

**APPENDIX B-3:**  
**SUMMARY TABLE OF NOP WRITTEN COMMENTS**  
**LETTERS FROM AGENCIES, ORGANIZATIONS, AND**  
**INDIVIDUALS**

---

Table 3  
NOP Written Comments Summary

| Letter No. |  | Date     | I. Summary | II. Project Description | III. A. Environmental Setting | III. B. Related Projects | IV. Environmental Impacts | A. Earth | B. Air Quality | C.1 Hydrology | C.2 Water Quality | D. Biotic Resources | E. Noise | F. Light & Glare | G. Land Use | H. Mineral Resources | I. Safety/Risk of Upset | J. Pop, Housing, Employment | K.1 Traffic & Circulation | K.2 Parking | K.3.Bicycle Plan | L.1 Fire Protection | L.2 Police Protection | L.3 Schools | L.4 Parks & Recreation | L.5 Libraries | M. Energy Consumption | L.1 Water Consumption | N.2 Wastewater | N.3 Solid Waste | O. Visual Qualities | P.1 Paleontological Resource | P.2 Archaeological Resource | V. Growth Inducing Impacts | VI. Sig. Irreversible Impacts | VII. Alternatives | CEQA Process Issue | Opposition Statement Only | Support Statement Only | No CEQA Issues Raised |  |  |
|------------|--|----------|------------|-------------------------|-------------------------------|--------------------------|---------------------------|----------|----------------|---------------|-------------------|---------------------|----------|------------------|-------------|----------------------|-------------------------|-----------------------------|---------------------------|-------------|------------------|---------------------|-----------------------|-------------|------------------------|---------------|-----------------------|-----------------------|----------------|-----------------|---------------------|------------------------------|-----------------------------|----------------------------|-------------------------------|-------------------|--------------------|---------------------------|------------------------|-----------------------|--|--|
|            | City of Los Angeles  |          |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |  |  |
| W-1        | Bureau of Engineering<br>Environmental Group<br>Ara Kasparian, Ph.D.<br>[Interdepartmental Memorandum]   | 1/10/03  |            |                         |                               |                          |                           | •        |                | •             | •                 |                     |          | •                |             |                      | •                       |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       | •              |                 | •                   |                              |                             |                            |                               |                   |                    |                           |                        |                       |  |  |
| W-2        | Fire Department<br>Bureau of Fire Prevention and Public Safety<br>Alfred B. Hernandez, Asst. Fire Marshal<br>[Interdepartmental Memorandum]  | 11/20/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  | •                   |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |  |  |
| W-3        | Fire Department<br>Bureau of Fire Prevention and Public Safety<br>Dal L. Howard, Asst. Fire Marshal<br>[Interdepartmental Memorandum]  | 9/13/95  |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      | •                       |                             |                           |             |                  | •                   |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |  |  |
| W-4        | Fire Department<br>Bureau of Fire Prevention and Public Safety<br>Dal L. Howard, Asst. Fire Marshal<br>[Interdepartmental Memorandum]  | 6/05/95  |            |                         |                               | •                        | •                         |          | •              |               | •                 |                     |          |                  |             |                      |                         |                             | •                         |             |                  |                     |                       | •           |                        |               |                       | •                     |                |                 |                     |                              |                             |                            |                               | •                 |                    |                           |                        |                       |  |  |
| W-5        | Department of Water and Power<br>Water Distribution Engineering<br>Luis Nuno, Engineer of Western District<br>111 North Hope Street<br>Los Angeles, CA 90051-0100                          | 3/11/03  |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       | •                     |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |  |  |
|            | City of Santa Monica   |          |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |  |  |
| W-6        | Planning & Community<br>Development Department<br>Andy Agle, Assistant Director<br>1685 Main Street<br>P.O. Box 2200<br>Santa Monica, CA 90407-2200  | 1/14/03  |            |                         |                               | •                        |                           |          | •              |               | •                 |                     |          |                  |             |                      |                         | •                           | •                         |             |                  |                     |                       |             | •                      |               | •                     | •                     |                |                 |                     |                              |                             |                            |                               | •                 |                    |                           |                        |                       |  |  |
|            | Regional Agencies  |          |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |  |  |
| W-7        | Los Angeles County Department<br>of Transportation, District 7<br>Stephen Buswell,<br>IGR/CEQA Branch Chief<br>120 S. Spring Street<br>Los Angeles, CA 90012                               | 12/02/02 |            |                         |                               |                          |                           |          |                |               | •                 |                     |          |                  |             |                      |                         |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |  |  |
| W-8        | Los Angeles County Fire<br>Department Prevention Bureau<br>David Leininger,<br>Chief, Forestry Division<br>1320 North Eastern Avenue<br>Los Angeles, CA 90063-3294                         | 12/17/02 |            |                         |                               |                          |                           |          |                |               | •                 |                     |          |                  |             |                      |                         |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |  |  |
| W-9        | Los Angeles County Parks<br>& Recreation Department<br>Bryan Moscardini,<br>Park Project Coordinator for Joan Rupert, Section Head<br>433 South Vermont Ave.<br>Los Angeles, CA 90020-1975 | 1/14/03  |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             | •                      |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |  |  |
| W-10       | Los Angeles County Parks<br>& Recreation Department<br>Bryan Moscardini,<br>Park Project Coordinator for Joan Rupert, Section Head<br>[FAX-no address]                                     | 1/14/03  |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             | •                      |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |  |  |

| Letter No. |   | Date     | I. Summary | II. Project Description | III. A. Environmental Setting | III. B. Related Projects | IV. Environmental Impacts | A. Earth | B. Air Quality | C.1 Hydrology | C.2 Water Quality | D. Biotic Resources | E. Noise | F. Light & Glare | G. Land Use | H. Mineral Resources | I. Safety/Risk of Upset | J. Pop. Housing, Employment | K.1 Traffic & Circulation | K.2 Parking | K.3.Bicycle Plan | L.1 Fire Protection | L.2 Police Protection | L.3 Schools | L.4 Parks & Recreation | L.5 Libraries | M. Energy Consumption | L.1 Water Consumption | N.2 Wastewater | N.3 Solid Waste | O. Visual Qualities | P.1 Paleontological Resource | P.2 Archaeological Resource | V. Growth Inducing Impacts | VI. Sig. Irreversible Impacts | VII. Alternatives | CEQA Process Issue | Opposition Statement Only | Support Statement Only | No CEQA Issues Raised |   |  |
|------------|---|----------|------------|-------------------------|-------------------------------|--------------------------|---------------------------|----------|----------------|---------------|-------------------|---------------------|----------|------------------|-------------|----------------------|-------------------------|-----------------------------|---------------------------|-------------|------------------|---------------------|-----------------------|-------------|------------------------|---------------|-----------------------|-----------------------|----------------|-----------------|---------------------|------------------------------|-----------------------------|----------------------------|-------------------------------|-------------------|--------------------|---------------------------|------------------------|-----------------------|---|--|
| W-11       | Los Angeles County Parks & Recreation Department<br>Bryan Moscardini,<br>Park Project Coordinator for Joan Rupert, Section Head<br><i>[FAX-no address]</i>  | 1/14/03  |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             | •                      |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |
| W-12       | South Coast Air Quality Management District<br>Steve Smith, Ph.D.<br>Program Supervisor, CEQA Section<br>21865 E. Copley Drive<br>Diamond Bar, CA 91765-4182  | 11/19/02 |            |                         |                               |                          |                           |          | •              |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |
| W-13       | Southern California Association of Governments<br>Jeffrey M. Smith, AICP<br>Sr. Regional Planner Intergovernmental Review<br>818 West Seventh St., 12 <sup>th</sup> Floor<br>Los Angeles, CA 90017-3435 | 1/14/03  |            |                         |                               |                          |                           |          | •              |               | •                 |                     |          |                  | •           |                      |                         | •                           | •                         |             |                  |                     |                       |             | •                      |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |
| W-14       | Southern California Association of Governments<br>Jeffrey M. Smith, AICP<br>Sr. Regional Planner Intergovernmental Review<br>818 West Seventh St., 12 <sup>th</sup> Floor<br>Los Angeles, CA 90017-3435 | 1/14/03  |            |                         |                               |                          |                           |          | •              |               | •                 |                     |          |                  | •           |                      |                         | •                           | •                         |             |                  |                     |                       |             | •                      |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |
|            | State Agencies  |          |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |
| W-15       | California Regional Water Quality Control Board, L.A. Region<br>320 w. 4 <sup>th</sup> St. Ste. 200<br>Los Angeles, CA 90013  | 2/07/03  |            |                         |                               |                          |                           |          |                | •             | •                 |                     |          |                  |             |                      | •                       |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |
| W-16       | Department of Conservation<br>Division of Oil and Gas and Geothermal Resources<br>David Curtis, Environmental Engineer<br>5816 Corporate Ave., Suite 200<br>Cypress, CA 90630-4731                      | 11/19/02 |            |                         |                               |                          |                           | •        |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |
| W-17       | Department of Fish & Game<br>Donald R. Chadwick<br>Habitat Conservation Supervisor<br>4949 Viewridge Ave.<br>San Diego, CA 92123  | 12/13/02 |            |                         |                               |                          |                           |          |                |               |                   | •                   |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               | •                 |                    |                           |                        |                       |   |  |
| W-18       | Department of Transportation<br>Division of Aeronautics<br>Sandy Hesnard<br>Aviation Environmental Engineer<br>1120 N Street<br>P.O. Box 942873<br>Sacramento, CA 94273-0001                            | 12/16/02 |            |                         |                               |                          |                           |          |                |               |                   |                     | •        |                  | •           |                      |                         |                             |                           |             |                  |                     |                       | •           |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |
| W-19       | Native American Heritage Commission<br>Rob Wood<br>Environmental Specialist III<br>915 Capitol Mall, Room 364<br>Sacramento, CA 95814   | 11/22/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              | •                           |                            |                               |                   |                    |                           |                        |                       |   |  |
|            | Federal Agencies  |          |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |
| W-20       | Department of the Air Force Josephine Gray, Acting Chief<br>Plans and Policies Division<br>AFFTC/XPX<br>1 South Rosamond Blvd.<br>Edwards AFB, CA 93524-1036  | 11/22/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       | • |  |

| Letter No. |   | Date     | I. Summary | II. Project Description | III. A. Environmental Setting | III. B. Related Projects | IV. Environmental Impacts | A. Earth | B. Air Quality | C.1 Hydrology | C.2 Water Quality | D. Biotic Resources | E. Noise | F. Light & Glare | G. Land Use | H. Mineral Resources | I. Safety/Risk of Upset | J. Pop, Housing, Employment | K.1 Traffic & Circulation | K.2 Parking | K.3.Bicycle Plan | L.1 Fire Protection | L.2 Police Protection | L.3 Schools | L.4 Parks & Recreation | L.5 Libraries | M. Energy Consumption | L.1 Water Consumption | N.2 Wastewater | N.3 Solid Waste | O. Visual Qualities | P.1 Paleontological Resource | P.2 Archaeological Resource | V. Growth Inducing Impacts | V.1. Sig. Irreversible Impacts | VII. Alternatives | CEQA Process Issue | Opposition Statement Only | Support Statement Only | No CEQA Issues Raised |  |  |
|------------|---|----------|------------|-------------------------|-------------------------------|--------------------------|---------------------------|----------|----------------|---------------|-------------------|---------------------|----------|------------------|-------------|----------------------|-------------------------|-----------------------------|---------------------------|-------------|------------------|---------------------|-----------------------|-------------|------------------------|---------------|-----------------------|-----------------------|----------------|-----------------|---------------------|------------------------------|-----------------------------|----------------------------|--------------------------------|-------------------|--------------------|---------------------------|------------------------|-----------------------|--|--|
|            | Other Organizations   |          |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |  |  |
| W-21       | Ballona Wetlands Land Trust<br>Sabrina Venskus, Legal Director<br>P.O. Box 5623<br>Playa Del Rey, CA 90296  | 1/14/03  |            |                         |                               |                          |                           | •        | •              | •             | •                 | •                   | •        |                  |             |                      | •                       |                             | •                         |             |                  | •                   | •                     | •           |                        |               |                       | •                     |                |                 |                     |                              |                             |                            |                                | •                 | •                  |                           |                        |                       |  |  |
| W-22       | Ballona Wetlands Land Trust<br>Sabrina Venskus, Legal Director<br>P.O. Box 5623<br>Playa del Rey, CA 90296  | 1/14/03  |            |                         |                               |                          |                           | •        | •              | •             | •                 | •                   | •        |                  |             |                      | •                       |                             | •                         |             |                  | •                   | •                     | •           |                        |               |                       | •                     |                |                 |                     |                              |                             |                            |                                | •                 | •                  |                           |                        |                       |  |  |
| W-23       | Computer Access Center<br>Nonprofit Corporation for People with Disabilities<br>Mary Ann Glicksman<br>Executive Director<br>6234 W. 87 <sup>th</sup> St.<br>Los Angeles, CA 90045 | 12/11/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  | •           |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |  |  |
| W-24       | Computer Access Center<br>Nonprofit Corporation for People with Disabilities<br>Mary Ann Glicksman<br>Executive Director<br>6234 W. 87 <sup>th</sup> St.<br>Los Angeles, CA 90045 | 12/11/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  | •           |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |  |  |
| W-25       | Del Rey Homeowners<br>& Neighbors Association<br>Guy Goeh, President<br>Gloria Sondheim, Corresponding Secretary<br>12820 Short Avenue<br>Los Angeles, CA 90066                   | 1/11/02  |            |                         |                               |                          |                           |          | •              |               |                   |                     | •        |                  |             |                      |                         |                             | •                         | •           |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |  |  |
| W-26       | Grassroots Coalition<br>Patricia Mc Pherson, President<br>11924 W. Washington Blvd.<br>Los Angeles, CA 90066  | 1/14/03  |            |                         |                               |                          |                           | •        |                |               | •                 |                     |          |                  |             |                      | •                       |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                | •                 |                    | •                         |                        |                       |  |  |
| W-27       | Friends of the South Bay<br>Bicycle Path<br>Dean Francois, President<br>P. O. Box 808<br>Hermosa Beach, CA 90254  | 1/04/03  |            |                         |                               |                          |                           |          | •              |               |                   |                     | •        |                  |             |                      | •                       |                             |                           |             | •                |                     |                       |             | •                      |               |                       | •                     |                |                 |                     |                              |                             |                            |                                | •                 | •                  |                           |                        |                       |  |  |
| W-28       | Friends of the South Bay<br>Bicycle Path<br>Dean Francois, President<br>P. O. Box 808<br>Hermosa Beach, CA 90254  | 1/04/03  |            |                         |                               |                          |                           |          | •              |               |                   |                     | •        |                  |             |                      | •                       |                             |                           |             | •                |                     |                       |             | •                      |               |                       | •                     |                |                 |                     |                              |                             |                            |                                | •                 | •                  |                           |                        |                       |  |  |
| W-29       | Friends of the South Bay<br>Bicycle Path<br>Dean Francois, President<br>P. O. Box 808<br>Hermosa Beach, CA 90254  | 1/14/03  |            |                         |                               |                          |                           |          | •              |               |                   |                     | •        |                  |             |                      | •                       |                             |                           |             | •                |                     |                       |             | •                      |               |                       | •                     |                |                 |                     |                              |                             |                            |                                | •                 | •                  |                           |                        |                       |  |  |
| W-30       | Los Angeles County Bicycle<br>Coalition<br>Ron Milam, Executive Director<br>634 S. Spring St., Suite 821<br>Los Angeles, CA 90014   | 1/13/03  |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             | •                |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |  |  |
| W-31       | Spirit of the Sage Council<br>Kathy Knight,<br>Wetlands Coordinator<br>30 North Raymond St.<br>Pasadena, CA 91103   | 1/15/03  |            |                         |                               |                          |                           |          |                | •             |                   | •                   |          |                  |             |                      | •                       |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                | •                 | •                  |                           |                        |                       |  |  |
| W-32       | Spirit of the Sage Council<br>Kathy Knight,<br>Wetlands Coordinator<br>30 North Raymond St.<br>Pasadena, CA 91103   | 1/14/03  |            |                         |                               |                          |                           |          |                | •             |                   | •                   |          |                  |             |                      | •                       |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                | •                 | •                  |                           |                        |                       |  |  |

| Letter No. |   | Date     | I. Summary | II. Project Description | III. A. Environmental Setting | III. B. Related Projects | IV. Environmental Impacts | A. Earth | B. Air Quality | C.1 Hydrology | C.2 Water Quality | D. Biotic Resources | E. Noise | F. Light & Glare | G. Land Use | H. Mineral Resources | I. Safety/Risk of Upset | J. Pop, Housing, Employment | K.1 Traffic & Circulation | K.2 Parking | K.3.Bicycle Plan | L.1 Fire Protection | L.2 Police Protection | L.3 Schools | L.4 Parks & Recreation | L.5 Libraries | M. Energy Consumption | L.1 Water Consumption | N.2 Wastewater | N.3 Solid Waste | O. Visual Qualities | P.1 Paleontological Resource | P.2 Archaeological Resource | V. Growth Inducing Impacts | V.I. Sig. Irreversible Impacts | VII. Alternatives | CEQA Process Issue | Opposition Statement Only | Support Statement Only | No CEQA Issues Raised |   |   |  |  |
|------------|---|----------|------------|-------------------------|-------------------------------|--------------------------|---------------------------|----------|----------------|---------------|-------------------|---------------------|----------|------------------|-------------|----------------------|-------------------------|-----------------------------|---------------------------|-------------|------------------|---------------------|-----------------------|-------------|------------------------|---------------|-----------------------|-----------------------|----------------|-----------------|---------------------|------------------------------|-----------------------------|----------------------------|--------------------------------|-------------------|--------------------|---------------------------|------------------------|-----------------------|---|---|--|--|
|            | Private Businesses and Individuals  |          |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |   |   |  |  |
| W-33       | Ake, Rowena<br>8409 Lincoln Blvd.<br>Westchester, CA 90045                                | 12/03/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       | • |   |  |  |
| W-34       | Ake, Rowena<br>8409 Lincoln Blvd.<br>Westchester, CA 90045                                | 12/09/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       | • |   |  |  |
| W-35       | Attias, Ruth C.<br>7928 Altavan Ave.<br>Westchester, CA 90045                             | 1/04/03  |            |                         |                               |                          |                           |          | •              | •             |                   |                     | •        |                  |             |                      |                         |                             |                           | •           | •                |                     |                       | •           |                        |               |                       |                       |                | •               |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |   |   |  |  |
| W-36       | Ball, Tom<br>12126 Juniette St.<br>Culver City, CA 90230                                  | 12/05/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       | • |   |  |  |
| W-37       | Barretti, Diane<br>Sievers Burnett Press<br>1308 E. Imperial Ave.<br>El Segundo, CA 90245 | 12/06/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       | • |   |  |  |
| W-38       | Barretti, Diane<br>Sievers Burnett Press<br>1308 E. Imperial Ave.<br>El Segundo, CA 90245 | 12/06/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       | • |   |  |  |
| W-39       | Beeman, Adele<br>6033 W. Century Blvd. Suite 200<br>Los Angeles, CA 90045-5307            | 12/11/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       | • |   |  |  |
| W-40       | Blyther, Erica<br>4040 grand View Blvd. # 31<br>Los Angeles, CA 90066-5280                | 1/12/03  |            |                         |                               |                          |                           |          |                |               |                   | •                   |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |   |   |  |  |
| W-41       | Branfman, Judy<br>221 ½ 3 <sup>rd</sup> Ave.<br>Venice, CA 90291                          | 12/28/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 | •                   |                              |                             |                            |                                |                   |                    |                           |                        |                       |   |   |  |  |
| W-42       | Browning, Ken, Nancy, & Isabella<br>11910 Aneta St.<br>Culver City, CA 90230              | 12/12/02 |            |                         |                               |                          |                           |          |                | •             |                   |                     | •        | •                |             |                      |                         |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                | •               |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |   |   |  |  |
| W-43       | Campbell, Bruce<br>614 Gretna Green Way<br>Los Angeles, CA 90049                          | 12/12/02 |            |                         |                               |                          |                           | •        |                |               |                   |                     |          |                  |             |                      | •                       |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |   |   |  |  |
| W-44       | Carlino, Alessa<br>2306 Oakwood Ave. # 205<br>Venice, CA 90291                            | 12/12/02 |            |                         |                               |                          |                           |          |                |               |                   | •                   |          |                  |             |                      | •                       |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |   |   |  |  |
| W-45       | Chevedden, Michael J.<br>6741 Altamor Drive<br>Los Angeles, CA 90045                      | 12/12/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  | •           |                      |                         |                             |                           |             |                  |                     |                       |             |                        | •             |                       |                       |                |                 | •                   |                              |                             |                            |                                |                   |                    |                           |                        |                       |   |   |  |  |
| W-46       | Ciancimino, A. J.<br>7355 W. 83 <sup>rd</sup> St.<br>Los Angeles, CA 90045                | 12/10/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |   | • |  |  |
| W-47       | Ciancimino, A. J.<br>7355 W. 83 <sup>rd</sup> St.<br>Los Angeles, CA 90045                | 12/10/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |   | • |  |  |
| W-48       | Cross, Karen<br>Pacesetter Printing<br>8626 S. Sepulveda Blvd.<br>Los Angeles, CA 90045   | 12/12/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |   | • |  |  |
| W-49       | Daugherty, J. Roger<br>12435 W. Jefferson Blvd. # 106<br>Los Angeles, CA 90066            | 12/11/02 |            |                         |                               |                          |                           |          |                |               |                   | •                   |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |   | • |  |  |
| W-50       | Davis, Christina<br>6218 W. 77 <sup>th</sup> St.<br>Los Angeles, CA 90045                 | 12/10/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |   | • |  |  |

