks represent a heavily-used wildlife corridor within Missing link #27 that I have dubbed 'the Invisible Link.'

The Invisible Link provides a viable corridor connecting the Verdugo Hills with Angeles National Forest on the north side of the 210 freeway. The DEIR makes no mention of this invisible link or the Upper Hanson Heights channel (a blue line stream) indicated on Exhibit 1 by the blue line. Therefore the DEIR is deficient in the regional wildlife movement studies.

As mentioned earlier, I have intensely studied the movement of animals on the north side of the 210 freeway and have petitioned the City to facilitate the movement of animals here. Therefore I am uniquely qualified to comment on this subject. I would be happy to assist the City in any way I might be of service.

Rick Grubb
8764 Apperson Street - Sunland, CA 91040 - 818.352.8764

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

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Dear Ms Zaitzevsky:

The Upper Hanson Heights Channel, a USGS blueline stream, crosses the 210 freeway at Hidden Oak Drive, South of Apperson Street within Missing Link #27. Exhibit #1 depicts the Upper Hanson Heights Channel as a blue line. Exhibit #1 also contains a partial listing of mule deer, fox and coyote sightings within a few hundred feet of this rapidly disappearing wildlife corridor on the north side of the 210 freeway.

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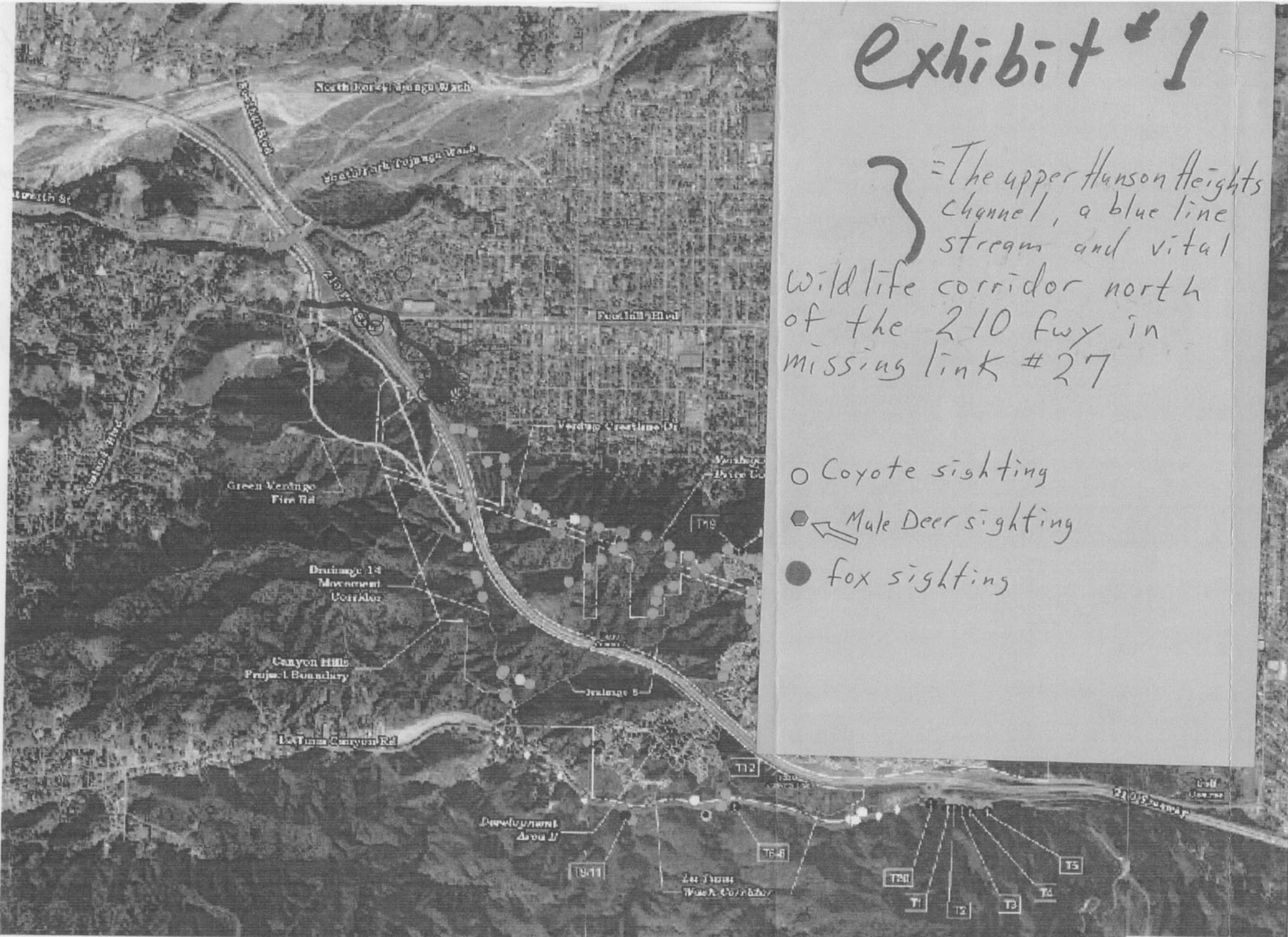
Rick Grubb

Exhibit #1

The upper Hanson Heights channel, a blue line stream and vital wildlife corridor north of the 210 fwy in missing link #27

- Coyote sighting
- ◐ Mule Deer sighting
- fox sighting

upper Hanson heights channel (a blue line stream)



CANYON HILLS

City of Los Angeles California

LEGEND

- COYOTE SCAT
- ◐ COYOTE SIGHTING
- COYOTE TRACK
- ⊗ DEAD COYOTE
- ▲ DEAD COYOTE (SW Tels. 1993)
- ◐ DEER SCAT
- ◐ DEER SIGHTING
- DEER TRACK
- ⊗ DEAD DEER
- ▲ DEAD DEER (SW Tels. 1993)
- RACCOON TRACK
- FOX SCAT
- ⊗ DEAD SKUNK
- ◇ LANTANA ADDRESS
- TRACK STATIONS
- ▬ BLUELINE STREAM
- ▬ LOT LINES
- ▬ POTENTIAL MOVEMENT PATHS
- ▬ MISSING LINK #27 (see Figure IV.D-17)

