

Ms. Maya Zaitzevsky, Project Coordinator  
City of Los Angeles Department of Planning  
200 North Spring Street, Room 763  
Los Angeles, California 90012  
Re: Canyon Hills Draft EIR

**RECEIVED**  
CITY OF LOS ANGELES  
DEC 24 2003  
ENVIRONMENTAL  
UNIT

Dear Ms. Zaitzevsky,

I am a third generation resident-homeowner of Tujunga and am writing this letter to voice my opposition to the Proposed Canyon Hills Development as outlined in the Canyon Hills Draft EIR, which is inadequate and should be redone because it is flawed and seriously understates the impact of this proposed development on one of last remaining rural areas in Los Angeles thus negatively impacting the lives of all Angelinos and everyone in the immediate area.

92-1

I would like to bring to your attention the inaccurate and biased Overview of Selected Alternatives, specifically Alternative D: Reduced Density 87 Lots, which by complying with the General Plan, Slope Density Ordinance and the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan would be much more beneficial to our community and Los Angeles in general.

92-2

According to the EIR twelve out of the seventeen categories considered under Alternative D are equal to or more effective in reducing the negative impacts compared to those resulting from the proposed development, while the remaining five are questionable at best and could also be more effective if properly mitigated and or considered from the community's point of view as opposed to that of a developer. For example;

**BIOLOGICAL RESOURCES,**

**FLORA & FAUNA** - the largest difference between Alternative D and the proposed plan is in the fuel modification zone, which is a fifty percent impact area and would be beneficial in reducing the threat of brush fires.

**NATIVE TREES** - the questionable area here is the term "surveyed and estimated", according to this section of the EIR there are only 3 Western Sycamores and 28 Coast Live Oaks on 146 acres. It is obvious that the "estimate" is not correct.

92-3

**WILDLIFE MOVEMENT,**  
Not considered significant.

92-3

**ARTIFICIAL LIGHT and GLARE,**

Here it states that more light from larger houses is "expected". First of all, who said the houses in Alternative D have to be 6,000 sq. ft.? Second, 87 6,000sq. ft. houses is roughly one half of 228 4,000sq. ft. houses, which would be half the light and not near as bright because it isn't concentrated in one area.

92-4

**TRANSPORTATION/TRAFFIC,**

Less houses means less traffic, which is alluded to in this section of the EIR. The real area of concern is that the conclusions arrived at pertaining to the current ADT Counts are based on "the traffic consultants professional opinion", not fact. It is my opinion, as a local resident who travels these roads on a daily basis, that the traffic consultant is mistaken.

92-5

**PUBLIC SERVICES,**

**FIRE PROTECTION** - The real issue here is that evacuating all the residents of 228 homes at once will be a serious problem. Spreading the homes out will decrease the chance of large amounts of vehicles moving in the same direction, which could become a real disaster if any of the limited amount of proposed access routs are blocked due to man made and or natural causes.

**POLICE PROTECTION** -Again less homes means less people that add to the already overwhelmed police and fire department. This section alludes to the "probability" of it being safer living in an area that is more densely populated, which I totally disagree with. I live in a sparsely populated hillside area of Tujunga and am very aware when someone is in the neighborhood that doesn't belong.

92-6

**LIBRARIES & SCHOOLS** - More homes increase the strain on all our Public Services.

**AESTHETICS,**

The conclusions in this section are clearly that of a developer and not someone that appreciates the rural sense of this community. Our hillsides stand a better chance of retaining their rural personality when the houses are spread out instead of being condensed onto a hillside that has been "cut & filled", which has had a devastating effect in Glendale and Burbank.

92-7

**RELATIONSHIP to PROJECT OBJECTIVES,**

The most important project objective that was not included is **FINANCIAL GAIN FOR THE DEVELOPER**. Simply put, building 1/3 of the proposed houses isn't going to please the developer. As it stands now, taking into consideration the General Plan, the Slope Density Ordinance, the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan, and all applicable Zoning regulations, the developer has the right to build 87 houses on the entire 887-acre site. ~~Financial gain is the only real reason to allow~~ roughly three times as many homes to be built on one fourth the land and no excuse to destroy another one of Los Angeles's valuable resources, which would negatively impact the living standards of everyone in this area for generations to come.

92-8

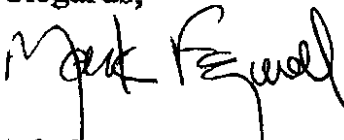
Lastly, it is important to note that **ELECTROMAGNETIC FIELD EMISSIONS**, which is one of the 12 categories deemed to be at least equal to or more effective in reducing the negative impacts compared to those resulting from the proposed development, should be reconsidered because it poses a serious potential health hazard. There would be fewer homes located in close proximity to the SCE transmission lines with Alternative D and therefore fewer lives would be in danger.

92-9

In closing, I respectfully ask that you have the City of Los Angeles re-release this EIR for additional comments when the flaws and misinformation has been corrected. Thank you for your time and consideration.

92-10

Regards,



Mark Fogwell  
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Tujunga, California 91042