| Letter No. |   | Date     | I. Summary | II. Project Description | III. A. Environmental Setting | III. B. Related Projects | IV. Environmental Impacts | A. Earth | B. Air Quality | C.1 Hydrology | C.2 Water Quality | D. Biotic Resources | E. Noise | F. Light & Glare | G. Land Use | H. Mineral Resources | I. Safety/Risk of Upset | J. Pop. Housing, Employment | K.1 Traffic & Circulation | K.2 Parking | K.3.Bicycle Plan | L.1 Fire Protection | L.2 Police Protection | L.3 Schools | L.4 Parks & Recreation | L.5 Libraries | M. Energy Consumption | L.1 Water Consumption | N.2 Wastewater | N.3 Solid Waste | O. Visual Qualities | P.1 Paleontological Resource | P.2 Archaeological Resource | V. Growth Inducing Impacts | VI. Sig. Irreversible Impacts | VII. Alternatives | CEQA Process Issue | Opposition Statement Only | Support Statement Only | No CEQA Issues Raised |   |   |  |  |  |
|------------|---|----------|------------|-------------------------|-------------------------------|--------------------------|---------------------------|----------|----------------|---------------|-------------------|---------------------|----------|------------------|-------------|----------------------|-------------------------|-----------------------------|---------------------------|-------------|------------------|---------------------|-----------------------|-------------|------------------------|---------------|-----------------------|-----------------------|----------------|-----------------|---------------------|------------------------------|-----------------------------|----------------------------|-------------------------------|-------------------|--------------------|---------------------------|------------------------|-----------------------|---|---|--|--|--|
| W-51       | DeMeo, Charlotte<br>11816 Juniette St.<br>Culver City, CA 90230                                 | 12/10/02 |            |                         |                               |                          |                           |          | •              |               |                   |                     | •        |                  | •           |                      |                         |                             | •                         | •           |                  |                     | •                     |             |                        |               |                       |                       | •              |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |   |  |  |  |
| W-52       | Demopoulos, Peter & Vivi<br>7485 McConnell Ave.<br>Los Angeles, CA 90045                        | 1/09/03  |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 | •                   |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |   |  |  |  |
| W-53       | Digiacomo, Pat and David<br>12541 Greene Avenue<br>Los Angeles, CA 90066                        | 4/10/03  |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |   |  |  |  |
| W-54       | Elliott, Carol<br>P.O. Box 11582<br>Marina del Rey, CA 90295                                    | 12/02/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        | •                     |   |   |  |  |  |
| W-55       | Firschein, William, AIA<br>39 Westminster Ave.<br>Venice, CA 90291                              | 12/13/02 |            |                         |                               |                          |                           |          |                | •             |                   | •                   |          |                  |             |                      | •                       |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |   |  |  |  |
| W-56       | Forbis [no first name]<br><peery@pacbel.net<br>[e-mail correspondence]                          | 12/19/02 |            |                         |                               |                          |                           |          | •              |               |                   |                     |          |                  |             |                      |                         |                             | •                         |             |                  |                     |                       |             | •                      |               |                       |                       |                |                 | •                   |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |   |  |  |  |
| W-57       | Frej, Antje<br>8905 S. Sepulveda Blvd.<br>Westchester, CA 90045                                 | 12/11/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        | •                     |   |   |  |  |  |
| W-58       | Gamboa, Tony<br>633 West Sycamore Ave.<br>El Segundo, CA 90245                                  | 11/26/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       | • |   |  |  |  |
| W-59       | Geever, Thomas<br>8117 W. Manchester Ave. # 512<br>Playa del Rey, CA [no zip code]              | 12/12/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             | •                         |             |                  |                     |                       |             |                        |               |                       | •                     | •              |                 | •                   |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |   |  |  |  |
| W-60       | Goodman, Mike<br>The Alliance Group<br>5250 W. Century Blvd. Suite 432<br>Los Angeles, CA 90045 | 12/05/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       | • |   |  |  |  |
| W-61       | Goodman, Mike<br>The Alliance Group<br>5250 W. Century Blvd. Suite 432<br>Los Angeles, CA 90045 | 12/05/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       | • |   |  |  |  |
| W-62       | Gordon, Bryan<br>3650 S. Barrington Ave.<br>Los Angeles, CA 90066                               | 12/12/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |   |  |  |  |
| W-63       | Hackett, Howard<br>5208 Etheldo Ave.<br>Culver City, CA 90230                                   | 12/01/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   | • |  |  |  |
| W-64       | Hackett, Howard<br>5208 Etheldo Ave.<br>Culver City, CA 90230                                   | 12/17/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           | •           |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |   |  |  |  |
| W-65       | Hartman, Randall E.<br>21718 Marjorie Ave.<br>Torrance, CA 90503                                | 12/12/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      | •                       |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |   |  |  |  |
| W-66       | Hay, Emily C.<br>4066 Tivoli Ave.<br>Los Angeles, CA 90066                                      | 12/10/02 |            |                         |                               |                          |                           |          | •              |               |                   |                     | •        |                  | •           |                      |                         |                             |                           |             |                  | •                   |                       |             |                        |               |                       |                       |                |                 |                     | •                            |                             |                            |                               |                   |                    |                           |                        |                       |   |   |  |  |  |
| W-67       | Herrick, Charles<br>333 Virginia St. #16<br>El Segundo, CA 90245                                | 1/06/03  |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     | •                            |                             |                            | •                             |                   |                    |                           |                        |                       |   |   |  |  |  |
| W-68       | Hetz, Mathew<br>6211 W. 78 <sup>th</sup> St.<br>Los Angeles, CA 90045                           | 1/03/02  |            |                         |                               |                          |                           |          | •              |               |                   |                     | •        |                  |             |                      |                         |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 | •                   |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |   |  |  |  |
| W-69       | Hetz, Mathew<br>6211 W. 78 <sup>th</sup> St.<br>Los Angeles, CA 90045                           | 12/30/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     | •                            |                             |                            |                               |                   | •                  |                           |                        |                       |   |   |  |  |  |

| Letter No. |   | Date     | I. Summary | II. Project Description | III. A. Environmental Setting | III. B. Related Projects | IV. Environmental Impacts | A. Earth | B. Air Quality | C.1 Hydrology | C.2 Water Quality | D. Biotic Resources | E. Noise | F. Light & Glare | G. Land Use | H. Mineral Resources | I. Safety/Risk of Upset | J. Pop. Housing, Employment | K.1 Traffic & Circulation | K.2 Parking | K.3.Bicycle Plan | L.1 Fire Protection | L.2 Police Protection | L.3 Schools | L.4 Parks & Recreation | L.5 Libraries | M. Energy Consumption | L.1 Water Consumption | N.2 Wastewater | N.3 Solid Waste | O. Visual Qualities | P.1 Paleontological Resource | P.2 Archaeological Resource | V. Growth Inducing Impacts | VI. Sig. Irreversible Impacts | VII. Alternatives | CEQA Process Issue | Opposition Statement Only | Support Statement Only | No CEQA Issues Raised |   |  |  |  |  |
|------------|---|----------|------------|-------------------------|-------------------------------|--------------------------|---------------------------|----------|----------------|---------------|-------------------|---------------------|----------|------------------|-------------|----------------------|-------------------------|-----------------------------|---------------------------|-------------|------------------|---------------------|-----------------------|-------------|------------------------|---------------|-----------------------|-----------------------|----------------|-----------------|---------------------|------------------------------|-----------------------------|----------------------------|-------------------------------|-------------------|--------------------|---------------------------|------------------------|-----------------------|---|--|--|--|--|
| W-70       | Hyra, J. A.<br>7645 Midfield Ave.<br>Los Angeles, CA 90045-3233   | 12/15/02 |            |                         |                               |                          |                           |          | •              |               |                   |                     | •        |                  |             |                      |                         |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 | •                   |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |  |  |  |
| W-71       | Knight, Celia<br>12820 Short Avenue<br>Los Angeles, CA 90066  | 1/02/03  |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           | •                      |                       |   |  |  |  |  |
| W-72       | Kunishima, Stephen<br>5210 Village Green<br>Los Angeles, CA 90016   | 12/17/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 | •                   |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |  |  |  |
| W-73       | Lipscomb, Lance<br>5547 W. Century Blvd.<br>Los Angeles, CA 90045   | 12/12/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           | •                      |                       |   |  |  |  |  |
| W-74       | Lewis, Lorelyn<br>848 Pacific St. #6<br>Santa Monica, CA 90405  | 12/11/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 | •                   |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |  |  |  |
| W-75       | Logan, Russ & Marie<br>11821 Beatrice St.<br>Culver City, CA 90230-6209   | 12/22/02 |            |                         |                               |                          |                           |          |                |               |                   |                     | •        |                  | •           |                      |                         |                             | •                         | •           |                  |                     | •                     |             |                        |               |                       |                       |                | •               |                     | •                            |                             |                            |                               |                   |                    |                           |                        |                       |   |  |  |  |  |
| W-76       | Lopez, Patricia<br>8354 Manitoba St. #3<br>Playa del Rey, CA 90293  | 1/08/03  |            |                         |                               |                          |                           |          |                |               |                   | •                   |          |                  | •           |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |  |  |  |
| W-77       | Lucks, Linda<br>30 wave Crest Ave.<br>Venice, CA 90291-3211   | 1/17/03  |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         | •                           |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |  |  |  |
| W-78       | Manning, Greg<br>13175 Fountain Park Drive A 205<br>Playa Vista, CA 90094   | 12/05/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        | •                     |   |  |  |  |  |
| W-79       | Martin, Gary & Rae<br>11926 Aneta St.<br>Culver City, CA 90230-6209   | 12/22/02 |            |                         |                               |                          |                           |          |                |               |                   |                     | •        |                  | •           |                      |                         |                             | •                         | •           |                  |                     | •                     |             |                        |               |                       |                       |                | •               |                     | •                            |                             |                            |                               |                   |                    |                           |                        |                       |   |  |  |  |  |
| W-80       | Martin, Glenn & Lyndell<br>11860 Beatrice St.<br>Culver City, CA 90230-6209   | 12/23/02 |            |                         |                               |                          |                           |          |                |               |                   |                     | •        |                  | •           |                      |                         |                             | •                         | •           |                  |                     | •                     |             |                        |               |                       |                       |                | •               |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |  |  |  |
| W-81       | Martin, Paul<br>1309 Marinette Road<br>Pacific Palisades, CA 90272  | 12/23/02 |            |                         |                               |                          |                           |          |                |               |                   | •                   |          |                  |             |                      | •                       |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            | •                             |                   |                    |                           |                        |                       |   |  |  |  |  |
| W-82       | Melonson, Reggie P.<br>2901 Fourth St. # 212<br>Santa Monica, CA 90405-5527   | 12/12/02 |            |                         |                               |                          |                           |          | •              |               |                   | •                   | •        |                  |             |                      |                         |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 | •                   |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |  |  |  |
| W-83       | Mendelson, Roberta L. and Mel I.<br>5412 Francisca Way<br>Agoura Hills, CA 91301<br>M. Mendelson C/O Loyola Marymount University              | 12/9/02  |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       | • |  |  |  |  |
| W-84       | Mercer, Robert A.<br>VP Finance & Taxation<br>En Pointe Technologies<br>100 N. Sepulveda Blvd. 19 <sup>th</sup> Floor<br>El Segundo, CA 90245 | 12/03/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       | • |  |  |  |  |
| W-85       | Mercer, Robert A.<br>VP Finance & Taxation<br>En Pointe Technologies<br>100 N. Sepulveda Blvd. 19 <sup>th</sup> Floor<br>El Segundo, CA 90245 | 12/03/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       | • |  |  |  |  |
| W-86       | Moe, Ellen Chejlava<br>6145 West 77 <sup>th</sup> St.<br>Los Angeles, CA 90045  | 12/11/02 |            |                         |                               |                          |                           | •        |                |               |                   | •                   |          |                  |             |                      |                         |                             | •                         |             |                  |                     |                       |             | •                      |               |                       |                       |                |                 | •                   |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |  |  |  |
| W-87       | Montgomerie, John Z.<br>12231 Lawler St.<br>Los Angeles, CA 90066   | 1/07/03  |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      | •                       |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                               |                   |                    |                           |                        |                       |   |  |  |  |  |

| Letter No. |   | Date     | I. Summary | II. Project Description | III. A. Environmental Setting | III. B. Related Projects | IV. Environmental Impacts | A. Earth | B. Air Quality | C.1 Hydrology | C.2 Water Quality | D. Biotic Resources | E. Noise | F. Light & Glare | G. Land Use | H. Mineral Resources | I. Safety/Risk of Upset | J. Pop, Housing, Employment | K.1 Traffic & Circulation | K.2 Parking | K.3.Bicycle Plan | L.1 Fire Protection | L.2 Police Protection | L.3 Schools | L.4 Parks & Recreation | L.5 Libraries | M. Energy Consumption | L.1 Water Consumption | N.2 Wastewater | N.3 Solid Waste | O. Visual Qualities | P.1 Paleontological Resource | P.2 Archaeological Resource | V. Growth Inducing Impacts | V.I. Sig. Irreversible Impacts | VII. Alternatives | CEQA Process Issue | Opposition Statement Only | Support Statement Only | No CEQA Issues Raised |   |  |  |
|------------|---|----------|------------|-------------------------|-------------------------------|--------------------------|---------------------------|----------|----------------|---------------|-------------------|---------------------|----------|------------------|-------------|----------------------|-------------------------|-----------------------------|---------------------------|-------------|------------------|---------------------|-----------------------|-------------|------------------------|---------------|-----------------------|-----------------------|----------------|-----------------|---------------------|------------------------------|-----------------------------|----------------------------|--------------------------------|-------------------|--------------------|---------------------------|------------------------|-----------------------|---|--|--|
| W-88       | Moore, Christopher<br>205 Rosecrans Place<br>Manhattan Beach, CA 90266  | 12/17/02 |            |                         |                               |                          |                           |          | •              |               | •                 | •                   |          |                  |             |                      |                         |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            | •                              |                   |                    |                           |                        |                       |   |  |  |
| W-89       | Moore, James A. & Rene<br>4764-B La Villa Marina<br>Marina del Rey, CA 90292  | 12/16/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           | •                      |                       |   |  |  |
| W-90       | Nevil, D. Christopher<br>4625 Sanford Drive<br>Culver City, CA 90230-5837   | 1/14/03  |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             | •                      |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |   |  |  |
| W-91       | Poyourow, Joanne<br>8228 Stewart Ave.<br>Los Angeles, CA 90045  | 1/13/03  |            |                         |                               |                          |                           | •        |                |               |                   | •                   |          |                  | •           |                      | •                       | •                           | •                         |             |                  |                     |                       | •           |                        | •             |                       |                       | •              |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |   |  |  |
| W-92       | Reyes, Doug<br>1211 Sunside St.<br>San Pedro, CA 90732  | 12/20/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   | •                  |                           |                        |                       |   |  |  |
| W-93       | Sambrano, L. Diane<br>3640 W. 111 <sup>th</sup> Place<br>Inglewood, CA 90303  | 1/14/03  |            |                         |                               |                          |                           |          | •              |               | •                 | •                   |          |                  |             |                      |                         |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        |                       |   |  |  |
| W-94       | Shafritz, Linda R.<br>6128 W. 75 <sup>th</sup> Place<br>Los Angeles, CA 90045   | 12/07/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           | •                      |                       |   |  |  |
| W-95       | Shafritz, Linda R.<br>6128 W. 75 <sup>th</sup> Place<br>Los Angeles, CA 90045   | 12/07/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           | •                      |                       |   |  |  |
| W-96       | Shannon, Denver<br>6515 Hedding St.<br>Westchester, CA 90045  | 12/6/02  |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           | •                      |                       |   |  |  |
| W-97       | Shannon, Denver<br>6515 Hedding St.<br>Westchester, CA 90045  | 12/06/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           | •                      |                       |   |  |  |
| W-98       | Shubnell, Ann<br>6547 W. 85 <sup>th</sup> St.<br>Los Angeles, CA 90045  | 12/10/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             | •                    |                         |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 | •                   |                              |                             |                            |                                |                   |                    |                           |                        |                       |   |  |  |
| W-99       | Smith, Robert E.<br>R.E. Smith & Associates<br>P.O. Box 91014<br>Los Angeles, CA 90009-1014                               | 12/11/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        | •                     |   |  |  |
| W-100      | Smith, Robert E.<br>R.E. Smith & Associates<br>P.O. Box 91014<br>Los Angeles, CA 90009-1014                               | 12/11/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        | •                     |   |  |  |
| W-101      | Strumpell, Kent<br>6483 Nancy St.<br>Los Angeles, CA 90045  | 1/13/03  |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     | •                            |                             |                            |                                |                   |                    |                           |                        |                       | • |  |  |
| W-102      | Tena, Arnold<br>7728 Hindry Ave.<br>Los Angeles, CA 90045   | 12/17/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      | •                       |                             | •                         |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     | •                            |                             |                            |                                |                   |                    |                           |                        |                       |   |  |  |
| W-103      | Tyler, Rod<br>945 Pepper St. #309<br>El Segundo, CA 90245   | 11/29/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        | •                     |   |  |  |
| W-104      | Tyler, Rod<br>945 Pepper St. #309<br>El Segundo, CA 90245   | 11/29/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        | •                     |   |  |  |
| W-105      | Voss, David C. Jr.<br>Voss & Associates<br>Marina Towers<br>4640 Admiralty Way Suite 800<br>Marina del Rey, CA 90292-6602 | 12/05/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        | •                     |   |  |  |
| W-106      | Woodworth, Mary<br>300 Kelp St. Apt. B<br>Manhattan Beach, CA 90266   | 12/11/02 |            |                         |                               |                          |                           |          |                |               |                   |                     |          |                  |             |                      |                         |                             |                           |             |                  |                     |                       |             |                        |               |                       |                       |                |                 |                     |                              |                             |                            |                                |                   |                    |                           |                        | •                     |   |  |  |



| Letter No. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

W-1  
**CITY OF LOS ANGELES**  
**INTER-DEPARTMENTAL CORRESPONDENCE**

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 14 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section

Date: January 10, 2003

To: Sue Chang, City Planner  
Playa Vista Unit  
Department of City Planning

From: Dr. Ara J. Kasparian, Group Manager  
Environmental Group  
Bureau of Engineering



Subject: Request for Comments – Notice of Preparation and Scoping Meeting, EIR  
Case No. ENV-2002-6129-EIR- "The Village at Playa Vista"

The Bureau of Engineering, Environmental Group has reviewed the Notice of Preparation (NOP) for the project referenced above. The following areas of specific concern addressing the project site should be discussed or included in the Draft Environmental Impact Report (EIR):

Streets: All of the proposed street and right-of-way widths for this development should conform to the City's minimum standard street dimensions. The need for any additional street dedications, improvements, easements, and alignments should be discussed in detail. The location and alignment of public transit easements and their relation to public streets and the need for additional parking facilities should also be discussed in the Draft EIR. Other project impacts on freeways, highways, and local streets together with project mitigation measures within the vicinity of the project site should be addressed.

Additional on-site and off-site street dedications and improvements may be required in connection with this development to mitigate the project impacts. Parking area and driveway plans should be submitted to the West Los Angeles District Office of the Bureau of Engineering for review and approval.

Installation of tree wells, tree well covers and planting of street trees should be done satisfactory to the Street Tree Division of the Bureau of Street Services.

Installation of street lighting should be done satisfactory to the Bureau of Street Lighting.

Geotechnical Issues: A complete geotechnical investigation of all physical operations and hazards both on-site and off-site should be discussed in the Draft EIR, including the following items:

1. High Groundwater – construction dewatering
2. Liquefaction – magnitude and extent

3. Slope Stability – fill slopes below Cabora Road
4. Settlement – due to liquefaction, dewatering and proposed fill loads
5. Faulting and Seismicity – surface rupture hazard potential, strong ground motion
6. Contaminated Soil or Groundwater – history of land use, potential for subsurface contamination and possible encountering of hazardous materials, including methane gas and possible migration of off-site contaminants during extensive dewatering required for grading at the site

The discussion of grading operations should indicate the estimated net cut/fill. Alternatives and mitigation measures should also be discussed which would (a) minimize the amount of disturbance, (b) minimize export/import requirements, and/or (c) minimize the impacts of any unavoidable export/import.

Sanitary Sewers: A comprehensive analysis of the existing as well as a proposed sewer system to adequately serve the project site should be addressed in detail, including the responsible City agency in which makes a final determination of the sewer capacity. If offsite sewer construction is needed, then the effect of the new construction must be discussed as if it is a part of the project site.

Should you have any questions, please contact Irene Paul of my staff at (213) 847-8698.

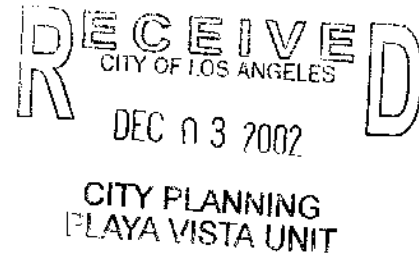
AK/JD/ip

Cc: Land Development Group  
ENV File: Playa Vista, The Village at (W.O. BD401335)

**CITY OF LOS ANGELES**  
**INTER-DEPARTMENTAL CORRESPONDENCE**

November 20, 2002

W-2



**TO:** Department of City Planning  
200 N. Spring St., Rm. 720  
Attn: Ms. Sue Chang

**FROM:** Fire Department

**SUBJECT: THE VILLAGE AT PLAYA VISTA (ENV-2002-6129-EIR)**

**PROJECT LOCATION**

West Los Angeles, approximately two miles inland of the Santa Monica Bay. South side of Jefferson Boulevard, below the Westchester Bluffs, lying roughly between Beethoven Street on the west and Centinela and Westlawn Avenues on the east.

**PROJECT DESCRIPTION**

A 162.5-acre site with approximately 101.7 acres for development and approximately 60.8 acres of passive open space. Proposed uses include 2,600 dwelling units, 175,000 sq. ft. of office space, 150,000 sq. ft. of retail space, and 40,000 sq. ft. of community-serving uses. The Project also includes 9.3 acres of parks, 6.7 acres of riparian habitat, and 53.6 acres of bluff face/habitat restoration.

In 1995 two reports were submitted to the Department of Planning, one was dated June 5, 1995, to Linn Wyatt, the other was dated September 13, 1995 to Jane Benefied, copies attached.

Although the size of the project is now reduced, the Fire Department concerns are the same. The proposed mitigations will now apply to a smaller project.

**CONCLUSION**

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles C.P.C. 19708.

Ms. Sue Chang  
November 20, 2002  
Page 2

For additional information, please contact Inspector Michael Theule of the Construction Services Unit at (213) 482-6543.

WILLIAM R. BAMATTRE  
Fire Chief

A handwritten signature in black ink, appearing to read 'Alfred B. Hernandez', with a stylized flourish at the end.

Alfred B. Hernandez, Assistant Fire Marshal  
Bureau of Fire Prevention and Public Safety

ABH:MT:gm  
c:village at playa vista

P. S.        A copy of the "Agreement Regarding Playa Vista Fire Station" is attached, dated 6/21/95. A maximum of 60 percent of the new scaled down project shall be allowed prior to the start of construction of the Task Force Fire Station. The construction of the Task Force Fire Station shall be completed within three years of the start of construction.

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

14

September 13, 1995

W-3

**FILE COPY**TO: Jane Benefield, Project Coordinator  
Department of City Planning

FROM: Fire Department

SUBJECT: PLAYA VISTA ENTERTAINMENT, MEDIA, AND TELEVISION  
DISTRICT

The proposed project, located in the Playa Vista area of Los Angeles, involves a total of 957 acres, including office space, hotel, sound and video stage, and community development. The proposed development will have a profound effect on the City of Los Angeles and will positively develop a previously unutilized part of the City.

Since the anticipated project is located in a portion of the City that was previously undeveloped it will require mitigation measures to assure public safety. One of these mitigation measures is construction of a Fire Department Task Force Station. This station located within the project area will have a favorable effect on the surrounding community and will provide an adequate degree of protection for the Playa Vista Entertainment, Media, and Television District.

**A. ACCESS AND FIRE LANES**

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

The entrance or exit of all ground apartment units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where above-ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley or designated fire lane to the main entrance or exit of individual units.

Additional vehicular access may be required by the Fire Department where buildings exceed 28 feet in height.

At least two different ingress/egress roads for each area, that will accommodate major fire apparatus and provide for major evacuation during emergency situations shall be required.

Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.

All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.

#### B. PROJECT PLANS AND LOCAL CODES

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles (C.P.C. 19708).

Plot plans will be required for Fire Department approval.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

#### C. HYDRANTS AND WATER SUPPLY

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

#### D. HAZARDOUS MATERIALS DISCLOSURE

Businesses that intend to handle Extremely Hazardous Substances (Appendix A, Part 355, Subchapter J, Chapter I, 40CFR) at or above State of California Threshold Planning Quantity (TPQ) may be required to participate in "Hazardous Material Management" (California Health and Safety Code, Chapter 6.95, Article 2).

Ms. Jane Benefield  
September 13, 1995  
Page 3

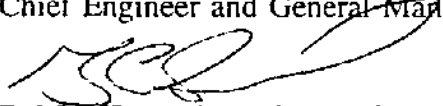
Businesses that intend to handle Extremely Hazardous Materials at or above State TPQ's shall notify the Hazardous Materials Section of the Fire Department in writing. If a Risk Management and Prevention Program (RMPP) is required by the Fire Department, the RMPP shall be completed before the facility begins operation.

RMPP means all of the administrative and operational programs of a business which are designed to prevent acutely hazardous materials accident risks, including, but not limited to, programs which include design safety of new and existing equipment, standard operating procedures, preventative maintenance programs, operator training and accident investigation procedures, risk assessment for unit operations or operating alternatives, emergency response planning, and internal or external audit procedures to ensure that these programs are being executed as planned - H & S Code, Section 25532(g).

For additional information, please contact the Hydrant Unit at (213) 485-5964.

442-6543

WILLIAM R. BAMATTRE  
Chief Engineer and General Manager

  
Dal L. Howard, Assistant Fire Marshal  
Bureau of Fire Prevention and Public Safety

DLH:AM:ceh/a:\plviemtd.wp



"ATTACHMENT A"  
AGREEMENT REGARDING  
PLAYA VISTA FIRE STATION

This Agreement Regarding Playa Vista Fire Station ("Agreement") is entered into by and between the City of Los Angeles (the "City"), a municipal corporation, and Maguire Thomas Partners-Playa Vista ("Developer").

RECITALS

**FILE COPY**

A. Developer is developing a major mixed-use development in West Los Angeles commonly known as Playa Vista (the "Project").

B. Development of the Project will occur in phases. The first phase of the Project ("Phase I") was approved by the City Council on September 21, 1993, in connection with its approval of Vesting Tentative Tract Map No. 49104 (the "Tentative Tract"). Phase I consists, among other things, of a maximum of 3,246 dwelling units, 1,285,000 square feet of office/commercial/ light manufacturing development and 300 hotel rooms. Other than Phase I, the total number of Project phases has not been completely identified at this time. The areas within the Project covered by the Tentative Tract and all other areas covered by this Agreement are delineated on the site plan for the Project attached hereto as Exhibit "A."

