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ENVIRONMENTAL
UNIT

December 20, 2003

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

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

Dear Ms. Zaitzevsky:

I have lived in Tujunga for 9 years, and take walks in the Verdugo Mountains at least 5 times a week. I have intimate knowledge of the area, it's roads, animals and traffic patterns. I have read sections of the DEIR that interest me, and after doing so, I feel the DEIR is inaccurate in many areas, and neglects to be specific about the negative environmental impacts on our community. I feel the DEIR should be redone. Below I have listed some areas I feel the DEIR is inaccurate or vague in:

1. WILDLIFE:

Coyotes

I feel I am a citizen expert in the area of wildlife in the Verdugo's, and as a citizen expert I have observed the wildlife in the Verdugo's for 9 years. I have seen many coyotes in the Verdugo's when I've been hiking. We have 7 coyote' two houses away from us, and another pack across the street. And a friend of mine that lives up the hill from me (about 2 blocks) has told me that she has a pack of coyote near her. The DEIR states only 5 cyotee are living in the Canyon Hills Project area. After my observations, I feel that is inaccurate and definitely an understatement. With so many packs of coyote in such a small area near my home, and with the coyote I've seen in the Verdugos, I am confident that the DEIR is incorrect in it's statement of 5 coyote in the project area.

57-1

Mountain Lions

Page IV.D-139 of the DEIR states, "Mountain lions are not found in the study area or any portion of the Verdugo Mountains, therefore regional movement by the mountain lions with or through the study area does not occur." I have seen one mountain lion in the Verdugos, and I know there have been many sightings of the mountain lion by other people, so the DEIR is inaccurate in stating that there are no mountain lions in the Verdugos.

57-2

On page IV.D-139, the DEIR states, "mountain lions require home ranges with average home range of a female covering approx. 48 sq. miles and male requiring up to 187.3 square miles....." I am concerned that the mountain lion I saw is now on 18 sq. miles, and what space will the mountain lion have once the Canyon Hills Project begins?
I believe the DEIR minimizes the impacts of the Canyon Hills Project on wildlife, and the DEIR fails to address how it will protect the wildlife on or near the project site.

57-2

I don't think the new community in the Canyon Hills Project area will tolerate mountain lions, coyotes and rattlesnakes, etc. in their area. I feel the project will have detrimental effects on wildlife and rare habitat.

TRAFFIC:

I believe the expected traffic the DEIR predicts is inaccurate and an understatement. What about other sources of traffic (gardeners, delivery trucks, maids, visitors, baby-sitters, driving to schools, etc.); the DEIR did not account for such traffic.

57-3

I think the traffic will have a huge negative impact on the community, and decrease the quality of life for the current residence. (Increase of smog and traffic on streets, in markets and in stores).

EMERGENCY ACCESS PROPOSED FROM AREA A:

Dangers:

In my opinion there will be dangers to the cyclist, pedestrians walking, and children that play in the streets on Hillhaven, Inspiration Way and Verdugo Cresline Drive if large construction trucks are allowed to use these roads. Most of these streets have no sidewalks. I walk from my house at 9755 Hillhaven Ave. up to the Verdugo Mountains very often, and I already feel the walk is a bit dangerous because of the lack of sidewalks. When I am walking and lined up with two cars that are passing each other, I have to get off of the street and stand on the side of the road until the two cars pass by, because when there are two cars passing each other, the cars usually move to the side of the road where pedestrians may be walking. When the cars are gone, then I can return to the street. How is this going to work with a large construction truck? There is just no room on these narrow streets to allow for the proposed 20-foot minimum.

There is a blind curve on Hillhaven, which makes it close to impossible for any vehicles to see the opposing traffic and any pedestrians, which might be walking in the street in the area of the blind curve, and there are no sidewalks in the area of the blind curve. Large construction trucks will endanger any other cars, pedestrians or even adjacent properties since it is also plagued with a very steep incline. A truck loosing control in this curve due to its adverse conditions could have catastrophic consequences.

57-4

What about the children that live in the area of the emergency access road and play in the streets - I believe that the driver of a construction truck has restricted vision of the road, and that could be unsafe for children or anybody on such narrow streets that have no sidewalks. I let my 2 1/2-year-old walk these streets because there are very few cars that drive by on Inspiration Way and Verdugo Crystalline Drive, but what are we and people like me going to do when large trucks start using these streets? It's currently a very popular spot for cyclist, and the localist to walk.

What about after the project - is this emergency access road proposed from Area A going to be open to the home owners that live in the new Canyon Hills homes? Though the access is proposed as limited with a locked gate, there is precedence for such gates to be removed by area residents, which occurred in the Crystal View development. What will this do to the quality of life for the people who live in the homes on the way to the Canyon Hills homes. They will have much more traffic and pollution. My real-estate agent informed me that the value of our home has already decreased because of increased traffic on Hillhaven Ave., due to new scattered houses that were built above us, and the same will be for all of these homes on the emergency road, the new traffic after the project will decrease the value of their homes.

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57-6

The potential impact of this access road needs a more complete study. The DEIR is inadequate in its failure to address many issues about the access road.

Pollution:

Large construction trucks that run on diesel fuel will increase pollution on the streets on the emergency access road.

57-7

Noise:

Large construction trucks are loud, and some of the houses on the narrow emergency access road don't have much of a front yard and are close to the street, and thus will experience a significant decrease in quality of life due to the trucks noise and pollution.

57-8

CONCLUSION:

I urge the City to require the Canyon Hills DEIR to be re-issued after all of the issues are adequately analyzed. I believe the EIR is inadequate and seriously understates the impact of this development on the community.

57-9

The current zoning law allows for the building of no more than 87 homes on the Canyon Hills property. **I urge the City to require the Canyon Hills project to stay within all the current laws and codes, and within the guidelines of the Scenic Preservation Specific Plan and the Community Plan.**

Thank you for giving me and many others the opportunity to express our comments. I hope you will take my considerations and those of other people in mind. Many of the people I know that live in this area chose to move here because of the rural atmosphere and beauty, and would like to preserve it. I feel I really know this area, and I moved here for the same reasons many others I know did. All of my neighbors I've talked to about the project are very disappointed that there may be an increase in traffic on Hillhaven Ave.

57-10

Sincerely,



Tina Krippendorf