C. Among the conditions set forth in the Tentative Tract approval is the requirement that prior to the recordation of the first final map unit, an agreement for the location and construction of a new Task Force Fire Station with Paramedic Ambulance and Battalion Headquarters offices (the "Fire Station") to serve the Project shall be approved and accepted by the Fire Department (see Condition of Approval No. 114). Condition of Approval No. 114: "Prior to the recordation of the first final unit map an agreement for the location and construction of a new Task Force Fire Station with Paramedic Ambulance and Battalion Headquarters offices shall be approved and accepted by the Fire Department. A maximum of 60 percent of this tract development (either 2,000 residential units or 750,000 square feet of office space) shall be allowed prior to the start of construction of the Task Force Fire Station. The construction of the Task Force Fire Station shall be completed within three years of the start of construction."

D. Developer and the City desire to enter into this Agreement to provide for the location and construction of a Fire Station to serve the Project in satisfaction of Condition of Approval No. 114. Each party acknowledges that the Fire Station will

serve to mitigate the impact of the development on fire protection and reduce this impact to an acceptable level, as well as serve regional needs beyond the development of the Project area, further the objectives of the Fire Protection and Fire Prevention Plan as well as the Safety Plan, elements of the City's General Plan, and provide a substantial benefit to the Project and the City. The City acknowledges that, in committing money, land and planning effort in designing and constructing the Fire Station, Developer will be doing so in reliance upon the City's covenants contained in this Agreement, upon satisfaction of the City's response criteria as required for the Project and upon the Fire Department's determination that by providing the Fire Station, Developer's Project will comply with all requirements for providing fire facilities for the development of the Project, based upon response criteria set forth in the above-referenced elements of the General Plan.

### AGREEMENT

NOW, THEREFORE, in consideration of the covenants and agreements herein contained, and other valuable consideration, the adequacy and receipt of which are hereby acknowledged, Developer and the City, acting through the Fire Department, hereby agree as follows:

1. Location of Fire Station. Developer hereby covenants and agrees that it will, upon the recordation of the final map unit which covers Lot 11 of the Tentative Tract, convey to the City fee simple title to that certain real property shown as Lot 11 on the Tentative Tract (the "Property"), free and clear of any and all monetary liens and encumbrances, title defects and other matters of record other than those required by conditions of approval of the Tentative Tract or otherwise approved by the Fire Department, which approval shall not be unreasonably withheld.

2. Construction of Fire Station. Developer covenants and agrees to cause to be constructed on the Property, at its sole cost and expense, the Fire Station (which shall meet the specifications of the Fire Department) and to pay for all design, site engineering, soil engineering, architectural work, planned processing and other costs incurred in connection therewith. The final design and architectural treatment of the Fire Station shall be determined by Developer, provided that such final design satisfies Department-approved design standards and specifications generally applicable to the Fire Station. Issuance of certificates of occupancy for a maximum of sixty percent (60%) of Phase I development (i.e., either 2,000 residential units or 750,000 square feet of office/commercial/light manufacturing space) shall be allowed prior to the start of construction of the Fire Station. Construction of the Fire Station shall be completed within three (3) years of the date on which such construction is

commenced. The cost to construct the Fire Station shall not exceed Two Million Dollars (\$2,000,000) (in 1995 dollars), as adjusted on a yearly basis to reflect inflation as measured by regional construction cost indices.

3. Response Criteria. By execution hereof, the City, acting through the Fire Department, expressly acknowledges and agrees that the location of the Fire Station satisfies the response criteria set forth in the Fire Protection and Fire Prevention Plan for the Project.

4. Covenants of Fire Department. The Fire Department expressly covenants and agrees that it will:

4.1 Plan Review Process. Participate in the site and building plan review process for the Fire Station and make timely recommendations in connection therewith as and when it deems necessary and prudent to do so.

4.2 Recordation of Final Map Units Under Tentative Tract. Consent to, through the Bureau of Fire Prevention and Public Safety, the recording of all final map units under the Tentative Tract upon Developer's execution hereof and the satisfaction of Condition of Approval No. 108 of the Tentative Tract. By virtue of this Agreement, the Developer's obligations under Condition of Approval No. 114 of the Tentative Tract have been met to the satisfaction of the Fire Department for the purpose of recording all final map units under the Tentative Tract.

4.3 Building Permits. Consent to the issuance of building permits for development under the Tentative Tract when all other fire protection conditions in the conditions of approval of the Tentative Tract have been satisfied.

4.4 Certificates of Occupancy. Consent to the issuance of certificates of occupancy for a maximum of sixty percent (60%) of Phase I development (i.e., either 2,000 residential units (exclusive of model homes) or 750,000 square feet of office/commercial/light manufacturing space) within the Tentative Tract prior to the start of construction of the Fire Station. If the Fire Station has not been completed to the satisfaction of the Fire Department and accepted by the City Council within three (3) years after the date on which its construction has commenced, no further certificates of occupancy for development of the Project will be issued until such time as such construction has been completed and accepted.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed and delivered.

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

June 5, 1995

W-4

FILE COPY

TO: Linn Wyatt, City Planner  
Department of City Planning

FROM: Fire Department

SUBJECT: NOTICE OF PREPARATION - JOINT ENVIRONMENTAL IMPACT  
STATEMENT/ENVIRONMENTAL IMPACT REPORT - PLAYA VISTA  
PROJECT

The project is described as a proposal to develop the remaining Playa Vista property which was not included in the First Phase Playa Vista project.

The proposed project consists of the development of an 806.5 acre site. The site is divided into four planning areas: Areas A, B, C and D. The following uses are being proposed for all planning areas:

- \* 9,839 residential units (including, 1,475 affordable units);
- \* 3,775,000 square feet of new or replacement office space, light industrial or similar uses;
- \* 560,000 square feet of retail space;
- \* 750 hotel rooms;
- \* 520,000 square feet of community uses;
- \* Restoration of the salt marsh in Area B;
- \* Riparian corridor: completion of the remaining 11.83 acres of the 25-acre riparian corridor in Area D (the balance of which is within the boundaries of previously approved V.T.T. No. 49104);
- \* 48-acre marina with approximately 700 boat slips within Area A;
- \* Water reclamation/organic recycling facilities, and a solid waste materials recovery facility;
- \* Parks, walking and jogging trails;
- \* Public right-of-way dedications.

The project is located approximately 15 miles of the downtown Los Angeles, four miles south of Santa Monica, and 0.5 mile west of Culver City. Inland of Santa Monica Bay on the west; San Diego (I-405) Freeway on the east. The area is defined by the Westchester and Playa Del Rey bluffs on the south. Marina del Rey lies to the northwest and Los Angeles International Airport is located less than three miles to the south.

Areas A, B, C, and D are generally defined by Lincoln Boulevard as the north-south axis and the Ballona Channel as the east-west axis.

The following comments are furnished in response to your request for this department to review the proposed development:

A. FIRE-FLOW

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 gallons per minute in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project varies, and will be determined when a site specific project is identified. However, it appears that a fire flow of 6,000 to 9,000 G.P.M. from four to six fire hydrants flowing simultaneously would be adequate for the proposed project.

Improvements to the water system in this area may be required to provide 6,000 to 9,000 G.P.M. fire-flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

B. FIRE HYDRANT SPACING

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan. Fire hydrants shall be 2 1/2" X 4" and spaced no more than 300 feet apart.

C. RESPONSE DISTANCE

Based on a required fire-flow of 6,000 to 9,000 G.P.M., the first-due Engine Company should be within 1.0 mile, the first-due Truck Company within 1.5 miles.

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 5  
Task Force Station-Truck and Engine Company  
Paramedic Ambulance  
Battalion Headquarters  
Staffing - 14  
Miles - 3.5

Fire Station No. 95  
Task Force Station-Truck and Engine Company  
Paramedic Ambulance  
Staffing - 12  
Miles - 5.7

Fire Station No. 62  
Single Engine Company  
Staffing - 4  
Miles - 5.7

Fire Station No. 63  
Task Force Station-Truck and Engine Company  
Paramedic Ambulance  
Staffing - 12  
Miles - 6.0

The above distances were computed to Jefferson Boulevard and McConnell Avenue.

Based on this criteria (response distance from existing fire stations), fire protection would be considered inadequate.

D. FIREFIGHTING PERSONNEL ACCESS

Access for Fire Department apparatus and personnel to and into all structures shall be required.

E. FIREFIGHTING APPARATUS ACCESS

Streets should have a level-of-service of "E" or better. Intersections with a level-of-service of "E" or "F" decreases the level of Fire Protection and Emergency Medical Services provided by this Department.

Submit plot plans that show the access road and the turning area for Fire Department approval.

Construction of public or private roadway in the proposed development shall not exceed 15% in grade.

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan D-22549.

Standard cut-corners will be used on all turns.

During demolition the Fire Department access will remain clear and unobstructed.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.

Fire lanes, where required, and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

No proposed development utilizing cluster, group or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

Where above-ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley or designated fire lane to the main entrance or exit of individual units.

The entrance or exit of all ground apartment units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Private roadways for general access use shall have a minimum width of 20 feet.

Where access for a given development requires accommodation of Fire Department apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

Additional vehicular access may be required by the Fire Department where buildings exceed 28 feet in height.

#### F. FIRE PROTECTION SYSTEM

Due to excessive travel distance for Fire Department apparatus, all structures shall be fully sprinklered.

#### CONCLUSION

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities.
2. Additional fire protection facilities.



Ms. Linn Wyatt  
June 5, 1995  
Page 6

3. Relocation of present fire protection facilities.

For additional information, please contact the Hydrant Unit, at (213) 485-5964.

482-6543

WILLIAM R. BAMATTRE  
Chief Engineer and General Manager



Dal L. Howard, Assistant Fire Marshal  
Bureau of Fire Prevention and Public Safety

DLH:TW:cch/a:\playavi.wp

cc: Councilwoman Ruth Galanter, Council District Six  
Environmental Affairs Commission

# Department of Water and Power



# the City of Los Angeles

JAMES K. IAHN  
Mayor

Commission  
KENNETH T. LOMBARD, *President*  
DOMINICK W. RUBALCAVA, *Vice President*  
ANNIE E. CHO  
MARY E. LESLIE  
SID C. STOLPER  
JOHN C. BURMAHLN, *Secretary*

DAVID H. WIGGS, *General Manager*  
FRANK SALAS, *Chief Administrative Officer*

**RECEIVED**  
CITY OF LOS ANGELES

MAR 17 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section

March 11, 2003

Ms. Sue Chang  
Department of City Planning  
City of Los Angeles  
200 North Spring Street, No. 720  
Los Angeles, California 90012

Dear Ms. Chang:

Subject: Notice of Preparation of an Environmental Impact Report  
The Village at Playa Vista (EIR Case No. ENV-2002-6129-EIR)

This is in reply to your letter, which was received on November 15, 2002, requesting comments on possible environmental impacts by the proposed development of 2,600 dwelling units, 175,000 sq ft of office space, 150,000 sq ft of retail space, 40,000 sq ft of community-serving uses, 9.3 acres of parks, 6.7 acres of riparian habitat, and 53.6 acres of bluff face/habitat restoration on a 162.5-acre site located in the Westchester-Playa del Rey area of Los Angeles.

The Water Services Organization can supply The Village at Playa Vista from the existing and proposed water distribution system, including the construction/renovation of several regulator stations and the construction of new supply lines and trunk lines. The cost for the necessary improvements will be borne by the developer.

If you have any questions, please call me at (213) 367-1218.

Sincerely,

Luis Nuno  
Engineer of Western District  
Water Distribution Engineering

AP:ap/tdt

**Water and Power Conservation ... a way of life**

111 North Hope Street, Los Angeles, California ☐ Mailing address: Box 51111, Los Angeles 90051-0100  
Telephone: (213) 367-4211 Cable address: DEWAPOLA

Recycle and made from recycled waste.







City of  
**Santa Monica**

**Andy Agle**  
*Assistant Director*  
Planning & Community  
Development Department  
1685 Main Street  
P. O. Box 2200  
Santa Monica, CA 90407-2200

W-5

January 14, 2003

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 14 2003

**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section**

Re: EIR Case No. ENV-2002-6129-EIR

Dear Ms. Chang:

Thank you for the opportunity to review the Notice of Preparation of an Environmental Impact Report (EIR) for the Village at Playa Vista (the Project). With 2,600 dwelling units, 175,000 square feet of office space, 150,000 square feet of retail, and 40,000 square feet of community-serving uses, the Project is expected to have considerable environmental consequences for Santa Monica and the region. In order to appropriately assess these environmental impacts, the City of Santa Monica requests that the following issues be adequately addressed in the EIR.

### TRANSPORTATION

#### Analysis

The City of Santa Monica is very concerned about the Project's traffic impacts on many of Santa Monica's streets and neighborhoods. Santa Monica intersections that may be impacted should be analyzed, along with a realistic distribution of traffic along the transportation corridors. The analysis should include the diversion of traffic from Lincoln Boulevard to Neilson Way, Main Street, 4<sup>th</sup> Street and the Walgrove/23<sup>rd</sup> Street corridors. The following intersections should be analyzed:

Lincoln Blvd./Ocean Park Blvd.  
Lincoln Blvd./I-10 eastbound on-ramp  
Lincoln Blvd./Wilshire Blvd.  
Main St./Pico Blvd.  
Neilson Way/Ocean Park Blvd.  
Ocean Ave./Pacific Coast Highway  
4<sup>th</sup> St./Ocean Park Blvd.  
4<sup>th</sup> St./I-10 on-ramp

Lincoln Blvd./Pico Blvd.  
Lincoln Blvd./I-10 westbound on/off ramps  
Main St./Ocean Park Blvd.  
Main St./Olympic Drive (under construction)  
Ocean Ave./Pico Blvd.  
Ocean Ave./Wilshire Blvd.  
4<sup>th</sup> St./Pico Blvd.  
4<sup>th</sup> St./I-10 off-ramp

4<sup>th</sup> St./Colorado Blvd.  
23<sup>rd</sup> St./Ocean Park Blvd.  
Cloverfield Blvd./Ocean Park Blvd.  
Cloverfield Blvd./I-10 On-Ramp  
26<sup>th</sup> Street/Wilshire Blvd.

4<sup>th</sup> St./Wilshire Blvd.  
23<sup>rd</sup> St./Pico Blvd.  
Cloverfield Blvd./Pico Blvd.  
Cloverfield Blvd./I-10 Off-Ramp

The analysis for the intersections in Santa Monica should be completed using the HCM methodology adopted by the City of Santa Monica. In addition, the City of Santa Monica's significance criteria should be used, at least as an information source. We are prepared to supply you with the City of Santa Monica methodology and significance criteria, recent traffic counts, and current or planned intersection configurations.

The analysis should also consider the impacts on Santa Monica's neighborhood streets and neighborhood livability if these transportation corridors become so congested as a result of the Project that automobiles use neighborhood streets to reach their destinations.

The impacts to Santa Monica Big Blue Bus service along Lincoln Boulevard and in other areas should be well documented.

#### Mitigation Measures

We are prepared to discuss any mitigation measures for impacts in the City of Santa Monica. Consideration should be given to the installation of ITS CCTV monitors to better synchronize the traffic signals with the City of Santa Monica signal system and fiber optics to connect the signals with the Santa Monica Traffic Management Center.

Consideration of mitigation measures and traffic improvements should also address the impacts on pedestrians, bicyclists, and transit users from improvements such as street widenings. Development of mitigation measures should include analysis of factors such as sidewalk widths, pedestrian amenities (parkways, street furniture, etc.), bikeways, and signal cycles (including street-crossing times for pedestrians) resulting from implementation of any traffic mitigation measures.

Any proposed additional transit services should be coordinated with the Big Blue Bus and other transit providers. In addition to enhanced transit services, mitigation measures should consider infrastructure to support future Rapid Bus service on Lincoln Boulevard (shelters, signal priority, etc.)

We strongly recommend that an emphasis be placed on decreasing the number of automobile trips generated by the Project and promoting effective and enforceable alternative transportation modes including carpooling, transit, bicycling, parking pricing and other transportation demand management strategies. Mitigation measures should consider requirements to ensure that

destinations within the Project are easily accessible and convenient to pedestrians, bicyclists and transit users. These measures should include designing street infrastructure within the Project to support transit, including sufficient sidewalk widths to support bus shelters and smart bus stop information while also providing for unencumbered pedestrian movement, and sufficient length at bus stops to accommodate two busses or longer articulated busses which will be necessary to meet increased transit demand. Measures should also ensure adequate bicycle pathways within the Project that are appropriately integrated with bicycles pathways and facilities outside the Project.

### **RELATED PROJECTS / CUMULATIVE ANALYSIS**

The analysis should include the most recent cumulative projects list that the City of Santa Monica has compiled. We are prepared to provide you with our cumulative projects list that corresponds with the timing of your Notice of Preparation. All proposed development projects in Los Angeles, Culver City and Marina del Rey should also be included in the EIR cumulative projects framework.

The EIR should use a realistic build-out year to accurately reflect ambient growth and development in the region. Given the amount of time required for Playa Vista Phase I to progress from preparation of a draft EIR to initiation of construction, a ten-year project horizon seems to be the minimum acceptable future forecast of impacts.

### **POPULATION / HOUSING / EMPLOYMENT**

Given the Project's proximity to Santa Monica, the primary impact area should include Santa Monica. This will prevent impacts on Santa Monica from being hidden within substantially larger analysis areas.

A realistic average household size must be used for the analysis to accurately gauge the impacts of the Project on jobs/housing balance and employment resources. The analysis should rely on recent census information, with Marina del Rey being the best proxy for average household size due to its close proximity.

There must be satisfactory requirements for the development of affordable housing as part of the Project in order to offset the high number of service-level jobs that the Project would create. Without these requirements, there will be tremendous impacts on affordable housing within Santa Monica and elsewhere in the area. The requirement should include an equitable distribution of affordable housing for very low-, low- and moderate-income households, as well as an equitable distribution of unit sizes to accommodate a diversity of household types, including large families.

## **AIR QUALITY**

The EIR should fully analyze the Project's air quality impacts on the local area and the region. At a minimum, this should include air quality impacts associated with the increase in traffic along the corridors in Santa Monica identified above, as well as the air quality impacts caused by construction of the Project.

## **PUBLIC SERVICES**

The EIR should analyze the impacts on public services in the City of Santa Monica, including (1) impacts on Santa Monica parks as a result of increased population that may commute to or through Santa Monica to reach employment sites, (2) impacts on Santa Monica parks as a result of decreased availability of open space due to development of the Project on the site, (3) impacts on the Santa Monica Airport and the airport-adjacent neighborhoods as a result of increased demand for aviation services.

## **WATER RESOURCES**

The EIR should thoroughly analyze the Project's impacts on water quality in the area, including the Santa Monica Bay. In order to minimize these impacts, the Project should be required to be designed and constructed such that there is no net increase in urban runoff from the project site.

If the EIR shows demand for additional water resources as part of the Project, potential mitigation measures include (1) the installation of dual plumbing to allow for use of recycled water for toilet flushing and (2) payment of a water demand mitigation fee to the City of Los Angeles in an amount sufficient to allow for retrofit of water-wasting toilets elsewhere in Los Angeles with ultra-low flow toilets to offset the total estimated water demand from the project.

## **UTILITIES / ENERGY CONSERVATION**

In order to minimize the impacts of the Project on energy and other scarce natural resources, the Project should be required to meet the highest standards of green building design and construction.

If the EIR shows a significant increase in energy demand, the Project should be required to finance the retrofit of residential and commercial occupancies in the City of Los Angeles with energy saving fixtures and devices so that there is at least a full offset of any new energy demand.

## **PROJECT ALTERNATIVES**

The Project alternatives analyzed in the EIR should include an alternative that allows for a greater portion of the site to be preserved as an open space resource.

We appreciate your careful and thorough consideration of these issues in the preparation of the EIR. Should you have any questions or need additional information from the City of Santa Monica, please do not hesitate to contact me.

Sincerely,



Andy Agle

F:\PLAN\ADMIN\MISC\PROJ\PLAYVIST\PHASE2\10103NOPCOM.DOC





DEPARTMENT OF TRANSPORTATION  
DISTRICT 7, REGIONAL PLANNING  
IGR/CEQA BRANCH  
120 S. SPRING STREET  
LOS ANGELES, CA 90012  
PHONE (213) 897-4429  
FAX (213) 897-1337



*Flex your power!  
Be energy efficient!*

W-6

December 2, 2002

RECEIVED  
CITY OF LOS ANGELES  
DEC 03 2002

CITY PLANNING  
PLAYA VISTA UNIT

IGR/CEQA cs/021136  
NOP  
City of Los Angeles  
The Village at Playa Vista  
2,600 dwelling units, 175,000 sq.  
ft. of office space, 150,000 sq. ft. of  
retail space, and 40,000 sq. ft. of  
community uses  
Lincoln Blvd./Jefferson  
Blvd./Centinela Ave.  
Vic. LA-1-(29.63-31.27)  
Vic. LA-90-(0.92-T3.27)  
Vic. LA-405-(24.94-26.29)  
SCH# 2002111065

Ms. Sue Chang  
City of Los Angeles  
Planning Department  
200 N. Spring St., Room 720  
Los Angeles, CA 90012

Dear Ms. Chang:

Thank you for including the California Department of Transportation in the environmental review process for the above-mentioned project. Based on the information received, we have the following comments:

It is anticipated that the project will have a significant impact on the State transportation system. The project traffic will especially have a severe impact on I-405 (San Diego Freeway) and State Route 1 (Lincoln Blvd.). These facilities are already operating at capacity during extended AM/PM peak periods. A traffic study will be needed to evaluate the project's overall impact on the State transportation system including State Route 1 (Lincoln Blvd.), State Route 90 (Marina Freeway) and I-405 (San Diego Freeway). We request that the City refer to Appendix "B" Methodology for Calculating Equitable Mitigation Measures found in our Caltrans Guide to the Preparation of Traffic Impact Studies. The Guide can be found on the internet at:

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

The traffic study should include, but not be limited to:

- 1) Assumptions used to develop trip generation/distribution percentages and assignments.
- 2) An analysis of ADT, AM and PM peak hour volumes for both the existing and future (year 2025) conditions. This should also include, but not be limited to, level-of-service calculations using the HCM 2000 methodology:
  - Existing traffic volumes
  - Existing level-of-service (LOS) calculations
  - Future traffic volumes projections for year 2020
  - Cumulative level-of-service (LOS) calculations

Ms. Sue Chang  
Page Two  
December 2, 2002

- 3) Traffic mitigation measures which will be needed to alleviate traffic impact should include, but not be limited to the following:
  - Financing
  - Scheduling considerations
  - Implementation responsibilities
  - Monitoring plan
- 4) Traffic mitigation projects affecting the State Transportation System which are expected to cost over \$1 million will need a Caltrans Project Study Report.
- 5) Developer's percent share of the cost along with a plan of realistic mitigation measures under the control of the developer needs to be addressed. Any assessment fees for mitigation should be of such proportion as to cover mainline State highway deficiencies that occur as a result of the additional traffic generated by the project.
- 6) Based on our evaluation of the information received, considering the proximity of this project to the State Highway and the potential for storm water runoff affecting State facilities, this project would need a Caltrans Encroachment Permit. We recommend that the lead agency request that the developer, at its earliest convenience, submit six (6) complete sets of plans including two (2) sets of all engineering documents to the Caltrans Office of Permits. The Caltrans Permits office telephone number appropriate for a particular geographic area in Los Angeles and Ventura Counties, may be obtained by contacting Caltrans at (213) 897-0472.
- 7) The proposed project will need to conform with the National Pollution Discharge Elimination System (NPDES) requirements relating to construction activities and Post-Construction Storm Water Management. To the maximum extent practicable, Best Management Practices will need to be implemented to address storm water runoff from new development. The responsible water quality control agencies will need to review storm water runoff facilities and drainage plans.

We request that the City send two (2) advance copies of the DEIR and traffic studies to facilitate internal Caltrans review. Coordination will be critical in identifying necessary traffic mitigation, engineering and design concepts, right-of-way requirements, and environmental issues. Copies should be sent to:

c/o Stephen Buswell, IGR/CEQA Program Manager  
California Department of Transportation  
District 7, Office of Regional Planning  
120 South Spring Street  
Los Angeles, CA 90012

If you have any questions regarding our comments, refer to our internal IGR/CEQA Record # cs/021136, and please do not hesitate to contact me at (213) 897-4429.

Sincerely,



STEPHEN BUSWELL  
IGR/CEQA Branch Chief

cc: Mr. Scott Morgan, State Clearinghouse

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

Ms. Sue Chang  
December 17, 2002  
Page 2

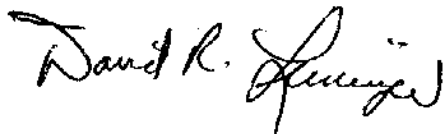
The County of Los Angeles Fire Department, Land Development Unit appreciates the opportunity to comment on this project. Should any questions arise, please contact Inspector J. Scott Greenelsh at (323) 890-4235.

**FORESTRY DIVISION - OTHER ENVIRONMENTAL CONCERNS:**

The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed in the Environmental Impact Report.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

A handwritten signature in black ink, appearing to read "David R. Leininger". The signature is fluid and cursive, with the last name being more prominent.

DAVID R. LEININGER, CHIEF, FORESTRY DIVISION  
PREVENTION BUREAU

DRL:lc



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION



Tim Gallagher, Director

W-8

January 14, 2003

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

Dear Ms. Chang:

**NOTICE OF PREPARATION (NOP) OF AN ENVIRONMENTAL IMPACT REPORT  
(EIR) FOR THE VILLAGE AT PLAYA VISTA (CASE NO. ENV-2002-6129-EIR)**

The NOP for The Village at Playa Vista project has been reviewed for potential impact on the facilities of this Department. Development of the project as described in the NOP will not impact the facilities under the jurisdiction of this Department.

Thank you for including this Department in the review of this Notice. If we may be of further assistance, please contact me at (213) 738-2969.

Sincerely,

Bryan Moscardini, Park Project Coordinator for  
Joan Rupert, Section Head

**RECEIVED**  
CITY OF LOS ANGELES

JAN 27 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section

# Parks and Recreation

Parks and Recreation

Phone: 213 738-2969  
FAX: 213 487-0900  
Email: bmoscard@co.la.ca.us

## *Facsimile*

To: Sue Chang  
@Fax: 213 978-1275 1373  
Fr: County of Los Angeles Parks and Recreation  
Planning  
Date: 1-14-03  
Re: Playa Vista Comment Letter  
Pages: 2, including this

Ms. Chang:

I am faxing this letter of "no comment" to you with the original to follow in the mail. I had misplaced the NOP so I apologize for the delay. Thank you.

Bryan Moscardini  
Park Project Coordinator  
213 738-2969



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION



Tim Gallagher, Director

January 14, 2003

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

Dear Ms. Chang:

**NOTICE OF PREPARATION (NOP) OF AN ENVIRONMENTAL IMPACT REPORT  
(EIR) FOR THE VILLAGE AT PLAYA VISTA (CASE NO. ENV-2002-6129-EIR)**

The NOP for The Village at Playa Vista project has been reviewed for potential impact on the facilities of this Department. Development of the project as described in the NOP will not impact the facilities under the jurisdiction of this Department.

Thank you for including this Department in the review of this Notice. If we may be of further assistance, please contact me at (213) 738-2969.

Sincerely,

Bryan Moscardini, Park Project Coordinator for  
Joan Rupert, Section Head



# Parks and Recreation

Parks and Recreation

Phone: 213 738-2969  
FAX: 213 407-0900  
email: bmoscard@co.la.ca.us

## *Facsimile*

To: Sue Chang  
@Fax: 213 978-1275  
Fr: County of Los Angeles Parks and Recreation  
Planning  
Date: 1-14-03  
Re: Playa Vista Comment Letter  
Pages: 2, including this

Ms. Chang:

I am faxing this letter of "no comment" to you with the original to follow in the mail. I had misplaced the NOP so I apologize for the delay. Thank you.

Bryan Moscardini  
Park Project Coordinator  
213 738-2969



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION



Tim Gallagher, Director

January 14, 2003

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

Dear Ms. Chang:

**NOTICE OF PREPARATION (NOP) OF AN ENVIRONMENTAL IMPACT REPORT  
(EIR) FOR THE VILLAGE AT PLAYA VISTA (CASE NO. ENV-2002-6129-EIR)**

The NOP for The Village at Playa Vista project has been reviewed for potential impact on the facilities of this Department. Development of the project as described in the NOP will not impact the facilities under the jurisdiction of this Department.

Thank you for including this Department in the review of this Notice. If we may be of further assistance, please contact me at (213) 738-2969.

Sincerely,

Bryan Moscardini, Park Project Coordinator for  
Joan Rupert, Section Head





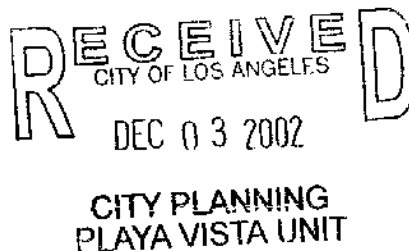
W-11

# South Coast Air Quality Management District

21865 E. Copley Drive, Diamond Bar, CA 91765-4182  
(909) 396-2000 • <http://www.aqmd.gov>

November 19, 2002

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012



Dear Ms. Chang:

**Notice of Preparation of an Environmental Impact Report for  
The Village at Playa Vista**

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The AQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR).

**Air Quality Analysis**

The AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the AQMD's Subscription Services Department by calling (909) 396-3720.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be considered. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the evaluation. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

**Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the AQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, AQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

**Data Sources**

AQMD rules and relevant air quality reports and data are available by calling the AQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the AQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The AQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Dr. Charles Blankson, Transportation Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

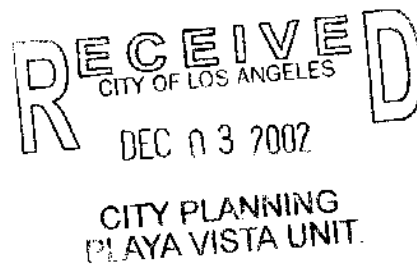
Sincerely,



Steve Smith, Ph.D.  
Program Supervisor, CEQA Section  
Planning, Rule Development and Area Sources

SS:CB:li

LAC021114-01LI  
Control Number



**Southern California  
Association of Governments**

818 West Seventh Street, 12<sup>th</sup> Floor  
Los Angeles, California 90017-3435  
(213) 236-1800 fax (213) 236-1962

W-12

# ***Fax* transmittal**

|                              |   |
|------------------------------|---|
| <b>To:</b> Sue Chang         | <b>From:</b> Jeffrey Smith, AICP            |
| <b>Fax:</b> (213) 978-1373   | <b>Pages:</b> Including Fax Cover, 11 pages |
| <b>Phone:</b> (213) 978-1397 | <b>Date:</b> January 14, 2003               |
| <b>Re:</b> NOP Comments      | <b>CC:</b>                                  |

☒ **Urgent**   ☒ **For Review**   ☐ **Please Comment**   ☐ **Please Reply**   ☐ **Please Recycle**

\* **Comments:** Attached, find SCAG staff comments on the Notice of Preparation for a Draft Environmental Impact Report for the Village at Playa Vista. The original signed letter will be mailed this afternoon.

If you do not receive all pages, please call Jeffrey Smith, AICP, Senior Regional Planner, at (213) 236-1867. Thank you.

**RECEIVED**  
CITY OF LOS ANGELES

JAN 14 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section



SOUTHERN CALIFORNIA



**ASSOCIATION OF  
GOVERNMENTS**  
Main Office

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

**Officers:** President: Commissioner Hal  
Berman, Los Angeles • Past Vice President:  
Mayor Pro Tem Ben Perry, Brea • Second Vice  
President: Supervisor Charles Smith, Orange  
County

**Imperial County:** Hank Kerner, Imperial  
County • Ju Skudis, Oroville

**Los Angeles County:** Yvonne Rothman, Brea;  
Los Angeles County • Zev Yaroslavsky, Los  
Angeles County • Michele Andrews, Compton •  
Marty Baldwin, San Gabriel • Bruce Barrows,  
Cerritos • George Bass, Bell • Hal Berman, Los  
Angeles • Ken Blackwood, Lancaster • Robert  
Broth, Rosemead • Gene Daniels, Pasadena •  
Ruth Calister, Los Angeles • Mike Dapenas,  
Palmdale • Judy Dunlap, Inglewood • Ben  
Garcia, Los Angeles • Wandy Greed, Los  
Angeles • James Kahn, Los Angeles • Jaime  
Mahn, Los Angeles • Nate Madden, Los Angeles •  
Sandra Jaque, El Segundo • Tom Lohrke, Los  
Angeles • Bonnie Lowenthal, Long Beach • Keith  
McCarthy, Downey • Emily Montemayor, Los  
Angeles • Pam O'Connor, Santa Monica • Nick  
Pacheco, Los Angeles • Alex Pallas, Los Angeles •  
Tom Perry, Los Angeles • Denise Pross, Pico  
Rivera • Ed Reyes, Los Angeles • Karen  
Rosenzweig, Claremont • Dick Stanley, Azusa •  
Tom Weber, Walnut • Paul Tabor, Alhambra •  
Sidney Tyler, Jr., Pasadena • Dennis Washburn,  
Calabasas • Jack West, Los Angeles • Bob  
Tomasek, Glendale • Dennis E. Zinn, Los Angeles

**Orange County:** Charles Smith, Orange County  
• Ron Bates, Los Alamitos • Ann Brown, Buena  
Park • Lou Brue, Tustin • Catherine DeYoung,  
Laguna Niguel • Richard Dwyer, Lake Forest •  
Alta Duke, La Habra • Shirley McCracken,  
Anaheim • Ben Perry, Brea • Ted Ridgeway,  
Newport Beach

**Riverside County:** Bob Butler, Riverside County;  
• Ann Lowbridge, Riverside • Greg Patis,  
Cathedral City • Ron Roberts, Temecula • Jim  
Rudman, Corona • Charles White, Moreno Valley

**San Bernardino County:** Bill Alexander, Rancho  
Camarillo • Lawrence Balle, Brea • Lee Ann  
Garcia, Grand Terrace • Susan Linn, San  
Bernardino • Gary Outh, Chino • Deborah  
Robinson, Bialto

**San Diego County:** Judy Myles, Veneta County •  
Glen Weiser, Vista Valley • Carl Morhouse, San  
Bernardino • Tom Young, Port Hueneme

**Riverside County Transportation Commission:**  
Ruth T. Lee, Hemet

**Ventura County Transportation Commission:**  
Bill Davis, Santa Valley

January 14, 2003

Ms. Sue Chang  
City Planner  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 14 2003

**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section**

**RE: Comments on the Notice of Preparation for a Draft Environmental  
Impact Report for the Village at Playa Vista Project – SCAG No. 1  
20020606**

Dear Ms. Chang:

Thank you for submitting the Notice of Preparation for a Draft Environmental Impact Report for the Village at Playa Vista Project to SCAG for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the Notice of Preparation, and have determined that the proposed Project is regionally significant per California Environmental Quality Act (CEQA) Guidelines (Section 15206). The proposed Project considers the construction of more than 500 dwelling units. CEQA requires that EIRs discuss any inconsistencies between the proposed project and the applicable general plans and regional plans (Section 15125 [d]). If there are inconsistencies, an explanation and rationalization for such inconsistencies should be provided.

Policies of SCAG's Regional Comprehensive Plan and Guide and Regional Transportation Plan, which may be applicable to your project, are outlined in the attachment. We expect the DEIR to specifically cite the appropriate SCAG policies and address the manner in which the Project is consistent with applicable core policies or supportive of applicable ancillary policies. Please use our policy numbers to refer to them in your DEIR. Also, we would encourage you to use a side-by-side comparison of SCAG policies with a discussion of the consistency or support of the policy with the Proposed Project.

Please provide a minimum of 45 days for SCAG to review the DEIR when this document is available. If you have any questions regarding the attached comments, please contact me at (213) 236-1867. Thank you.

Sincerely,

**JEFFREY M. SMITH, AICP**  
Senior Regional Planner  
Intergovernmental Review



January 14, 2003  
Ms. Sue Chang  
Page 2

**COMMENTS ON THE PROPOSAL TO DEVELOP A  
DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE  
VILLAGE AT PLAYA VISTA PROJECT  
SCAG NO. I 20020606**

**PROJECT DESCRIPTION**

The proposed Project considers the development of 2,600 dwelling units, 175,000 square feet of office space, 150,000 square feet of retail space, and 40,000 square feet of community serving uses. The proposed Project will be developed on 162.5-acre site with approximately 101.7 acres for development and approximately 69.6-acres of passive open space and habitat. The proposed Project is located in the City of Los Angeles.

**CONSISTENCY WITH REGIONAL COMPREHENSIVE PLAN AND GUIDE POLICIES**

The Growth Management Chapter (GMC) of the Regional Comprehensive Plan and Guide (RCPG) contains the following policies that are particularly applicable and should be addressed in the Draft EIR for the Village at Playa Vista Project.

*3.01 The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.*

**Regional Growth Forecasts**

The Draft EIR should reflect the most current SCAG forecasts which are the 2001 RTP (April 2001) Population, Household and Employment forecasts for the Los Angeles City subregion, the City of Los Angeles, and forecasts for Regional Statistical Areas. These forecasts are as follows:

| <b>LA City</b>   |             |             |             |             |             |             |
|------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>Subregion</b> | <b>2000</b> | <b>2005</b> | <b>2010</b> | <b>2015</b> | <b>2020</b> | <b>2025</b> |
| Population       | 3,844,926   | 4,030,192   | 4,188,643   | 4,348,850   | 4,570,702   | 4,847,947   |
| Household        | 1,278,664   | 1,323,159   | 1,413,574   | 1,506,798   | 1,619,810   | 1,751,544   |
| Employment       | 1,782,153   | 1,855,430   | 1,924,844   | 1,971,679   | 2,005,576   | 2,050,248   |

January 14, 2003  
Ms. Sue Chang  
Page 3

| City of     | 2000      | 2005      | 2010      | 2015      | 2020      | 2025      |
|-------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Los Angeles |           |           |           |           |           |           |
| Population  | 3,907,884 | 3,990,077 | 4,148,957 | 4,304,671 | 4,531,426 | 4,740,511 |
| Household   | 1,269,067 | 1,312,810 | 1,402,341 | 1,494,134 | 1,605,259 | 1,735,138 |
| Employment  | 1,750,085 | 1,831,868 | 1,898,002 | 1,944,919 | 1,977,925 | 2,021,589 |

### Regional Statistical Area

| RSA 16     | 2000      | 2005      | 2010      | 2015      | 2020      | 2025      |
|------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Population | 1,313,862 | 1,367,902 | 1,433,255 | 1,497,961 | 1,608,221 | 1,715,009 |
| Household  | 155,842   | 160,542   | 167,477   | 174,610   | 183,872   | 192,597   |
| Employment | 193,182   | 203,103   | 212,266   | 219,460   | 222,901   | 228,720   |

| RSA 18     | 2000      | 2005      | 2010      | 2015      | 2020      | 2025      |
|------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Population | 1,622,534 | 1,661,819 | 1,699,900 | 1,659,165 | 1,686,324 | 1,716,473 |
| Household  | 217,679   | 221,616   | 225,997   | 231,457   | 237,928   | 244,097   |
| Employment | 318,504   | 335,787   | 349,103   | 358,245   | 366,040   | 373,019   |

3.03 The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.

### GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL STANDARD OF LIVING

The Growth Management goals to develop urban forms that enable individuals to spend less income on housing cost, that minimize public and private development costs, and that enable firms to be more competitive, strengthen the regional strategic goal to stimulate the regional economy. The evaluation of the proposed project in relation to the following policies would be intended to guide efforts toward achievement of such goals and does not infer regional interference with local land use powers.

3.05 Encourage patterns of urban development and land use, which reduce costs on infrastructure construction and make better use of existing facilities.

January 14, 2003  
Ms. Sue Chang  
Page 4

- 3.09 *Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.*
- 3.10 *Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.*

**GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL QUALITY OF LIFE**

The Growth Management goals to attain mobility and clean air goals and to develop urban forms that enhance quality of life, that accommodate a diversity of life styles, that preserve open space and natural resources, and that are aesthetically pleasing and preserve the character of communities, enhance the regional strategic goal of maintaining the regional quality of life. The evaluation of the proposed project in relation to the following policies would be intended to provide direction for plan implementation, and does not allude to regional mandates.

- 3.11 *Support provisions and incentives created by local jurisdictions to attract housing growth in job rich subregions and job growth in housing rich subregions.*
- 3.12 *Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.*
- 3.13 *Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.*
- 3.14 *Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.*
- 3.15 *Support local jurisdictions strategies to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.*
- 3.16 *Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.*
- 3.17 *Support and encourage settlement patterns, which contain a range of urban densities*

January 14, 2003  
Ms. Sue Chang  
Page 5

- 3.18 *Encourage planned development in locations least likely to cause environmental impact.*
- 3.19 *SCAG shall support policies and actions that preserve open space areas identified in local, state and federal plans.*
- 3.20 *Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.*
- 3.21 *Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.*
- 3.22 *Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.*
- 3.23 *Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.*

#### **GMC POLICIES RELATED TO THE RCPG GOAL TO PROVIDE SOCIAL, POLITICAL, AND CULTURAL EQUITY**

The Growth Management Goal to develop urban forms that avoid economic and social polarization promotes the regional strategic goal of minimizing social and geographic disparities and of reaching equity among all segments of society. The evaluation of the proposed project in relation to the policy stated below is intended guide direction for the accomplishment of this goal, and does not infer regional mandates and interference with local land use powers.

- 3.24 *Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.*
- 3.27 *Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.*

January 14, 2003  
Ms. Sue Chang  
Page 6

## **REGIONAL TRANSPORTATION PLAN**

The **Regional Transportation Plan (RTP)** also has goals, objectives, policies and actions pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. Among the relevant goals, objectives, policies and actions of the RTP are the following:

### **Core Regional Transportation Plan Policies**

#### **4.01 Transportation investments shall be based on SCAG's adopted Regional Performance Indicators:**

**Mobility** - Transportation Systems should meet the public need for improved access, and for safe, comfortable, convenient, faster and economical movements of people and goods.

- Average Work Trip Travel Time in Minutes – 25 minutes (Auto)
- PM Peak Freeway Travel Speed – 45 minutes (Transit)
- PM Peak Non-Freeway Travel Speed
- Percent of PM Peak Travel in Delay (Fwy)
- Percent of PM Peak Travel in Delay (Non-Fwy)

**Accessibility** - Transportation system should ensure the ease with which opportunities are reached. Transportation and land use measures should be employed to ensure minimal time and cost.

- Work Opportunities within 45 Minutes door to door travel time (Mode Neutral)
- Average transit access time

**Environment** - Transportation system should sustain development and preservation of the existing system and the environment. (All Trips)

- CO, ROG, NOx, PM10, PM2.5 – Meet the applicable SIP Emission Budget and the Transportation Conformity requirements

**Reliability** – Transportation system should have reasonable and dependable levels of service by mode. (All Trips)

- Transit – 63%
- Highway – 76%

January 14, 2003  
Ms. Sue Chang  
Page 7

Safety - Transportation systems should provide minimal accident, death and injury.  
(All Trips)

- Fatalities Per Million Passenger Miles - 0
- Injury Accidents - 0

Equity/Environmental Justice - The benefits of transportation investments should be equitably distributed among all ethnic, age and income groups. (All trips)

- By Income Groups Share of Net Benefits - Equitable Distribution of Benefits among all Income Quintiles

Cost-Effectiveness - Maximize return on transportation investment (All Trips). Air Quality, Mobility, Accessibility and Safety

- Return on Total Investment - Optimize return on Transportation Investments

- 4.02 Transportation investments shall mitigate environmental impacts to an acceptable level.
- 4.04 Transportation Control Measures shall be a priority.
- 4.16 Maintaining and operating the existing transportation system will be a priority over expanding capacity.

### **AIR QUALITY CHAPTER CORE ACTIONS**

The Air Quality Chapter core actions related to the proposed project includes:

- 5.07 Determine specific programs and associated actions needed (e.g., indirect source rules, enhanced use of telecommunications, provision of community based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulations can be assessed.
- 5.11 Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional and local) consider air quality, land use, transportation and economic relationships to ensure consistency and minimize conflicts.

January 14, 2003  
Ms. Sue Chang  
Page 8

## **OPEN SPACE CHAPTER ANCILLARY GOALS**

### **Outdoor Recreation**

- 9.01 *Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region and to promote tourism in the region.*
- 9.02 *Increase the accessibility to open space lands for outdoor recreation.*
- 9.03 *Promote self-sustaining regional recreation resources and facilities.*

### **Public Health and Safety**

- 9.04 *Maintain open space for adequate protection of lives and properties against natural and man-made hazards.*
- 9.05 *Minimize potentially hazardous developments in hillsides, canyons, areas susceptible to flooding, earthquakes, wildfire and other known hazards, and areas with limited access for emergency equipment.*

### **Resource Production**

- 9.07 *Maintain adequate viable resource production land, particularly lands devoted to commercial agriculture and mining operations.*

### **Resource Protection**

- 9.08 *Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.*

## **WATER QUALITY CHAPTER RECOMMENDATIONS AND POLICY OPTIONS**

The **Water Quality Chapter** core recommendations and policy options relate to the two water quality goals: to restore and maintain the chemical, physical and biological integrity of the nation's water; and, to achieve and maintain water quality objectives that are necessary to protect all beneficial uses of all waters.

- 11.02 *Encourage "watershed management" programs and strategies, recognizing the primary role of local governments in such efforts.*

January 14, 2003  
Ms. Sue Chang  
Page 9

- 11.03 Coordinate watershed management planning at the subregional level by (1) providing consistent regional data; (2) serving as a liaison between affected local, state, and federal watershed management agencies; and (3) ensuring that watershed planning is consistent with other planning objectives (e.g., transportation, air quality, water supply).*
- 11.05 Support regional efforts to identify and cooperatively plan for wetlands to facilitate both sustaining the amount and quality of wetlands in the region and expediting the process for obtaining wetlands permits.*
- 11.07 Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.*

### **CONCLUSIONS**

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA.



January 14, 2003  
Ms. Sue Chang  
Page 10

## SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

### *Roles and Authorities*

**THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG)** is a *Joint Powers Agency* established under California Government Code Section 6502 et seq. Under federal and state law, SCAG is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO). SCAG's mandated roles and responsibilities include the following:

SCAG is designated by the federal government as the Region's *Metropolitan Planning Organization* and mandated to maintain a continuing, cooperative, and comprehensive transportation planning process resulting in a Regional Transportation Plan and a Regional Transportation Improvement Program pursuant to 23 U.S.C. '134, 49 U.S.C. '5301 et seq., 23 C.F.R. '460, and 49 C.F.R. '613. SCAG is also the designated *Regional Transportation Planning Agency*, and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082 respectively.

SCAG is responsible for developing the demographic projections and the integrated land use, housing, employment, and transportation programs, measures, and strategies portions of the *South Coast Air Quality Management Plan*, pursuant to California Health and Safety Code Section 40460(b)-(c). SCAG is also designated under 42 U.S.C. '7504(a) as a *Co-Lead Agency* for air quality planning for the Central Coast and Southeast Desert Air Basin District.

SCAG is responsible under the Federal Clean Air Act for determining *Conformity* of Projects, Plans and Programs to the State Implementation Plan, pursuant to 42 U.S.C. '7506.

Pursuant to California Government Code Section 65089.2, SCAG is responsible for *reviewing all Congestion Management Plans (CMPs) for consistency with regional transportation plans* required by Section 65090 of the Government Code. SCAG must also evaluate the consistency and compatibility of such programs within the region.

SCAG is the authorized regional agency for *Inter-Governmental Review* of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12,372 (replacing A-95 Review).

SCAG reviews, pursuant to Public Resources Code Sections 21083 and 21087, Environmental Impacts Reports of projects of regional significance for consistency with regional plans [California Environmental Quality Act Guidelines Sections 15206 and 15125(b)].

Pursuant to 33 U.S.C. '1288(a)(2) (Section 208 of the Federal Water Pollution Control Act), SCAG is the authorized *Areawide Waste Treatment Management Planning Agency*.

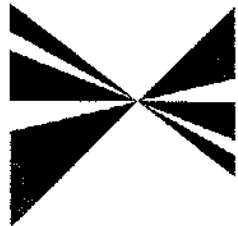
SCAG is responsible for preparation of the *Regional Housing Needs Assessment*, pursuant to California Government Code Section 65564(a).

SCAG is responsible (with the Association of Bay Area Governments, the Sacramento Area Council of Governments, and the Association of Monterey Bay Area Governments) for preparing the *Southern California Hazardous Waste Management Plan* pursuant to California Health and Safety Code Section 25135.3.

Revised July 2001

W-13

SOUTHERN CALIFORNIA



**ASSOCIATION of  
GOVERNMENTS**  
Main Office

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

**Officers:** President: Councilmember Hal  
Bernson, Los Angeles • First Vice President:  
Mayor Pro Tem Bev Perry, Brea • Second Vice  
President: Supervisor Charles Smith, Orange  
County

**Imperial County:** Hank Kuiper, Imperial  
County • Jo Shields, Brawley

**Los Angeles County:** Yvonne Brathwaite Burke,  
Los Angeles County • Zev Yaroslavsky, Los  
Angeles County • Melanie Andrews, Compton •  
Harry Baldwin, San Gabriel • Bruce Barrows,  
Cerritos • George Bass, Bell • Hal Bernson, Los  
Angeles • Ken Blackwood, Lomita • Robert  
Bruesch, Rosemead • Gene Daniels, Paramount •  
Ruth Galanter, Los Angeles • Mike Dispenza,  
Palmdale • Judy Dunlap, Inglewood • Eric  
Garretti, Los Angeles • Wendy Grenel, Los  
Angeles • James Hahn, Los Angeles • Janice  
Hahn, Los Angeles • Nate Holden, Los Angeles •  
Sandra Jacobs, El Segundo • Tom LaBonge, Los  
Angeles • Bonnie Lowenthal, Long Beach • Keith  
McCarthy, Downey • Cindy Miskowski, Los  
Angeles • Pam O'Connor, Santa Monica • Nick  
Pacheco, Los Angeles • Alex Padilla, Los Angeles  
• Jan Perry, Los Angeles • Beatrice Proo, Pico  
Rivera • Ed Reyes, Los Angeles • Karen  
Rosenfield, Claremont • Dick Stanford, Azusa •  
Tom Sykes, Walnut • Paul Tibbot, Alhambra •  
Sidney Tyler, Jr., Pasadena • Dennis Washburn,  
Calabasas • Jack Weiss, Los Angeles • Bob  
Yousefian, Glendale • Dennis P. Zine, Los Angeles

**Orange County:** Charles Smith, Orange County  
• Ron Bates, Los Alamitos • Art Brown, Buena  
Park • Lou Bone, Tustin • Cathryn DeYoung,  
Laguna Niguel • Richard Dixon, Lake Forest •  
Alta Duke, La Palma • Shirley McCracken,  
Anaheim • Rev Perry, Brea • Ted Ridgeway,  
Newport Beach

**Riverside County:** Bob Buster, Riverside County  
• Ron Loveridge, Riverside • Greg Pettis,  
Cathedral City • Ron Roberts, Temecula • Jan  
Rudman, Corona • Charles White, Moreno Valley

**San Bernardino County:** Bill Alexander, Rancho  
Cucamonga • Lawrence Dale, Barstow • Lee Ann  
Garcia, Grand Terrace • Susan Lien, San  
Bernardino • Gary Oviatt, Ontario • Deborah  
Robertson, Rialto

**Ventura County:** Judy Mikels, Ventura County •  
Glen Becerra, Simi Valley • Carl Morehouse, San  
Buenaventura • Toni Young, Port Lueneme

**Riverside County Transportation Commission:**  
Robin Lowe, Hemet

**Ventura County Transportation Commission:**  
Bill Davis, Simi Valley

January 14, 2003

Ms. Sue Chang  
City Planner  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

RECEIVED  
CITY OF LOS ANGELES  
JAN 15 2003

CITY PLANNING  
PLAYA VISTA UNIT

**RE: Comments on the Notice of Preparation for a Draft Environmental  
Impact Report for the Village at Playa Vista Project - SCAG No. I  
20020606**

Dear Ms. Chang:

Thank you for submitting the **Notice of Preparation for a Draft Environmental Impact Report for the Village at Playa Vista Project** to SCAG for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

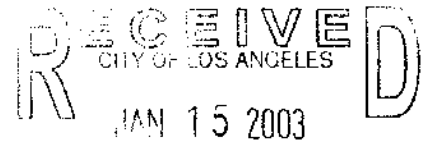
We have reviewed the **Notice of Preparation**, and have determined that the **proposed Project is regionally significant per California Environmental Quality Act (CEQA) Guidelines (Section 15206)**. The proposed Project considers the construction of more than 500 dwelling units. CEQA requires that EIRs discuss any inconsistencies between the proposed project and the applicable general plans and **regional plans (Section 15125 [d])**. If there are inconsistencies, an explanation and rationalization for such inconsistencies should be provided.

Policies of SCAG's Regional Comprehensive Plan and Guide and Regional Transportation Plan, which may be applicable to your project, are outlined in the attachment. We expect the DEIR to specifically cite the appropriate SCAG policies and address the manner in which the Project is consistent with applicable core policies or supportive of applicable ancillary policies. Please use our policy numbers to refer to them in your DEIR. Also, we would encourage you to use a side-by-side comparison of SCAG policies with a discussion of the consistency or support of the policy with the Proposed Project.

Please provide a minimum of 45 days for SCAG to review the DEIR when this document is available. If you have any questions regarding the attached comments, please contact me at (213) 236-1867. Thank you.

Sincerely,

  
JEFFREY M. SMITH, AICP  
Senior Regional Planner  
Intergovernmental Review



CITY PLANNING  
PLAYA VISTA UNIT

**COMMENTS ON THE PROPOSAL TO DEVELOP A  
DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE  
VILLAGE AT PLAYA VISTA PROJECT  
SCAG NO. I 20020606**

**PROJECT DESCRIPTION**

The proposed Project considers the development of 2,600 dwelling units, 175,000 square feet of office space, 150,000 square feet of retail space, and 40,000 square feet of community serving uses. The proposed Project will be developed on 162.5-acre site with approximately 101.7 acres for development and approximately 69.6-acres of passive open space and habitat. The proposed Project is located in the City of Los Angeles.

**CONSISTENCY WITH REGIONAL COMPREHENSIVE PLAN AND GUIDE POLICIES**

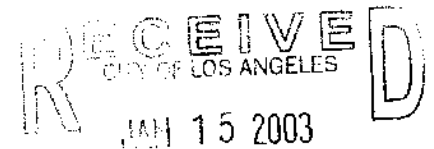
The **Growth Management Chapter (GMC)** of the Regional Comprehensive Plan and Guide (RCPG) contains the following policies that are particularly applicable and should be addressed in the Draft EIR for the Village at Playa Vista Project.

*3.01 The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.*

**Regional Growth Forecasts**

The Draft EIR should reflect the most current SCAG forecasts which are the 2001 RTP (April 2001) Population, Household and Employment forecasts for the Los Angeles City subregion, the City of Los Angeles, and forecasts for Regional Statistical Areas. These forecasts are as follows:

| LA City    | 2000      | 2005      | 2010      | 2015      | 2020      | 2025      |
|------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Subregion  |           |           |           |           |           |           |
| Population | 3,544,926 | 4,030,182 | 4,188,643 | 4,348,850 | 4,570,702 | 4,794,497 |
| Household  | 1,278,664 | 1,323,159 | 1,413,574 | 1,506,798 | 1,619,810 | 1,751,544 |
| Employment | 1,782,153 | 1,855,430 | 1,924,644 | 1,971,679 | 2,005,576 | 2,050,248 |



CITY PLANNING  
PLAYA VISTA UNIT

| City of     | 2000      | 2005      | 2010      | 2015      | 2020      | 2025      |
|-------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Los Angeles | 2000      | 2005      | 2010      | 2015      | 2020      | 2025      |
| Population  | 3,807,864 | 3,990,077 | 4,146,557 | 4,304,671 | 4,521,426 | 4,740,519 |
| Household   | 1,269,067 | 1,312,810 | 1,402,341 | 1,494,134 | 1,605,259 | 1,735,138 |
| Employment  | 1,260,085 | 1,331,668 | 1,699,002 | 1,944,919 | 1,977,925 | 2,021,639 |

Regional Statistical Area

| FSA 16     | 2000    | 2005    | 2010    | 2015    | 2020    | 2025    |
|------------|---------|---------|---------|---------|---------|---------|
| Population | 157,063 | 167,802 | 177,858 | 187,366 | 197,241 | 207,339 |
| Household  | 155,842 | 160,542 | 167,477 | 174,610 | 183,872 | 192,597 |
| Employment | 198,112 | 209,103 | 212,265 | 218,460 | 222,001 | 228,720 |

| FSA 18     | 2000    | 2005    | 2010    | 2015    | 2020    | 2025    |
|------------|---------|---------|---------|---------|---------|---------|
| Population | 162,544 | 165,819 | 168,400 | 169,785 | 168,386 | 168,173 |
| Household  | 217,679 | 221,616 | 226,997 | 231,457 | 237,926 | 244,097 |
| Employment | 318,504 | 335,787 | 349,103 | 358,245 | 366,040 | 373,019 |

3.03 *The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.*

**GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL STANDARD OF LIVING**

The Growth Management goals to develop urban forms that enable individuals to spend less income on housing cost, that minimize public and private development costs, and that enable firms to be more competitive, strengthen the regional strategic goal to stimulate the regional economy. The evaluation of the proposed project in relation to the following policies would be intended to guide efforts toward achievement of such goals and does not infer regional interference with local land use powers.

3.05 *Encourage patterns of urban development and land use, which reduce costs on infrastructure construction and make better use of existing facilities.*

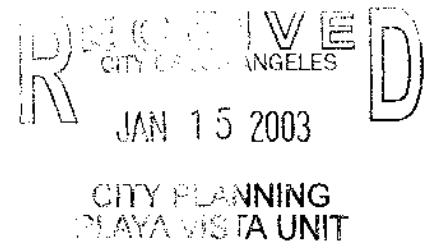
January 14, 2003  
Ms. Sue Chang  
Page 4

- 3.09 *Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.*
- 3.10 *Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.*

**GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL QUALITY OF LIFE**

The Growth Management goals to attain mobility and clean air goals and to develop urban forms that enhance quality of life, that accommodate a diversity of life styles, that preserve open space and natural resources, and that are aesthetically pleasing and preserve the character of communities, enhance the regional strategic goal of maintaining the regional quality of life. The evaluation of the proposed project in relation to the following policies would be intended to provide direction for plan implementation, and does not allude to regional mandates.

- 3.11 *Support provisions and incentives created by local jurisdictions to attract housing growth in job rich subregions and job growth in housing rich subregions.*
- 3.12 *Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.*
- 3.13 *Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.*
- 3.14 *Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.*
- 3.15 *Support local jurisdictions strategies to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.*
- 3.16 *Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.*
- 3.17 *Support and encourage settlement patterns, which contain a range of urban densities*



- 3.18 *Encourage planned development in locations least likely to cause environmental impact.*
- 3.19 *SCAG shall support policies and actions that preserve open space areas identified in local, state and federal plans.*
- 3.20 *Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.*
- 3.21 *Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.*
- 3.22 *Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.*
- 3.23 *Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.*

**GMC POLICIES RELATED TO THE RCPG GOAL TO PROVIDE SOCIAL, POLITICAL, AND CULTURAL EQUITY**

The Growth Management Goal to develop urban forms that avoid economic and social polarization promotes the regional strategic goal of minimizing social and geographic disparities and of reaching equity among all segments of society. The evaluation of the proposed project in relation to the policy stated below is intended guide direction for the accomplishment of this goal, and does not infer regional mandates and interference with local land use powers.

- 3.24 *Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.*
- 3.27 *Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.*

January 14, 2003  
 Ms. Sue Chang  
 Page 6

CITY PLANNING  
 PLAYA VISTA UNIT

## **REGIONAL TRANSPORTATION PLAN**

The **Regional Transportation Plan (RTP)** also has goals, objectives, policies and actions pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. Among the relevant goals, objectives, policies and actions of the RTP are the following:

### **Core Regional Transportation Plan Policies**

4.01 *Transportation investments shall be based on SCAG's adopted Regional Performance Indicators:*

*Mobility* - *Transportation Systems should meet the public need for improved access, and for safe, comfortable, convenient, faster and economical movements of people and goods.*

- *Average Work Trip Travel Time in Minutes – 25 minutes (Auto)*
- *PM Peak Freeway Travel Speed – 45 minutes (Transit)*
- *PM Peak Non-Freeway Travel Speed*
- *Percent of PM Peak Travel in Delay (Fwy)*
- *Percent of PM Peak Travel in Delay (Non-Fwy)*

*Accessibility* - *Transportation system should ensure the ease with which opportunities are reached. Transportation and land use measures should be employed to ensure minimal time and cost.*

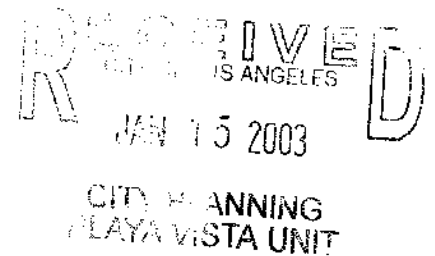
- *Work Opportunities within 45 Minutes door to door travel time (Mode Neutral)*
- *Average transit access time*

*Environment* - *Transportation system should sustain development and preservation of the existing system and the environment. (All Trips)*

- *CO, ROG, NOx, PM10, PM2.5 – Meet the applicable SIP Emission Budget and the Transportation Conformity requirements*

*Reliability* – *Transportation system should have reasonable and dependable levels of service by mode. (All Trips)*

- *Transit – 63%*
- *Highway – 76%*



Safety - Transportation systems should provide minimal accident, death and injury. (All Trips)

- Fatalities Per Million Passenger Miles – 0
- Injury Accidents – 0

Equity/Environmental Justice - The benefits of transportation investments should be equitably distributed among all ethnic, age and income groups. (All trips)

- By Income Groups Share of Net Benefits – Equitable Distribution of Benefits among all Income Quintiles

Cost-Effectiveness - Maximize return on transportation investment (All Trips). Air Quality, Mobility, Accessibility and Safety

- Return on Total Investment – Optimize return on Transportation Investments

4.02 Transportation investments shall mitigate environmental impacts to an acceptable level.

4.04 Transportation Control Measures shall be a priority.

4.16 Maintaining and operating the existing transportation system will be a priority over expanding capacity.

#### **AIR QUALITY CHAPTER CORE ACTIONS**

The Air Quality Chapter core actions related to the proposed project includes:

5.07 Determine specific programs and associated actions needed (e.g., indirect source rules, enhanced use of telecommunications, provision of community based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulations can be assessed.

5.11 Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional and local) consider air quality, land use, transportation and economic relationships to ensure consistency and minimize conflicts.



## **OPEN SPACE CHAPTER ANCILLARY GOALS**

### **Outdoor Recreation**

- 9.01 *Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region and to promote tourism in the region.*
- 9.02 *Increase the accessibility to open space lands for outdoor recreation.*
- 9.03 *Promote self-sustaining regional recreation resources and facilities.*

### **Public Health and Safety**

- 9.04 *Maintain open space for adequate protection of lives and properties against natural and man-made hazards.*
- 9.05 *Minimize potentially hazardous developments in hillsides, canyons, areas susceptible to flooding, earthquakes, wildfire and other known hazards, and areas with limited access for emergency equipment.*

### **Resource Production**

- 9.07 *Maintain adequate viable resource production land, particularly lands devoted to commercial agriculture and mining operations.*

### **Resource Protection**

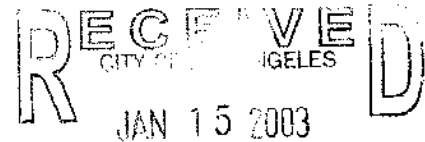
- 9.08 *Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.*

## **WATER QUALITY CHAPTER RECOMMENDATIONS AND POLICY OPTIONS**

The **Water Quality Chapter** core recommendations and policy options relate to the two water quality goals: to restore and maintain the chemical, physical and biological integrity of the nation's water; and, to achieve and maintain water quality objectives that are necessary to protect all beneficial uses of all waters.

- 11.02 *Encourage "watershed management" programs and strategies, recognizing the primary role of local governments in such efforts.*

January 14, 2003  
Ms. Sue Chang  
Page 9



CITY PLANNING  
PLAYA VISTA UNIT

- 11.03 *Coordinate watershed management planning at the subregional level by (1) providing consistent regional data; (2) serving as a liaison between affected local, state, and federal watershed management agencies; and (3) ensuring that watershed planning is consistent with other planning objectives (e.g., transportation, air quality, water supply).*
- 11.05 *Support regional efforts to identify and cooperatively plan for wetlands to facilitate both sustaining the amount and quality of wetlands in the region and expediting the process for obtaining wetlands permits.*
- 11.07 *Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.*

## **CONCLUSIONS**

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA.

## SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

### *Roles and Authorities*

THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) is a **Joint Powers Agency** established under California Government Code Section 6502 et seq. Under federal and state law, SCAG is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO). SCAG's mandated roles and responsibilities include the following:

SCAG is designated by the federal government as the Region's **Metropolitan Planning Organization** and mandated to maintain a continuing, cooperative, and comprehensive transportation planning process resulting in a Regional Transportation Plan and a Regional Transportation Improvement Program pursuant to 23 U.S.C. '134, 49 U.S.C. '5301 et seq., 23 C.F.R. '450, and 49 C.F.R. '613. SCAG is also the designated **Regional Transportation Planning Agency**, and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082 respectively.

SCAG is responsible for developing the demographic projections and the integrated land use, housing, employment, and transportation programs, measures, and strategies portions of the **South Coast Air Quality Management Plan**, pursuant to California Health and Safety Code Section 40460(b)-(c). SCAG is also designated under 42 U.S.C. '7504(a) as a **Co-Lead Agency** for air quality planning for the Central Coast and Southeast Desert Air Basin District.

SCAG is responsible under the Federal Clean Air Act for determining **Conformity** of Projects, Plans and Programs to the State Implementation Plan, pursuant to 42 U.S.C. '7506.

Pursuant to California Government Code Section 65089.2, SCAG is responsible for **reviewing all Congestion Management Plans (CMPs) for consistency with regional transportation plans** required by Section 65080 of the Government Code. SCAG must also evaluate the consistency and compatibility of such programs within the region.

SCAG is the authorized regional agency for **Inter-Governmental Review** of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12,372 (replacing A-95 Review).

SCAG reviews, pursuant to Public Resources Code Sections 21083 and 21087, Environmental Impacts Reports of projects of regional significance for consistency with regional plans [California Environmental Quality Act Guidelines Sections 15206 and 15125(b)].

Pursuant to 33 U.S.C. '1288(a)(2) (Section 208 of the Federal Water Pollution Control Act), SCAG is the authorized **Areawide Waste Treatment Management Planning Agency**.

SCAG is responsible for preparation of the **Regional Housing Needs Assessment**, pursuant to California Government Code Section 65584(a).

SCAG is responsible (with the Association of Bay Area Governments, the Sacramento Area Council of Governments, and the Association of Monterey Bay Area Governments) for preparing the **Southern California Hazardous Waste Management Plan** pursuant to California Health and Safety Code Section 25135.3.



# California Regional Water Quality Control Board

## Los Angeles Region

Winston B. Hickox  
Secretary for  
Environmental  
Protection

320 W. 4th Street, Suite 200, Los Angeles, California 90013  
Phone (213) 576-6600 FAX (213) 576-6640  
Internet Address: <http://www.swrqb.ca.gov/~rwqcb4>

Gray Davis  
Governor

Sue Chang  
City of Los Angeles  
Fax: 213-9781373

W-14

February 7, 2003

RE: NOTICE OF PREPARATION FOR THE VILLAGE AT PLAYA VISTA, ENV-2002-6129-EIR

Dear Ms. Chang:

Thank you for the opportunity to provide our initial comments during this early stage of the proposed project planning process. In addition to the standard water quality and hydrology issues that are addressed in an EIR, it would be useful to address the methane that is present in the vicinity of the project location.

We hope that these comments will provide early direction to the preparers of the environmental review documents and ensure an adequate analysis of water quality issues. If you have any questions please contact Deborah Neiter at (213) 576-6763.

Sincerely,

Deborah Neiter

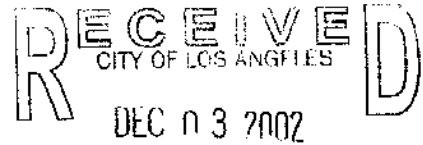
RECEIVED  
CITY OF LOS ANGELES  
FEB 10 2003  
CITY PLANNING DEPT.  
LAX/Playa Vista Section



DEPARTMENT OF CONSERVATION  
STATE OF CALIFORNIA

November 19, 2002

W-15



DIVISION OF OIL,  
GAS, & GEOTHERMAL  
RESOURCES

Ms. Sue Chang  
City of Los Angeles, Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

CITY PLANNING  
PLAYA VISTA UNIT

Subject: Notice of Preparation (NOP) for The Village at Playa Vista, ENV-2002-6129-EIR, Los Angeles County

5816 CORPORATE AVE.  
SUITE 200  
CYPRESS  
CALIFORNIA  
90630-4731

PHONE  
916/816-6847

FAX  
916/816-6853

The Department of Conservation's (Department) Division of Oil, Gas, and Geothermal Resources (Division) has reviewed the above referenced project. The Division supervises the drilling, maintenance, and plugging and abandonment of oil, gas, and geothermal wells in California.

The proposed project is located beyond the administrative boundaries of any oil or gas field. There are no oil, gas, or injection wells within the boundaries of the project. However, if excavation or grading operations uncovers a previously unrecorded well, the Division district office in Cypress must be notified, as the discovery of any unrecorded well may require remedial operations.

INTERNET  
CONSRV.CA.GOV

GRAY DAVIS  
GOVERNOR

Thank you for the opportunity to comment on the NOP. If you have questions on our comments, or require technical assistance or information, please call me at the Cypress district office: 5816 Corporate Avenue, Suite 200, Cypress, CA 90630-4731; phone (714) 816-6847.

Sincerely

David Curtis  
Environmental Engineer



State of California - The Resources Agency

GRAY DAVIS, Governor

**DEPARTMENT OF FISH AND GAME**

http://www.dfg.ca.gov  
4949 Viewridge Avenue  
San Diego, CA 92123  
(858) 467-4201

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 16 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section



**Flex  
YOUR  
POWER**

W-16

December 13, 2002

Sue Chang  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

**The Village at Playa Vista**  
**State Clearinghouse Number 2002111065**

Dear Ms. Chang:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the above-referenced project, relative to impacts to biological resources. To enable Department staff to adequately review and comment on the proposed project, we recommend the following information be included in the Draft Environmental Impact Report (DEIR), as applicable:

1. A complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats.
  - a. A thorough assessment of rare plants and rare natural communities, following the Department's May 1984 Guidelines (revised May 2000) for Assessing Impacts to Rare Plants and Rare Natural Communities (Attachment 1).
  - b. A complete assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.

- c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, § 15380).
  - d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
- 2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, should be included.
  - a. CEQA Guidelines, § 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
  - b. Project impacts should be analyzed relative to their effects on off-site habitats. Specifically, this should include nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed Natural Communities Conservation Planning (NCCP) reserve lands. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided.
  - c. A discussion of impacts associated with increased lighting, noise, human activity, changes in drainage patterns, changes in water volume, velocity, and quality, soil erosion, and /or sedimentation in streams and water courses on or near the project site, with mitigation measures proposed to alleviate such impacts should be included.
  - d. The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
  - e. A cumulative effects analysis should be developed as described under CEQA Guidelines, § 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
- 3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.

- a. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts (Attachment 2).
4. Mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats should be discussed. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.
  - a. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.
  - b. Areas reserved as mitigation for project impacts should be protected from future direct and indirect impacts. Potential issues to be considered include limitation of access, conservation easements, monitoring and management programs, control of illegal dumping, water pollution, and fire.
  - c. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.
5. A California Endangered Species Act (CESA) Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that the Department issue a separate CEQA document for the issuance of a 2081 permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a 2081 permit. For these reasons, the following information is requested:
  - a. Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.



- b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.
6. The Department has responsibility for wetland and riparian habitats. It is the policy of the Department to strongly discourage development in wetlands or conversion of wetlands to uplands. We oppose any development or conversion which would result in a reduction of wetland acreage or wetland habitat values, unless, at a minimum, project mitigation assures there will be "no net loss" of either wetland habitat values or acreage. Development and conversion include but are not limited to conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether intermittent or perennial, should be retained and provided with substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations.
- a. If the site has the potential to support aquatic, riparian, or wetland habitat, a jurisdictional delineation of lakes, streams, and associated riparian habitats should be included in the DEIR, including a delineation of wetlands pursuant to the U. S. Fish and Wildlife Service wetland definition adopted by the Department<sup>1</sup>. Please note that some wetland and riparian habitats subject to the Department's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers.
  - b. The project may require a Lake or Streambed Alteration Agreement, pursuant to Section 1600 *et seq.* of the Fish and Game Code, with the applicant prior to the applicant's commencement of any activity that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank (which may include associated riparian resources) of a river, stream or lake, or use material from a streambed. The Department's issuance of a Lake or Streambed Alteration Agreement for a project that is subject to CEQA will require CEQA compliance actions by the Department as a responsible agency. The Department as a responsible agency under CEQA may consider the local jurisdiction's (lead agency) Negative Declaration or Environmental Impact Report for the project. To minimize additional requirements by the Department pursuant to Section 1600 *et seq.* and/or under CEQA, the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the agreement<sup>2</sup>.

---

<sup>1</sup> Cowardin, Lewis M., et al. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service.

<sup>2</sup> A Streambed Alteration Agreement form may be obtained by writing to: Department of Fish and Game, 4949 Viewridge Avenue, San Diego, CA 92123, by calling (858) 636-3160, or by accessing the Department's web site at [www.dfg.ca.gov/1600](http://www.dfg.ca.gov/1600).

The Department holds regularly scheduled pre-project planning/early consultation meetings. To make an appointment, please call our office at (858) 636-3160.

Thank you for this opportunity to comment. Questions regarding this letter and further coordination on these issues should be directed to Brad Henderson at (310) 214-9950.

Sincerely,



Donald R. Chadwick  
Habitat Conservation Supervisor

Attachments

cc: Department of Fish and Game  
File  
San Diego

U.S. Fish and Wildlife Service  
Kerri Davis  
Carlsbad

California Coastal Commission  
Pam Emerson  
Long Beach

State Clearinghouse  
Sacramento

bjh



# Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities

State of California  
THE RESOURCES AGENCY  
Department of Fish and Game  
December 9, 1983  
Revised May 8, 2000

The following recommendations are intended to help those who prepare and review environmental documents determine when a botanical survey is needed, who should be considered qualified to conduct such surveys, how field surveys should be conducted, and what information should be contained in the survey report. The Department may recommend that lead agencies not accept the results of surveys that are not conducted according to these guidelines.

1. Botanical surveys are conducted in order to determine the environmental effects of proposed projects on all rare, threatened, and endangered plants and plant communities. Rare, threatened, and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare, threatened, and/or endangered under the following definitions:

A species, subspecies, or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, or disease. A plant is "threatened" when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. The most current version of the California Natural Diversity Database's List of California Terrestrial Natural Communities may be used as a guide to the names and status of communities.

2. It is appropriate to conduct a botanical field survey to determine if, or to the extent that, rare, threatened, or endangered plants will be affected by a proposed project when:
  - a. Natural vegetation occurs on the site, it is unknown if rare, threatened, or endangered plants or habitats occur on the site, and the project has the potential for direct or indirect effects on vegetation; or
  - b. Rare plants have historically been identified on the project site, but adequate information for impact assessment is lacking.
3. Botanical consultants should possess the following qualifications:
  - a. Experience conducting floristic field surveys;
  - b. Knowledge of plant taxonomy and plant community ecology;
  - c. Familiarity with the plants of the area, including rare, threatened, and endangered species;
  - d. Familiarity with the appropriate state and federal statutes related to plants and plant collecting; and,
  - e. Experience with analyzing impacts of development on native plant species and communities.
4. Field surveys should be conducted in a manner that will locate any rare, threatened, or endangered species that may be present. Specifically, rare, threatened, or endangered plant surveys should be:
  - a. Conducted in the field at the proper time of year when rare, threatened, or endangered species are both evident and identifiable. Usually, this is when the plants are flowering.

## ATTACHMENT 2

### Sensitivity of Top Priority Rare Natural Communities in Southern California

Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

- S1.# Less than 6 known locations and/or on less than 2,000 acres of habitat remaining.
- S2.# Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining.
- S3.# Occurs in 21-100-known locations and/or 10,000-50,000 acres of habitat remaining.

The number to the right of the decimal point after the ranking refers to the degree of threat posed to that natural community regardless of the ranking. For example:

- S1.1 = very threatened
- S2.2 = threatened
- S3.3 = no current threats known

### Sensitivity Rankings (February 1992)

| <u>Rank</u> | <u>Community Name</u>  |
|-------------|--|
| S1.1        | Mojave Riparian Forest<br>Sonoran Cottonwood Willow Riparian<br>Mesquite Bosque<br>Elephant Tree Woodland<br>Crucifixion Thorn Woodland<br>Allthorn Woodland<br>Arizonan Woodland<br>Southern California Walnut Forest<br>Mainland Cherry Forest<br>Southern Bishop Pine Forest<br>Torrey Pine Forest<br>Desert Mountain White Fir Forest<br>Southern Dune Scrub<br>Southern Coastal Bluff Scrub<br>Maritime Succulent Scrub<br>Riversidean Alluvial Fan Sage Scrub<br>Southern Maritime Chaparral<br>Valley Needlegrass Grassland<br>Great Basin Grassland<br>Mojave Desert Grassland<br>Pebble Plains<br>Southern Sedge Bog<br>Cismontane Alkali Marsh |

**DEPARTMENT OF TRANSPORTATION**

DIVISION OF AERONAUTICS – M.S.#40

1120 N STREET

P. O. BOX 942873

SACRAMENTO, CA 94273-0001

PHONE (916) 654-4959

FAX (916) 653-9531

**RECEIVED**

CITY OF LOS ANGELES

JAN 06 2003

*Flex your power!  
Be energy efficient!*

Ms. Sue Chang  
City of Los Angeles  
200 N. Spring Street, Room 720  
Los Angeles, CA 90012

CITY PLANNING DEPT.  
LAX/Playa Vista Section

December 16, 2002

Dear Ms. Chang:

Re: *City of Los Angeles Notice of Preparation (NOP) of a Draft EIR for the Village at  
Playa Vista; SCH# 2002111065*

The California Department of Transportation, Division of Aeronautics (Division), reviewed the above-referenced document with respect to airport-related noise and safety impacts and regional aviation land use planning issues pursuant to CEQA. The following comments are offered for your consideration.

The proposal is for a 162.5-acre site with approximately 101.7 acres for development and approximately 60.8 acres of "passive open space." Proposed uses include 2,600 dwelling units, 175,000 square feet (sq ft) of office space, 150,000 sq ft of retail space and 40,000 sq ft of community-serving uses. The project site is located approximately one and one-half miles north of Los Angeles International Airport (LAX). We advise submitting the proposal to LAX to ensure that the General Plan will be compatible with future as well as existing airport operations.

In accordance with CEQA, Public Resources Code 21096, the Department's Airport Land Use Planning Handbook (Handbook) must be utilized as a resource in the preparation of environmental documents for projects within two miles of an airport. The Handbook can be accessed at [www.dot.ca.gov/hq/planning/aeronaut/](http://www.dot.ca.gov/hq/planning/aeronaut/) under the Office of Technical Services or please contact this office to request a copy. The Handbook is a resource that should be applied to all public use airports. The Draft EIR should address airport-related noise and safety impacts.

In addition, should the proposal include a school site, Education code Section 17215 requires a school site evaluation by the Division of Aeronautics for proposed school sites within two miles of a runway.

The need for compatible and safe land uses near airports in California is both a local and a state issue. Along with protecting individuals who reside or work near an airport, the Division of Aeronautics views each of the 255 public use airports in California as part of the statewide transportation system, which is vital to the state's continued prosperity. This role will no doubt increase as California's population continues to grow

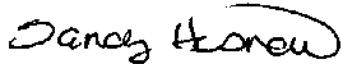
Ms. Sue Chang  
December 16, 2002  
Page 2

and the need for efficient mobility becomes more crucial. We strongly feel that the protection of airports from incompatible land use encroachment is vital to California's economic future.

These comments reflect the areas of concern to the Department's Division of Aeronautics with respect to airport-related noise and safety impacts and regional airport land use planning issues. We advise you to contact our district office concerning surface transportation issues.

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please call me at (916) 654-5314.

Sincerely,



SANDY HESNARD

Aviation Environmental Planner

c: State Clearinghouse, Los Angeles International Airport

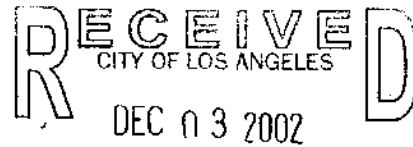
## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-4082  
(916) 657-5390 - Fax



W-18

November 22, 2002



Sue Chang  
City of Los Angeles  
200 N. Spring Street, Room 720  
Los Angeles, CA 90012

CITY PLANNING  
PLAYA VISTA UNIT

RE: SCH# 2002111065 - The Village at Playa Vista, Los Angeles County

Dear Ms. Chang:

The Native American Heritage Commission has reviewed the Notice of Preparation (NOP) regarding the above project. To adequately assess and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

- ✓ Contact the appropriate Information Center for a record search to determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. **Check Completed with negative results, 11/22/02**
  - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Rob Wood  
Environmental Specialist III  
(916) 653-4040

CC: State Clearinghouse



**NATIVE AMERICAN CONTACTS**  
**Los Angeles County**  
**November 22, 2002**

|  |                                       |   |  |
|--|---------------------------------------|---|--|
| Samuel H. Dunlap<br>P.O. Box 1391<br>Temecula, CA 92593<br>(909) 699-5544 (Voice)<br>(909) 262-9351 (Cell)<br>(909) 693-9196 FAX             | Gabrielino<br>Cahuilla<br><br>Luiseno | Gabrielino Tongva Indians of California Tribal Council<br>Robert F. Dorame, Chairperson<br>PO Box 490<br>Bellflower, CA 90707<br>(562) 761-6417 - Voice<br>562 920-9449 - Fax | Gabrielino Tongva  |
| LA City/County Native American Indian Comm<br>3175 West 6th Street, Rm. 403<br>Los Angeles, CA 90020<br>(213) 351-5308<br>(213) 386-3995 FAX |                                       | John Valenzuela<br>PO Box 402597<br>Hesperia, CA 92340<br>(760) 949-2103 Home   | Chumash<br>Tataviam<br><br>Tongva, Gabrielino<br>Vanyume; Serrano<br>Kitanemuk |
| Ti'At Society<br>Cindi Alvitre<br>15600 Mulholland Dr., Apt. K<br>Bel Air, CA 90077<br>(310) 440-0245  | Gabrielino                            | Gabrieleno/Tongva Tribal Council<br>Anthony Morales, Chairperson<br>PO Box 693<br>San Gabriel, CA 91778<br>(626) 286-1632<br>(626) 286-1262 Fax<br>(626) 286-1758 (Home)      | Gabrieleno Tongva  |
| Island Gabrielino Group<br>John Jeffredo<br>PO Box 669<br>San Marcos, CA 92079-0669<br>(760) 723-9279  | Gabrielino                            | Craig Torres<br>713 E. Bishop<br>Santa Ana, CA 92701<br>(714) 542-6678  | Gabrielino Tongva  |

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regards to the cultural assessment for the proposed  
SCH# 2002111065 - The Village at Playa Vista, Jefferson Blvd., Beethoven Street, Centinela and Westlawn Ave., Los Angeles County.

**NATIVE AMERICAN CONTACTS**  
**Los Angeles County**  
**November 22, 2002**

Alfred L. Valenzuela  
18678 Pad Court  
Newhall, CA 91321 Chumash  
Tataviam  
(661) 252-1486 Home Gabrielino  
(661) 755-8314 Work Kitanemuk  
Vanyume ; Serrano

Jim Velasques  
5776 42nd Street  
Riverside, CA 92509 Gabrielino  
Kumeyaay  
(909) 784-6660

Gabrielino/Tongva Tribal Council of the Gabrielino Tongva Nation  
501 Santa Monica Blvd., Suite 500 Gabrielino Tongva  
Santa Monica, CA 90401-2415  
(310) 587-2203  
(310) 587-2281 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regards to the cultural assessment for the proposed  
SCH# 2002111065 - The Village at Playa Vista, Jefferson Blvd., Beethoven Street, Centinela and Westlawn Ave., Los Angeles County.



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS AIR FORCE FLIGHT TEST CENTER (AFFTC)  
EDWARDS AIR FORCE BASE, CALIFORNIA

W-19

AFFTC/XPX  
1 South Rosamond Boulevard  
Edwards AFB CA 93524-1036

NOV 22 2002

City of Los Angeles  
Department Of City Planning  
ATTN: Ms. Sue Chang  
200 North Spring Street, Room 720  
Los Angeles CA 90012

Dear Ms. Chang

Thank you for the opportunity to comment on EIR Case No.: ENV-2002-6129-EIR. Based on the information provided, the Air Force Flight Test Center (AFFTC) at Edwards Air Force Base has no comments regarding the proposal.

The AFFTC appreciates the continued efforts of your department in assuring compatible land use in the Los Angeles County area. If my office can be of any assistance to you in the future, please contact Dwight Deakin at (661) 277-2412 or Pamela Jeglum at (661) 277-5898.

Sincerely

*Josephine Gray*  
JOSEPHINE GRAY

Acting Chief, Plans and Policies Division

RECEIVED  
CITY OF LOS ANGELES  
DEC 03 2002

CITY PLANNING  
PLAYA VISTA UNIT



W-20

TELEPHONE: (310) 581-1180  
FACSIMILE: (310) 581-1183

**SABRINA VENSKUS**  
**ATTORNEY AT LAW**  
171 PIER AVENUE, SUITE 204  
SANTA MONICA, CALIFORNIA  
90405

EMAIL:  
venskus@lawsv.com

**FACSIMILE**

Date: January 14, 2003

To: Ms. Sue Chang  
Los Angeles City Planning Department  
(213) 978-1373 fax  
(213) 978-1397

Fr: Sabrina Venskus

RE: **Playa Vista Phase Two Notice Of Preparation Comments submitted by the  
Ballona Wetlands Land Trust**

No. pages including cover sheet: 9

**RECEIVED**  
**CITY OF LOS ANGELES**  
JAN 14 2003  
**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section**

---

*The message contained in this facsimile and accompanying documents are deemed confidential and subject to the attorney-client privilege. Any use or reproduction without written authorization is a violation of state and federal law. Please contact the sender of this transmission immediately if you have received this message in error.*



**Ballona Wetlands Land Trust**

January 14, 2003

**VIA FACSIMILE**  
**and U.S. Mail**

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 14 2003

**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section****RE: Playa Vista Phase Two Notice Of Preparation Comments**

Dear Ms. Chang,

Following are comments submitted on behalf of the Ballona Wetlands Land Trust regarding the proper scope and content of the environmental information to be included in the Draft Environmental Impact Report.

**I. Need for Expert Independence in Preparing the EIR and Need to Have the City Write and Manage the EIR.**

Allowing developers to guide the writers of environmental impact reports, rather than insisting that they work directly for the city, essentially allows developers to police themselves. This policy favors the applicants, and leads to potential inaccuracy and resulting litigation problems for the City down the road. (See LA Times Article 12/16/02 for discussion on this growing problem).

There are many examples where the lack of expert independence on the Playa Vista Phase One EIR led to significant omissions and oversights, resulting in an extraordinary danger to the health and safety of the residents. If it weren't for members of the community who brought the methane and toxic gas issues to the attention of Los Angeles Department of Building and Safety, the hazard may have been discovered too late. City documents, prepared by the City's independent peer reviewer in 2000, indicate that the Phase One EIR was woefully inadequate at addressing the scope and character of the methane gas problem. This was due to inaccurate and faulty testing on the part of the Playa Vista-hired consultants for the Phase One EIR, such as Camp, Dresser & McKee (CDM). However, just five years after the EIR was certified, the new owners of Playa Vista, Goldman Sachs and Morgan Stanley, hired ENSR to study the site for due diligence purposes. ENSR reported that there was severe methane and toxic gas upward migration at the Playa Vista Phase One site. Approximately a year or two later, this report was discovered at the Los Angeles Regional Water Quality Control Board by a community citizen, Ms. Patricia McPherson. Ms. McPherson took the report to Los Angeles Department of Building and Safety, who then began a series of inquiries into the

Ballona Wetlands Land Trust  
Phase Two NOP Comments

Page 2 of 7

ENSR report data. The existence of the ENSR report proves that the methane and toxic gas contamination could have easily been identified during the preparation of the EIR in 1992, had the City hired experts independently. Now the City's once-independent peer reviewer on the methane issue is no longer "independent." He was recently hired by Playa Vista. (See attached LA Times Article 1/6/03).

These are just a few examples of the problems experienced by the City and the public at large with regard to the preparation of the Phase One EIR.

The City of Los Angeles must require that the consultants working on the Phase Two EIR be hired independently by the City of Los Angeles, and not by the Playa Vista developers. The City of Los Angeles should write and manage the production of the EIR. It should not allow the Playa Vista developers to write and manage the EIR. This is imperative if the public and the City is to have a thorough, impartial EIR document this time around.

## **II. Project Objectives and Statement of Need**

The NOP is deficient in that it fails to set forth an articulated discussion of the project's objectives and a statement of need. The project's objectives must not be defined too narrowly; otherwise an inadequate treatment of the alternatives analysis most likely would result. (*City of Santee v. County of San Diego* (4<sup>th</sup> Dist. 1989) 214 Cal. App. 3d 1438, 263 Cal. Rptr. 340).

## **III. Compliance with SB 901 and SB 610 (2001)**

Since Playa Vista Phase Two is a development project of more than 500 dwelling units, the City must comply with the procedural and substantive requirements of SB 901 and SB 610.

SB 901 (2001) amended provisions of CEQA, the Government Code (relating to subdivision approval) and the Water Code (relating to Urban Water Management Plans). The bill is intended to ensure coordination during the land use planning process between water suppliers and local land use planning agencies when considering certain large-scale development projects. SB901 obligates cities and counties to request a water supply assessment ("WSA") from all potential suppliers of water for a development, of more than 500 units, requiring an EIR pursuant to CEQA. The city must request a WSA from the applicable water supplier before the city may approve an EIR for a land use project that is subject to SB 610 (residential developments of 500 units or more). (Water Code Section 10910(c)).

Procedures contained in SB901 must be incorporated into the CEQA review process. If the city determines that the water supplies are not sufficient to meet the needs of the proposed development, it is required to state such finding in the EIR.



Ballona Wetlands Land Trust  
Phase Two NOP Comments

Page 3 of 7

SB 610 amended Section 21151.9 of the Public Resources Code, relating to CEQA. It also amended the Government Code at Section 66473.7. The law requires a city to request, and the public water system ("a system for the provision of piped water to the public for human consumption that has [or will have with the proposed development] 3,000 or more service connections" Water Code Section 10912), to prepare a WSA for any "project approval" which is subject to CEQA and which meets the definition of "project" in Water Code Section 10912, such as development projects of more than 500 dwelling units.

The city must include the WSA in the EIR prepared for the project. Thereafter, the city must determine, based on the entire record, whether projected water supplies will be sufficient to satisfy the demands of the project, in addition to existing and planned future uses. If the city finds that water supplies will be insufficient, the city shall include that determination in its CEQA findings for the project. (Water Code Section 10911(b)).

#### **IV. Baseline for determining significance of impacts**

The baseline for determining significance of impacts is the condition of the property at the time the original NOP was circulated for public review in 1995 (EIS/EIR 95-0086, State Clearing House No. 1995051011). CEQA Guidelines Section 15125.

#### **V. Significant Impacts**

**A) Aesthetics:** The project would have a significant affect on aesthetics because it would substantially degrade the existing visual character or quality of the site and its surroundings. For example, developing more housing and commercial space in this area will add to the feeling of overcrowding already experienced by the surrounding communities due to the development of Playa Vista Phase One West (Lincoln & Jefferson corners). According to the Phase One EIR, the Playa Vista development is five times the density of surrounding communities of Westchester, Mar Vista, and Playa del Rey. Although Phase Two would not be as dense, it would still be denser than existing communities. This would have an impact on aesthetics, especially to residents above the project on the bluff. Additional light and glare resulting from the thousands of new residences and commercial space would likely adversely affect day or nighttime views in the area. This is especially true with regard to residents who live on the bluff.

**B) Air Quality:** The EIR must consider whether the project will conflict with or obstruct implementation of the South Coast Air Basin, or if the project will contribute substantially to an existing or projected air quality violation. In addition, the EIR should address the direct and indirect human health impacts resulting from increased particulate matter and toxics. The human health risk assessment must be conducted for both local populations and regional populations.

**C) Biological Resources:** The wetlands and uplands habitat still intact may be utilized by federal or state listed species. Pursuant to Section 7 of the Federal Endangered Species Act, consultation must be made with the U.S. Fish and Wildlife Service. In

Ballona Wetlands Land Trust  
Phase Two NOP Comments

Page 4 of 7

addition, the City must comply with the California State Endangered Species Act by consulting with the California Department of Fish and Game. It is likely that the project would have a substantial adverse effect on the riparian habitat that lies south of the subject proposed development area, because it would alter this habitat, thus potentially resulting in destruction of species or their habitat. These issues should be thoroughly examined in the EIR.

**D) Geology and Soils:** The project would likely expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. For instance, during the driving of 2000 pilings into the ground for the Phase One Fountain Park Apartments, many members of the public complained of the noise and shaking they felt in their homes, even as far as a mile away. Other issues that should be addressed in the EIR include whether the area is in a liquefaction zone and what are the potential effects on life and property should there be an earthquake. Finally, the EIR should examine whether the Seismic Hazard Map Act is applicable to this area and if so, ensure that the project complies with the Act.

**E) Hazards and Hazardous Materials:** The EIR must address the issue of hazardous materials at the site. The project would likely create a significant hazard to the public and the environment through emission of hydrogen sulfide which has been found in various areas of the Playa Vista site, at levels known to cause death. For example, during construction of Phase One, workers became sick from hydrogen sulfide emissions during trenching activities. In addition, there are two sites on the Phase Two property that are known to be severely contaminated with VOCs and possibly other hazardous materials. Finally, BTEX contamination is likely and any studies intended to determine the level of BTEX contamination must be done in native, undisturbed soils. Department of Toxic Substances Control and U.S. EPA must be consulted with regard to this topic.

**F) Hydrology and Water Quality:** The EIR must address whether the project would violate any water quality standards or waste discharge requirements. The Ballona Wetlands Land Trust hereby incorporates all comments made by Santa Monica Baykeeper and Heal the Bay with regard to Playa Vista Phase Two NOP/scoping comments.

The project would substantially alter the existing drainage pattern of the site by altering the course of the riparian stream and by paving over a large area of natural habitat, thus substantially increasing the rate and amount of surface runoff in a manner which may result in the flooding and erosion of the area as well as the wetlands that lie west of Lincoln Boulevard.

The EIR should address whether the development area is within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or any other flood hazard delineation map.

**G) Noise:** The project would likely result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. The EIR should address

Ballona Wetlands Land Trust  
Phase Two NOP Comments

Page 5 of 7

noise impacts associated with the installation of pilings needed to stabilize the buildings located in the wetland like soil. In addition, the addition of 2,600 residential units, 175,000 square feet of office space, and 150,000 square feet of retail will likely substantially increase the ambient noise levels in the project vicinity, especially impacting southern Westchester. This area used to be populated with only wildlife. The applicant is now proposing to densely populate the area with people. The EIR should examine the impacts associated with the increased ambient noise resulting from this project.

**H) Public Services:** This project would likely result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, in order to maintain acceptable service ratios, response times or other performance objectives for fire and police protection. As well, schools will be significantly impacted with the addition of 2,600 residential units, many of which will have children living there. Since there is no plans for the addition of new schools in Playa Vista Phase Two, and since there is no certainty that any schools will be built at Playa Vista Phase One (due to the methane and toxic contamination) the EIR should address the significant impacts to public services, such as schools, fire and police departments resulting from the project

**I) Transportation/Traffic:** This project would cause an increase in traffic which would be substantial in relation to the existing traffic load and capacity of the street system. There are relatively few North/South routes. East/West routes from the project area are similarly limited due to the bluffs on the South of the project and Ballona Creek to the North of the project. The project would likely exceed, both individually and cumulatively, a reasonable level of service for the roads and highways in the project area, including Jefferson, Lincoln, Centinela, Inglewood and Culver Boulevards, and the 405 and 10 freeways. The EIR should address impacts to traffic in the local area and the region. The EIR should include in its analysis most of the major intersections from Malibu to the North, Hermosa Beach to the South, and as far East as La Cienega Boulevard.

The EIR should also address the impacts to the local economy that would result from increased traffic. For example, the EIR should examine how much time would be added to a commuter's drive due to the increased traffic. It should study people commuting from all different directions: north to south; south to north; east to west and west to east. Also, drivers on their delivery routes would be impacted by increased traffic. How would this affect the economies of those businesses?

**J) Utilities and Service Systems:** This project would require or result in the construction of new storm water drainage facilities, the construction of which could cause significant environmental harm. The EIR should examine the impacts associated with building in a flood plain, given that this has historically been, and continues to be, a flood plain of the Ballona Watershed. The EIR should examine how new storm water drainage facilities might both alter the character and viability of the riparian stream, and how that alteration

Ballona Wetlands Land Trust  
Phase Two NOP Comments

Page 6 of 7

would impact the riparian stream, Ballona Wetlands and the Santa Monica Bay both directly, as well as indirectly.

**K) Mandatory Findings of Significance:** This project would have impacts that are cumulatively considerable, meaning that the incremental effects of a project are considerable when viewed in connection with the effects of past projects (such as Phase One), the effects of other current projects, and the effects of probable future projects (such as the expansion of LAX). In addition, the project would have environmental effects on human beings, either directly or indirectly, because, among other things, it would degrade the quality of life for existing residents and businesses in adjacent communities through increased traffic congestion, air pollution, degradation of aesthetics, decrease of emergency response time resulting from increased traffic congestion, loss of endangered species habitat, increase of noise and light glare, and similar degradation of existing communities.

## VI. Alternatives Analysis

The EIR must consider a reasonable range of alternatives to the project, or to the location of the project, which offer substantial environmental advantages over the project proposal and may be feasibly accomplished in a successful manner, considering the economic, environmental, social and technological factors involved. The alternatives analysis must include both on-site alternatives and off-site alternatives. (Citizens of Goleta Valley v. Board of Supervisors (1990) 52 Cal 3d 553, 566, 276 Cal. Rpt. 410 ["Goleta II"]).

### A) No Project Alternative

The EIR must discuss what would be reasonably expected to occur in the foreseeable future if the project were not approved. (CEQA Guidelines Section 15126.6 (e)(2)). If left alone, the land contained within the Phase Two area will revert back to viable wetland and upland habitat. The land has not been graded or surcharged. The original wetland soil and seed bank still remains directly under the areas upon which dirt and rubble have been placed by the Playa Vista developers. Many frogs and birds can be seen and heard when driving by the Phase Two area. Even in its relatively poor environmental condition, due to the developer's purposeful destruction of habitat on the property over the past few years, the land still is home to many species of flora and fauna.

The No Project alternative would have various environmental benefits which should be discussed in the EIR, such as improvement of water quality in Centinela Creek, Ballona Creek and Santa Monica Bay; habitat for endangered species; open space for people; and aesthetic benefits.

### B) Other Alternatives

We suggest that the EIR examine at least four alternatives to this project, including scenarios with substantially reduced number of residential units and retail and commercial square footage. In addition, the EIR should examine other locations within

Ballona Wetlands Land Trust  
Phase Two NOP Comments

Page 7 of 7

the City of Los Angeles that could be utilized for development, including brownfields and areas that are within redevelopment zones.

Finally we suggest that the EIR include the alternative of making the entire Phase Two area a park. The alternative should incorporate various scenarios for a park, including active or passive recreation, or a combination of the two. It should address the impacts associated with the establishment of a park on the residents in Playa Vista Phase One and other surrounding communities, especially Westchester, since it is one of the most park poor communities in Los Angeles. In addition, the EIR should consider other impacts resulting from the park alternative, such as impacts to recreational opportunities, biological resources, water quality and hydrology, soils and geology, and aesthetics, including light, noise and visual impacts.

Thank you for the opportunity to comment on the Playa Vista Phase Two Notice of Preparation. We look forward to the City's response to our comments and concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Sabrina Venskus', written in black ink.

Sabrina Venskus  
Legal Director

Los Angeles Times

## CALIFORNIA

LOS ANGELES EDITION

Monday, December 18, 2000

## Developers' Pacts With Consultants Questioned

By RICHARD FAUSSET  
AND NICHOLAS RICCARDI  
Times Staff Writers

Reacting to disclosures that Newhall Land, a farming developer, had destroyed endangered plants on its property, environmental activists and some planners are calling for restrictions on confidentiality agreements that prevent environmental consultants from sharing information with the public.

The existence of suspected fields of San Fernando Valley spindflowers, an endangered plant that lives on property that Newhall Land wants to use for housing, was not revealed for two years after the flowers were discovered. That was because the consulting botanists who located them were required by Newhall Land to sign a confidentiality agreement — an increasingly common legal practice that critics contend violates the spirit of state environmental laws.

Such agreements are made possible by pockets in Los Angeles County and some other jurisdictions that allow developers to select consultants to write environmental impact reports. The county officials say that having the county directly control the consultants would be too cumbersome.

But some critics and planning experts say that allowing developers to guide the writers of environmental impact reports — rather than insisting they work directly for the county — essentially lets builders police themselves.

Attorney Jan Chatten-Brown wants state lawmakers to bar the practice but says there has been little interest in Sacramento. "People have said, 'Where are the horror stories?'" she said. "Well, here it is!"

In May of 2000, the state Department of Fish and Game recommended that Newhall Land search its 12,000 acres for the spindflower, which had been believed extinct until it was rediscovered on another development site in 1999.

The developer retained an environmental consultant to look for the plants. The consultants found one stand of spindflowers, then located several other fields spread throughout areas slated for high-density housing. But Newhall Land did not send the samples from the other fields to labs to confirm they were the protected plant. Instead, the developer ordered its consultants to stop surveying and reminded them they had signed a confidentiality agreement, court records and company officials say.

The next year, Fish and Game officers began investigating reports that Newhall Land was underreporting and destroying spindflowers on its site. The investigation was stymied when the biologists who discovered the tiny plants refused to give officials any details of their findings, citing the confidentiality statements they had signed with the company, according to court records.

In environmental documents filed with the county Dec. 2, after a search warrant served on the Newhall Land property and an investigation by the Los Angeles County district attorney's office, the developer acknowledged the earlier discovery of other spindflowers and the "unconfirmed" ones that the developer had never tested. By that time, Newhall Land had plowed under what state officials say were thousands of flowers in what the developer says was a farming operation.

Newhall Land spokeswoman Marlee Lauffer said the company makes all its environmental consultants sign confidentiality statements. In the case of the spindflower, she said, all the information became public when the company released its revised environmental impact report last week.

"Everything that we do eventually becomes public," she said.

Regardless, some say confidentiality agreements violate the spirit of the law that governs development — the California Environmental Quality Act, which requires a public review of projects that could do ecological harm.

Terry Roberts, a former city planner and head of the state clearinghouse in the Office of Planning Research, said she was surprised that consultants would be required to sign confidentiality agreements. "An important purpose of the CEQA process is to have all of this information to be made public," Roberts said, stressing that she was speaking generally, not addressing the Newhall Land case specifically.

Attorney Chatten-Brown, who was co-counsel in a lawsuit that forced the developer to rewrite parts of its environmental review, said that "the confidentiality requirement is clearly [antithetical] to the intent of CEQA."

And Darryl Koutnik, head of the county's impact analysis division, said the county tries to counter confidentiality agreements by requiring all developers to include every consultant's report in final environmental documents.

Still, he said, confidentiality deals are "obviously a bad thing as far as public disclosure. The company...proposing the information will then be able to control what gets put out and what doesn't."

Koutnik said such agreements are increasing, which he attributed to the rise in lawsuits attempting to block development. In recent months, members of the California Native Plant Society have been considering starting a certification program for botanists that would include a code of ethics. Some are now wondering whether that code should include a ban on confidentiality statements.

"We keep reviewing environmental documents prepared by botanists that are just incompetent, or they're committing fraud and twisting the facts," said David Magney, a past president of the society who is heading up the certification effort. "Then, when a company like Newhall forces all of their biologists to sign confidentiality statements, it makes

things that much harder to trace down."

While some consultants fear losing business if they do not sign confidentiality agreements, others, such as Santa Clarita biologist Frank Hovore, refuse to sign them outright. At the Sacramento consulting company Jones & Stokes, confidentiality is fine for surveys that are not part of the state environmental review process. But staff attorney Ken Bogdan said that the company always fully discloses its findings to government when it is preparing California Environmental Quality Act reports.

Los Angeles County allows Newhall Land and other developers to select and manage the consultants who file environmental documents. Only after the documents are filed does the county's planning agency double-check them.

A few other large jurisdictions, the city of San Francisco for one, use the same procedure, but most government agencies prefer to have a direct relationship with consultants, planning experts say.

"There's no question that this favors the applicants," said William Fulton, a former planning consultant who has written books on development in Southern California. "And given that unincorporated L.A. County has a reputation as a pro-development jurisdiction, it's politically convenient."

Los Angeles officials say they scrupulously fact-check the assertions of developers' consultants. "Some consultants have worked with us really well, and others have presented us with a very difficult situation and have tended to resist some of the direction they have been given," said Don Culbertson, administrator of the county's planning division. "Until we have a document that we believe represents a significant draft for public review, it doesn't go anywhere."

Still, as the spindflower case illustrates, developers control the information under Los Angeles County's procedures. Koutnik said officials can do only so many inspections with the resources they have. He is one of only two biologists on the planning department's payroll.

"We would love to be able to have sufficient staffing to be able to monitor those activities and keep abreast of them," Koutnik said. "But we're so swamped with so many different cases across the county that we simply don't have enough staff to keep up with the activities."



## Ballona Wetlands Land Trust

W-21

January 14, 2003

**VIA FACSIMILE**  
**and U.S. Mail**

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 16 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section

**RE: Playa Vista Phase Two Notice Of Preparation Comments**

Dear Ms. Chang,

Following are comments submitted on behalf of the Ballona Wetlands Land Trust regarding the proper scope and content of the environmental information to be included in the Draft Environmental Impact Report.

**I. Need for Expert Independence in Preparing the EIR and Need to Have the City Write and Manage the EIR.**

Allowing developers to guide the writers of environmental impact reports, rather than insisting that they work directly for the city, essentially allows developers to police themselves. This policy favors the applicants, and leads to potential inaccuracy and resulting litigation problems for the City down the road. (See LA Times Article 12/16/02 for discussion on this growing problem).

There are many examples where the lack of expert independence on the Playa Vista Phase One EIR led to significant omissions and oversights, resulting in an extraordinary danger to the health and safety of the residents. If it weren't for members of the community who brought the methane and toxic gas issues to the attention of Los Angeles Department of Building and Safety, the hazard may have been discovered too late. City documents, prepared by the City's independent peer reviewer in 2000, indicate that the Phase One EIR was woefully inadequate at addressing the scope and character of the methane gas problem. This was due to inaccurate and faulty testing on the part of the Playa Vista-hired consultants for the Phase One EIR, such as Camp, Dresser & McKee (CDM). However, just five years after the EIR was certified, the new owners of Playa Vista, Goldman Sachs and Morgan Stanley, hired ENSR to study the site for due diligence purposes. ENSR reported that there was severe methane and toxic gas upward migration at the Playa Vista Phase One site. Approximately a year or two later, this report was discovered at the Los Angeles Regional Water Quality Control Board by a community citizen, Ms. Patricia McPherson. Ms. McPherson took the report to Los Angeles Department of Building and Safety, who then began a series of inquiries into the

ENSR report data. The existence of the ENSR report proves that the methane and toxic gas contamination could have easily been identified during the preparation of the EIR in 1992, had the City hired experts independently. Now the City's once-independent peer reviewer on the methane issue is no longer "independent." He was recently hired by Playa Vista. (See attached LA Times Article 1/6/03).

These are just a few examples of the problems experienced by the City and the public at large with regard to the preparation of the Phase One EIR.

The City of Los Angeles must require that the consultants working on the Phase Two EIR be hired independently by the City of Los Angeles, and not by the Playa Vista developers. The City of Los Angeles should write and manage the production of the EIR. It should not allow the Playa Vista developers to write and manage the EIR. This is imperative if the public and the City is to have a thorough, impartial EIR document this time around.

## **II. Project Objectives and Statement of Need**

The NOP is deficient in that it fails to set forth an articulated discussion of the project's objectives and a statement of need. The project's objectives must not be defined too narrowly; otherwise an inadequate treatment of the alternatives analysis most likely would result. (*City of Santee v. County of San Diego* (4<sup>th</sup> Dist. 1989) 214 Cal. App. 3d 1438, 263 Cal. Rptr. 340).

## **III. Compliance with SB 901 and SB 610 (2001)**

Since Playa Vista Phase Two is a development project of more than 500 dwelling units, the City must comply with the procedural and substantive requirements of SB 901 and SB 610.

SB 901 (2001) amended provisions of CEQA, the Government Code (relating to subdivision approval) and the Water Code (relating to Urban Water Management Plans). The bill is intended to ensure coordination during the land use planning process between water suppliers and local land use planning agencies when considering certain large-scale development projects. SB901 obligates cities and counties to request a water supply assessment ("WSA") from all potential suppliers of water for a development, of more than 500 units, requiring an EIR pursuant to CEQA. The city must request a WSA from the applicable water supplier before the city may approve an EIR for a land use project that is subject to SB 610 (residential developments of 500 units or more). (Water Code Section 10910(c)).

Procedures contained in SB901 must be incorporated into the CEQA review process. If the city determines that the water supplies are not sufficient to meet the needs of the proposed development, it is required to state such finding in the EIR.



SB 610 amended Section 21151.9 of the Public Resources Code, relating to CEQA. It also amended the Government Code at Section 66473.7. The law requires a city to request, and the public water system ("a system for the provision of piped water to the public for human consumption that has [or will have with the proposed development] 3,000 or more service connections" Water Code Section 10912), to prepare a WSA for any "project approval" which is subject to CEQA and which meets the definition of "project" in Water Code Section 10912, such as development projects of more than 500 dwelling units.

The city must include the WSA in the EIR prepared for the project. Thereafter, the city must determine, based on the entire record, whether projected water supplies will be sufficient to satisfy the demands of the project, in addition to existing and planned future uses. If the city finds that water supplies will be insufficient, the city shall include that determination in its CEQA findings for the project. (Water Code Section 10911(b)).

#### **IV. Baseline for determining significance of impacts**

The baseline for determining significance of impacts is the condition of the property at the time the original NOP was circulated for public review in 1995 (EIS/EIR 95-0086, State Clearing House No. 1995051011). CEQA Guidelines Section 15125.

#### **V. Significant Impacts**

**A) Aesthetics:** The project would have a significant affect on aesthetics because it would substantially degrade the existing visual character or quality of the site and its surroundings. For example, developing more housing and commercial space in this area will add to the feeling of overcrowding already experienced by the surrounding communities due to the development of Playa Vista Phase One West (Lincoln & Jefferson corners). According to the Phase One EIR, the Playa Vista development is five times the density of surrounding communities of Westchester, Mar Vista, and Playa del Rey. Although Phase Two would not be as dense, it would still be denser than existing communities. This would have an impact on aesthetics, especially to residents above the project on the bluff. Additional light and glare resulting from the thousands of new residences and commercial space would likely adversely affect day or nighttime views in the area. This is especially true with regard to residents who live on the bluff.

**B) Air Quality:** The EIR must consider whether the project will conflict with or obstruct implementation of the South Coast Air Basin, or if the project will contribute substantially to an existing or projected air quality violation. In addition, the EIR should address the direct and indirect human health impacts resulting from increased particulate matter and toxics. The human health risk assessment must be conducted for both local populations and regional populations.

**C) Biological Resources:** The wetlands and uplands habitat still intact may be utilized by federal or state listed species. Pursuant to Section 7 of the Federal Endangered Species Act, consultation must be made with the U.S. Fish and Wildlife Service. In

addition, the City must comply with the California State Endangered Species Act by consulting with the California Department of Fish and Game. It is likely that the project would have a substantial adverse effect on the riparian habitat that lies south of the subject proposed development area, because it would alter this habitat, thus potentially resulting in destruction of species or their habitat. These issues should be thoroughly examined in the EIR.

**D) Geology and Soils:** The project would likely expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. For instance, during the driving of 2000 pilings into the ground for the Phase One Fountain Park Apartments, many members of the public complained of the noise and shaking they felt in their homes, even as far as a mile away. Other issues that should be addressed in the EIR include whether the area is in a liquefaction zone and what are the potential effects on life and property should there be an earthquake. Finally, the EIR should examine whether the Seismic Hazard Map Act is applicable to this area and if so, ensure that the project complies with the Act.

**E) Hazards and Hazardous Materials:** The EIR must address the issue of hazardous materials at the site. The project would likely create a significant hazard to the public and the environment through emission of hydrogen sulfide which has been found in various areas of the Playa Vista site, at levels known to cause death. For example, during construction of Phase One, workers became sick from hydrogen sulfide emissions during trenching activities. In addition, there are two sites on the Phase Two property that are known to be severely contaminated with VOCs and possibly other hazardous materials. Finally, BTEX contamination is likely and any studies intended to determine the level of BTEX contamination must be done in native, undisturbed soils. Department of Toxic Substances Control and U.S. EPA must be consulted with regard to this topic.

**F) Hydrology and Water Quality:** The EIR must address whether the project would violate any water quality standards or waste discharge requirements. The Ballona Wetlands Land Trust hereby incorporates all comments made by Santa Monica Baykeeper and Heal the Bay with regard to Playa Vista Phase Two NOP/scoping comments.

The project would substantially alter the existing drainage pattern of the site by altering the course of the riparian stream and by paving over a large area of natural habitat, thus substantially increasing the rate and amount of surface runoff in a manner which may result in the flooding and erosion of the area as well as the wetlands that lie west of Lincoln Boulevard.

The EIR should address whether the development area is within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or any other flood hazard delineation map.

**G) Noise:** The project would likely result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. The EIR should address

noise impacts associated with the installation of pilings needed to stabilize the buildings located in the wetland like soil. In addition, the addition of 2,600 residential units, 175,000 square feet of office space, and 150,000 square feet of retail will likely substantially increase the ambient noise levels in the project vicinity, especially impacting southern Westchester. This area used to be populated with only wildlife. The applicant is now proposing to densely populate the area with people. The EIR should examine the impacts associated with the increased ambient noise resulting from this project.

**H) Public Services:** This project would likely result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, in order to maintain acceptable service ratios, response times or other performance objectives for fire and police protection. As well, schools will be significantly impacted with the addition of 2,600 residential units, many of which will have children living there. Since there is no plans for the addition of new schools in Playa Vista Phase Two, and since there is no certainty that any schools will be built at Playa Vista Phase One (due to the methane and toxic contamination) the EIR should address the significant impacts to public services, such as schools, fire and police departments resulting from the project

**I) Transportation/Traffic:** This project would cause an increase in traffic which would be substantial in relation to the existing traffic load and capacity of the street system. There are relatively few North/South routes. East/West routes from the project area are similarly limited due to the bluffs on the South of the project and Ballona Creek to the North of the project. The project would likely exceed, both individually and cumulatively, a reasonable level of service for the roads and highways in the project area, including Jefferson, Lincoln, Centinela, Inglewood and Culver Boulevards, and the 405 and 10 freeways. The EIR should address impacts to traffic in the local area and the region. The EIR should include in its analysis most of the major intersections from Malibu to the North, Hermosa Beach to the South, and as far East as La Cienega Boulevard.

The EIR should also address the impacts to the local economy that would result from increased traffic. For example, the EIR should examine how much time would be added to a commuter's drive due to the increased traffic. It should study people commuting from all different directions: north to south; south to north; east to west and west to east.. Also, drivers on their delivery routes would be impacted by increased traffic. How would this affect the economies of those businesses?

**J) Utilities and Service Systems:** This project would require or result in the construction of new storm water drainage facilities, the construction of which could cause significant environmental harm. The EIR should examine the impacts associated with building in a flood plain, given that this has historically been, and continues to be, a flood plain of the Ballona Watershed. The EIR should examine how new storm water drainage facilities might both alter the character and viability of the riparian stream, and how that alteration

would impact the riparian stream, Ballona Wetlands and the Santa Monica Bay both directly, as well as indirectly.

**K) Mandatory Findings of Significance:** This project would have impacts that are cumulatively considerable, meaning that the incremental effects of a project are considerable when viewed in connection with the effects of past projects (such as Phase One), the effects of other current projects, and the effects of probable future projects (such as the expansion of LAX). In addition, the project would have environmental effects on human beings, either directly or indirectly, because, among other things, it would degrade the quality of life for existing residents and businesses in adjacent communities through increased traffic congestion, air pollution, degradation of aesthetics, decrease of emergency response time resulting from increased traffic congestion, loss of endangered species habitat, increase of noise and light glare, and similar degradation of existing communities.

## **VI. Alternatives Analysis**

The EIR must consider a reasonable range of alternatives to the project, or to the location of the project, which offer substantial environmental advantages over the project proposal and may be feasibly accomplished in a successful manner, considering the economic, environmental, social and technological factors involved. The alternatives analysis must include both on-site alternatives and off-site alternatives. (Citizens of Goleta Valley v. Board of Supervisors (1990) 52 Cal 3d 553, 566, 276 Cal. Rpt. 410 ["Goleta II"]).

### **A) No Project Alternative**

The EIR must discuss what would be reasonably expected to occur in the foreseeable future if the project were not approved. (CEQA Guidelines Section 15126.6 (c)(2)). If left alone, the land contained within the Phase Two area will revert back to viable wetland and upland habitat. The land has not been graded or surcharged. The original wetland soil and seed bank still remains directly under the areas upon which dirt and rubble have been placed by the Playa Vista developers. Many frogs and birds can be seen and heard when driving by the Phase Two area. Even in its relatively poor environmental condition, due to the developer's purposeful destruction of habitat on the property over the past few years, the land still is home to many species of flora and fauna.

The No Project alternative would have various environmental benefits which should be discussed in the EIR, such as improvement of water quality in Centinela Creek, Ballona Creek and Santa Monica Bay; habitat for endangered species; open space for people; and aesthetic benefits.

### **B) Other Alternatives**

We suggest that the EIR examine at least four alternatives to this project, including scenarios with substantially reduced number of residential units and retail and commercial square footage. In addition, the EIR should examine other locations within

the City of Los Angeles that could be utilized for development, including brownfields and areas that are within redevelopment zones.

Finally we suggest that the EIR include the alternative of making the entire Phase Two area a park. The alternative should incorporate various scenarios for a park, including active or passive recreation, or a combination of the two. It should address the impacts associated with the establishment of a park on the residents in Playa Vista Phase One and other surrounding communities, especially Westchester, since it is one of the most park poor communities in Los Angeles. In addition, the EIR should consider other impacts resulting from the park alternative, such as impacts to recreational opportunities, biological resources, water quality and hydrology, soils and geology, and aesthetics, including light, noise and visual impacts.

Thank you for the opportunity to comment on the Playa Vista Phase Two Notice—of Preparation. We look forward to the City's response to our comments and concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Sabrina Venskus". The signature is fluid and cursive, with a large initial 'S'.

Sabrina Venskus  
Legal Director



# CALIFORNIA

LOS ANGELES EDITION

Monday, December 16, 2002

## Developers' Pacts With Consultants Questioned

by RICHARD FAUSSET  
and NICHOLAS RICCARDI  
Times Staff Writers

Reacting to disclosures that Newhall Land & Farming destroyed endangered plants on its property, environmental activists and some planners are calling for restrictions on confidentiality agreements that prevent environmental consultants from sharing information with the public.

The existence of suspected fields of San Fernando Valley pineflowers, an endangered plant that lives on property that Newhall Land wants to use for housing, was not revealed for two years after the flowers were discovered. That was because the consulting botanists who located them were required by Newhall Land to sign a confidentiality agreement — an increasingly common legal practice that critics contend violates the spirit of state environmental laws.

Such agreements are made possible by policies in Los Angeles County and some other jurisdictions that allow developers to select consultants to write environmental impact reports. The county officials say that having the county directly control the consultants would be too cumbersome.

But some critics and planning experts say that allowing developers to guide the writers of environmental impact reports — rather than insisting they work directly for the county — essentially lets builders police themselves.

Attorney Jan Chatten-Brown wants state lawmakers to bar the practice but says there has been little interest in Sacramento. "People have said, 'Where are the horror stories?'" she said. "Well, here it is!"

In May of 2000, the state Department of Fish and Game recommended that Newhall Land search its 12,000 acres for the spineflower, which had been believed extinct until it was rediscovered on another development site in 1999.

The developer retained an environmental consultant to look for the plants. The consultants found one stand of spineflowers, then located several other fields spread throughout areas slated for high-density housing. But Newhall Land did not send the samples from the other fields to labs to confirm they were the protected plant. Instead, the developer ordered its consultants to stop surveying and reminded them they had signed a confidentiality agreement, court records and company officials say.

The next year, Fish and Game officers began investigating reports that Newhall Land was underreporting and destroying spineflowers on its site. The investigation was stymied when the biologists who discovered the tiny plants refused to give officials any details of their findings, citing the confidentiality statements they had signed with the company, according to court records.

In environmental documents filed with the county Dec. 2, after a search warrant served on the Newhall Land property and an investigation by the Los Angeles County district attorney's office, the developer acknowledged the earlier discovery of other spineflowers and the "unconfirmed" ones that the developer had never tested. By that time, Newhall Land had plowed under what state officials say were thousands of flowers in what the developer says was a farming operation.

Newhall Land spokeswoman Marlee Lauffer said the company makes all its environmental consultants sign confidentiality statements. In the case of the spineflower, she said, all the information became public when the company released its revised environmental impact report last week.

"Everything that we do eventually becomes public," she said.

Regardless, some say confidentiality agreements violate the spirit of the law that governs development — the California Environmental Quality Act, which requires a public review of projects that could do ecological harm.

Terry Roberts, a former city planner and head of the state clearinghouse in the Office of Planning Research, said she was surprised that consultants would be required to sign confidentiality agreements. "An important purpose of the CEQA process is to have all of this information to be made public," Roberts said, stressing that she was speaking generally, not addressing the Newhall Land case specifically.

Attorney Chatten-Brown, who was co-counsel in a lawsuit that forced the developer to rewrite parts of its environmental review, said that "the confidentiality requirement is clearly [antithetical] to the intent of CEQA."

And Darryl Koutnik, head of the county's impact analysis division, said the county tries to counter confidentiality agreements by requiring all developers to include every consultant's report in final environmental documents.

Still, he said, confidentiality deals are "obviously a bad thing as far as public disclosure. The company...proposing the information will then be able to control what gets put out and what doesn't."

Koutnik said such agreements are increasing, which he attributed to the rise in lawsuits attempting to block development. In recent months, members of the California Native Plant Society have been considering starting a certification program for botanists that would include a code of ethics. Some are now wondering whether that code should include a ban on confidentiality statements.

"We keep reviewing environmental documents prepared by botanists that are just incompetent, or they're committing fraud and twisting the facts," said David Magney, a past president of the society who is heading up the certification effort. "Then, when a company like Newhall forces all of their biologists to sign confidentiality statements, it makes

things that much harder to track down."

While some consultants fear losing business if they do not sign confidentiality agreements, others, such as Santa Clarita biologist Frank Hovore, refuse to sign them outright. At the Sacramento consulting company Jones & Stokes, confidentiality is fine for surveys that are not part of the state environmental review process. But staff attorney Ken Bogdan said that the company always fully discloses its findings to government when it is preparing California Environmental Quality Act reports.

Los Angeles County allows Newhall Land and other developers to select and manage the consultants who file environmental documents. Only after the documents are filed does the county's planning agency double-check them.

A few other large jurisdictions, the city of San Francisco for one, use the same procedure, but most government agencies prefer to have a direct relationship with consultants, planning experts say.

"There's no question that this favors the applicants," said William Fulton, a former planning consultant who has written books on development in Southern California. "And given that unincorporated L.A. County has a reputation as a pro-development jurisdiction, it's politically convenient."

Los Angeles officials say they scrupulously fact-check the assertions of developers' consultants. "Some consultants have worked with us really well, and others have presented us with a very difficult situation and have tended to resist some of the direction they have been given," said Don Culbertson, administrator of the county's planning division. "Until we have a document that we believe represents a significant draft for public review, it doesn't go anywhere."

Still, as the spineflower case illustrates, developers control the information under Los Angeles County's procedures. Koutnik said officials can do only so many inspections with the resources they have. He is one of only two biologists on the planning department's payroll.

"We would love to be able to have sufficient staffing to be able to monitor those activities and keep abreast of them," Koutnik said. "But we're so swamped with so many different cases across the county that we simply don't have enough staff to keep up with the activities."

W-22

# COMPUTER ACCESS CENTER

A NONPROFIT CORPORATION SERVING PEOPLE WITH DISABILITIES

P.O. Box 5336  
Santa Monica, CA 90409-5336

Phone (310) 338-1597  
Fax (310) 338-9318

## FAX COVER SHEET

|       |   |                                       |
|-------|---|---------------------------------------|
| DATE: | 12/11/2002                                      | <u>2</u> PAGES (INCLUDING THIS SHEET) |
| TO:   | Ms. Sue Chang, 7 <sup>th</sup> Floor, City Hall |                                       |
| FROM: | Mary Ann Glicksman                              |                                       |
| FAX:  | 213-978-1275                                    |                                       |

**SUBJECT:**

Please accept the accompanying letter as my response to the Notice of  
Preparation of an Environmental Impact Report

Case No. ENV-2002-6129-EIR the Village at Playa Vista

RECEIVED  
CITY OF LOS ANGELES  
DEC 17 2002  
CITY PLANNING  
PLAYA VISTA UNIT





# COMPUTER ACCESS CENTER

A NONPROFIT CORPORATION SERVING PEOPLE WITH DISABILITIES

## BOARD OF DIRECTORS

Francine Geilwachs  
UCLA Graduate School of Ed.  
President

Gale Williams

Citibank, retired

Past President

Millie Davis

First Federal Bank of California

Vice President

Dianne Prust

U.S. Bank

Treasurer

Mo de Koff

Secretary

Denise Anthony

Lawyers Title

Gordon W. Cardona

Designer/Advocate

Ellen Creager

Law Offices of Bruce H. Albert

Jody Kaye-Cressman

Saint John's Health Center

Eddie De Ochoa

Administaff

Seymour Kahn

Former Chairman, Mercury Air

Gregory L. Lehman

Renaissance Los Angeles Hotel

David Rogers, M.D.

Genzyme Genetics

December 11, 2002

Ms. Sue Chang

City of Los Angeles Planning Dept.

200 No. Spring St. Room 270

Los Angeles, CA 90012 90012

Dear Ms. Chang:

I am responding to the request for comments to the proposed Playa Vista development as an individual who lives and works in the community and as the Executive Director of a local nonprofit that serves the Los Angeles area.

I applaud Playa Vista's design of a "smaller-greener" Village that will complete its mixed use development entirely west of Lincoln and south of the Ballona Channel. Fewer residential units, no hotel and less commercial space will allow for more open space and a better community life for us and for our children.

As Director of the Computer Access Center, I am especially interested in the Community Use space of 40,000 sq. ft., that also is greatly reduced in size. What will be the uses to be considered? Are there community entitlements that could require space for a nonprofit that would benefit the residents of the Village at Playa Vista and surrounding areas?

The Computer Access Center is interested in pursuing these questions and would like to be in contact with the appropriate people in order to begin a discussion.

Sincerely,

*Mary Ann Glicksman*

Mary Ann Glicksman  
Executive Director

## ADVISORY BOARD

Rick Bagley

Robert Barboza, M.S.

Irwin Blumenthal, Ph.D.

Jacquelyn P. Brand

Alan J. Brightman, Ph.D.

Robin Burkholz, M.A., CCC-Sp

Terence R. Cunnings, Ed.D.

R.J. Cooper

Sallie Dashiell, M.A., CCC-Sp

Karen Duncanwood

Pat Etienne

Kathleen A. Gross, M.A., O.T.R.

Larry Israel

John Jacobs

Margaret H. Jones, M.D.

June Kailes, M.S.W.

Kit Kehr

Kirk Kilgour

Sharon Kokaska

Rev Korman

Joanne Leavitt

Mary Male, Ph.D.

Laura F. Meyers, Ph.D.

Larry Naeve

Audrey Parker

Jerome Perlstrom

Perry Rosenberg, Ph.D.

Tobey Shaw

Ginger Williams

Ruth Zemke, Ph.D., O.T.R.

RECEIVED  
CITY OF LOS ANGELES  
DEC 17 2002  
CITY PLANNING  
PLAYA VISTA UNIT

COMPUTER

# ACCESS CENTER

A NONPROFIT CORPORATION SERVING PEOPLE WITH DISABILITIES

## BOARD OF DIRECTORS

Francine Gelbwachs  
UCLA Graduate School of Ed.  
*President*  
Gale Williams  
Citibank, retired  
*Past President*  
Millie Davis  
First Federal Bank of California  
*Vice President*  
Dianne Prust  
U.S. Bank  
*Treasurer*  
Mo de Koff  
*Secretary*  
Denise Anthony  
Lawyers Title  
Gordon W. Cardona  
Designer/Advocate  
Ellen Creager  
Law Offices of Bruce H. Albert  
Judy Kaye-Cressman  
Saint John's Health Center  
Eddie De Ochoa  
Administaff  
Seymour Kahn  
Former Chairman, Mercury Air  
Gregory L. Lehman  
Renaissance Los Angeles Hotel  
David Rogers, M.D.  
Genzyme Genetics

## ADVISORY BOARD

Rick Bagley  
Robert Barboza, M.S.  
Irwin Blumenthal, Ph.D.  
Jacquelyn P. Brund  
Alan J. Brightman, Ph.D.  
Robin Burkholz, M.A., CCC-Sp  
Terence R. Canning, Ed.D.  
R.J. Cooper  
Sallie Dashiell, M.A., CCC-Sp  
Karen Duncanwood  
Pat Etienne  
Kathleen A. Gross, M.A., O.T.R.  
Larry Israel  
John Jacobs  
Margaret H. Jones, M.D.  
June Kailcs, M.S.W.  
Kit Kehr  
Kirk Kilgour  
Sharon Kokaska  
Rev Korman  
Joanne Leavitt  
Mary Male, Ph.D.  
Laura F. Meyers, Ph.D.  
Larry Naeve  
Audrey Parker  
Jerome Perlstrom  
Perry Rosenberg, Ph.D.  
Tobey Shaw  
Ginger Williams  
Ruth Zemke, Ph.D., O.T.R.

December 11, 2002

Ms. Sue Chang

City of Los Angeles Planning Dept.  
200 No. Spring St. Room 270  
Los Angeles, CA 90012 90012

Dear Ms. Chang:

I am responding to the request for comments to the proposed Playa Vista development as an individual who lives and works in the community and as the Executive Director of a local nonprofit that serves the Los Angeles area.

I applaud Playa Vista's design of a "smaller-greener" Village that will complete its mixed use development entirely west of Lincoln and south of the Ballona Channel. Fewer residential units, no hotel and less commercial space will allow for more open space and a better community life for us and for our children.

As Director of the Computer Access Center, I am especially interested in the Community Use space of 40,000 sq. ft., that also is greatly reduced in size. What will be the uses to be considered? Are there community entitlements that could require space for a nonprofit that would benefit the residents of the Village at Playa Vista and surrounding areas?

The Computer Access Center is interested in pursuing these questions and would like to be in contact with the appropriate people in order to begin a discussion.

Sincerely,



Mary Ann Glicksman  
Executive Director

RECEIVED  
CITY OF LOS ANGELES

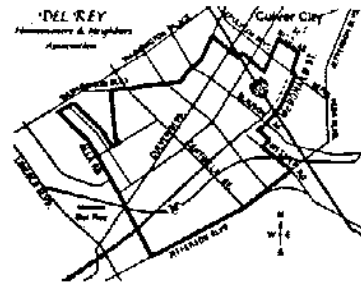
DEC 16 2002

CITY PLANNING  
PLAYA VISTA UNIT



W-24

**DEL REY**  
**Homeowners & Neighbors Association**  
12820 Short Avenue, Los Angeles, CA 90066 • 310/842-6385



TO: Ms. SUE CHANG  
RE: PREPARATION OF EIR REPORT, #2002-6129  
FROM: BOARD OF DIRECTORS DRHNA  
DATE: JANUARY 11, 2003

IN VIEW OF THE PLANNED NEW CONSTRUCTION OF THE VILLAGE AT PLAYA VISTA AND THE NECESSARY EIR REPORT, THE BOARD OF DIRECTORS OF THE DEL REY HOMEOWNERS AND NEIGHBORS ASSOCIATION ASKS THAT SEVERAL TRAFFIC/PARKING PROBLEMS BE SOLVED BEFORE THE PROJECT RECEIVES ANY CONSIDERATION. SPECIFICALLY, WE REQUEST THAT WHEREVER IT IS ANTICIPATED THAT STREET PARKING WILL BE ELIMINATED THAT YOU WILL ACQUIRE LAND AND PROVIDE ALTERNATIVE FACILITIES.

WE ARE EXTREMELY CONCERNED WITH THE LACK OF REGARD FOR PARKING AND TRAFFIC THAT PLAYA VISTA HAS SHOWN TO THE RESIDENTS AND BUSINESS OWNERS SITUATED ON JEFFERSON AND CENTINELA AVENUES. WHAT MEASURES ARE BEING TAKEN TO ENHANCE THE INADEQUATE PARKING REPLACEMENT FUND DESIGNATED TO HELP RESIDENTS LIVING ALONG THOSE STREETS? WHERE DO YOU PLAN TO SITUATE THIS NEW PARKING STRUCTURE AND WHY ARE YOU DRAGGING YOUR FEET ON FINDING A SUITABLE SITE?

THE INCREASED TRAFFIC THAT PLAYA VISTA IS CREATING HAS ALREADY BROUGHT MUCH MORE NOISE AND POLLUTION TO THOSE LIVING ALONG THE 405 FREEWAY LEADING TO THE 90 FREEWAY. THE VILLAGE AT PLAYA VISTA WILL ACERBATE THE SITUATION. WHILE THERE WAS PROMISE OF A SOUND WALL, EVENTUALLY ALONG THE 90 FREEWAY, THERE IS NO HINT OF ANY SUCH PROJECT BEING UNDERTAKEN.

UNFORTUNATELY WE WERE NEVER INFORMED ABOUT THE IMPORTANCE OF REQUESTING A NEIGHBORHOOD PROTECTION PLAN BUT WE ARE REQUESTING ONE NOW SO THAT THE DEL REY COMMUNITY CAN DEAL WITH ANY PROBLEMS ARISING FROM FURTHER PLAYA VISTA DEVELOPMENT. WE ALSO ASK THAT YOU PROMPTLY INITIATE A DIALOG REGARDING THE USE OF THE PARKING REPLACEMENT FUND. AND THAT A SOUND WALL ALONG THE 405 LEADING TO THE 90 FREEWAY, INCLUDING THE OFF RAMP AT CENTINELA AVE. AND EXTENDING TO THE END OF SANDFORD AVENUE BE BUILT AS SOON AS POSSIBLE.

I LOOK FORWARD TO HEARING FROM YOU SO THAT I MAY INFORM MY BOARD WHAT PLAYA VISTA IS PLANNING TO DO TO MITIGATE EXISTING PROBLEMS AND HOW THEY WILL DEAL WITH THE NEW ONES WHICH WILL COME WITH FURTHER CONSTRUCTION.

  
GUY GOEH, PRESIDENT 310/577-5245

GLORIA SONDHEIM, CORRESPONDING SECRETARY

CC: MAYOR HAHN, MS. MISCIKOWSKI, MR. TRAN, MS. WAGNER, THE ARGONAUT, MS. BUCHANAN

**RECEIVED**  
CITY OF LOS ANGELES

JAN 14 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section



# Grassroots Coalition

For Disclosure of Health and Safety Issues

Patricia McPherson, *President*  
3749 Greenwood Avenue, Los Angeles, CA 90066  
Phone/Fax 310-397-5779

W-25

JAN. 14, 2003

TO: CITY OF LOS ANGELES, City Planning Dept.

Sue Chang, City Hall

200 N. Spring St. Room 720

Los Angeles, CA 90012

Fx 213 978 1373

**RECEIVED**  
CITY OF LOS ANGELES

JAN 14 2003

FROM: GRASSROOTS COALITION

President, Patricia McPherson

3749 Greenwood Ave. LA CA 90066

CITY PLANNING DEPT.  
LAX/Playa Vista Section

**RE: Scoping Hearing- 2<sup>nd</sup> Phase ENVIRONMENTAL IMPACT REPORT-  
PLAYA VISTA**

Due to the recently discovered and highly unpredictable high volumes and pressures of migrating oilfield gases and high levels of hydrogen sulfide (H<sub>2</sub>S) found throughout the Playa Vista site, the following investigations and conditions must be performed and adhered to in order to ensure due diligence and full disclosure to the public have been performed by the City of Los Angeles as per the California Environmental Quality Act (CEQA).

The 1993/5 Playa Vista EIR has been demonstrated to have been fundamentally flawed as it stated that there were no shallow zones or pockets of gas that could seep to the surface. Today, as a direct result of Grassroots Coalition and Spirit of the Sage Council investigations and diligent pursuit of further oilfield studies, preliminary oilfield studies have been performed at Playa Vista. However, those studies (the studies included the Chief Legislative Analyst's Report 'CLA Report' which excluded available data, data that contradicts the conclusions rendered. The CLA Report was evaluated as incomplete and as having improperly performed BTEX and H<sub>2</sub>S studies by State EPA, the Dept. of Toxic Substances Control 'DTSC') have been preliminary in nature and simply demonstrate that further investigation and evaluation is required and prudent in order to protect the health and safety of California residents and California's environment.

Grassroots Coalition requests that all documents given thus far to the City of Los Angeles by Grassroots Coalition and/or Spirit of the Sage Council to the City of Los Angeles,

including but not limited to LADBS regarding Playa Vista and its geotechnical and ecological issues, be incorporated as City documents and thus part of the EIR for second phase of Playa Vista.

1. The EIR must be performed by independent entities, hired by the City of Los Angeles and that the company's hired have not been and/or are not employed by Playa Capital, SOCALGAS(Sempra Energy) and/or Latham & Watkins on behalf of Playa Capital. This would help to eliminate the conflict of interest that would benefit the developer and the City's joint effort, the Playa Vista Project and would instead help to provide a truthful document that would help to protect the health and safety of the people of California and its environment, as was intended by the CEQA process.
2. An independent OILFIELD INVESTIGATION done by qualified independent petroleum engineers and oilfield gas migration experts must be performed due to the newly discovered migrating oilfield gases and hydrogen sulfide (H2S). SEE LISTING SECTION.
3. Mechanisms must be created to ensure strict adherence to conditions cited in any and all agreements made between the City of Los Angeles and the developer (petitioner)(at this point in time it is Playa Capital) regarding agreements related to or part of the EIR and its process.
4. Mechanisms must be created to ensure that point and issue specific language is used, language that precludes confusion as to what the agreement actually states, in order for the public, City Departments, City and State and Federal Agencies to be able to ENFORCE THE AGREEMENTS. (By way of example, the Vesting Tract Agreements and Mitigation and Monitoring Agreements that were created for Phase 1 Playa Vista were created, in part, in a vague and thus unenforceable manner. Language that is specific has been ignored, City Departments have not adhered to language contained in the agreements, language that states that conditions must be met PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES. At City Council hearings, Gordon Hamilton and other City Planners have specifically stated that it is a customary practice for the City to NOT ADHERE TO VESTING TRACT AGREEMENTS and to NOT ADHERE to conditions within the agreements PRIOR TO APPROVAL of City Planning and City Council approval for going ahead with further grading, construction etc.

**Lack of adherence to the above noted agreements must stop. There must be a mechanism, an administrative mechanism, to which the public can utilize to ensure the agreements are enforced. There must be a City administrative mechanism, to which the public can turn and utilize in order to resolve conflicts and discrepancies pertaining to the enforcement of the City agreements that are part of the EIR process. By contrast, in the 1<sup>st</sup> Phase Playa Vista, the City has given the public no means to interact in a meaningful way in order to resolve or enforce the Agreements made by the City in the EIR process. There must be an administrative mechanism that will hold the City to ACCOUNTABILITY. The City's attitude, as has been documented in writing to City Planners, has been one of disregard and nonresponsiveness to the public when the public has requested that the City Vesting Tract Agreements and Mitigation and Monitoring Agreements be strictly adhered to as stated in the Agreements. The public must have an administrative mechanism by which disputes may be meaningfully resolved, rather than, having the public be forced to resolve issues by taking on the extreme hardship of financial burden that is necessary in order to adequately provide for contesting the City in the court system.**

5. The scope of review must include the City's document 15808. The issues brought up in this City document must be acknowledged, investigated and resolved with due diligence as it pertains to the Playa Vista site as well as the Playa del Rey/Venice/Kidson oilfield, the overlying geotechnical oilfield/SOCALGAS reservoir gas pathways (including the 50' gravel zone conduit for gas migration) and the surface area. An oilfield investigation must take place for the Playa Vista site but, that investigation must include the offsite ramifications of the hundreds of old leaky wells that are part of the entire oilfield area that includes the Playa Vista site. The scope must include this document's information regarding multiple zones of oilfield gases underlying the Playa Vista region, which includes the offsite ramifications of the zones of oilfield gases. **The scope must include a hydrogen sulfide investigation of the Playa Vista site and the relativity of the Playa del Rey oilfield as 15808 acknowledges the oilfield as a 'SOUR OILFIELD'.**

#### **LISTING OF STUDIES:**

##### **A. GEOLOGY and GEOLOGIC HAZARDS;**

The scope of investigation must include faults, seismicity and ground shaking, liquefaction and seismically-induced settlement and subsidence.

1. The investigation must include the above noted conditions' impacts or potential impacts upon the integrity of the gas mitigation systems within the oilfield setting. The City must include, as part of the scope, scientific studies done upon HDPE and Liquid Boot by the leading research institutes and investigators in the U.S.



that would illuminate the ability of these membranes to perform safely or not within the geotechnical setting of the Playa Vista site. The City must provide actual field testing data of products noted above that would illustrate that the products perform within the Playa Vista setting as stated by manufacturers.

2. The City must provide, as CEQA data, assurance of safety by providing models of safe gas mitigation function in sites elsewhere that have similar geotechnical settings (ie. liquefaction, high water table (potential effects of subsidence due to perpetual dewatering activities and potential effects of expanding the toxic plume due to perpetual dewatering activities), active oilfield setting, H<sub>2</sub>S production within the soils, underlying high pressure gas storage reservoir, coastal tidal influence, seismically active area.

**B. GROUNDWATER;**

1. Site hydrogeology must be studied in order to determine oilfield gas pathways of migration and pressures. Long term probes placed within the 50' gravel and deeper to facilitate gathering data over time to assess the magnitude and period of gas fluctuations, chemicals and pressures. Tidal influence must be investigated and evaluated for its effects upon the oilfield gas migration.

**C. SUBSURFACE GASES;**

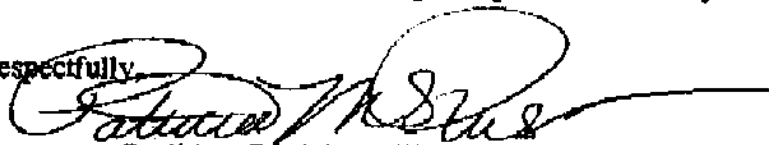
1. Source of gases must be evaluated by INDEPENDENT PETROLEUM ENGINEERS AND GAS MIGRATION EXPERTS. Oilfield (including Playa del Rey/Venice, SOCALGAS) Data that has already been provided to LADBS and the City of Los Angeles must be reviewed and responded to.
2. Sulfur speciation testing must be performed upon gas samples taken by independent, qualified oilfield experts in order to determine origin of gases.
3. Helium testing must be performed by independent qualified oilfield experts in order to determine origin.
4. Require SOCALGAS to render documents regarding all wells and history of wells.
5. Review SOCALGAS inventory analysis approach and results by qualified, expert petroleum inventory analyst.
6. Perform BTEX and H<sub>2</sub>S testing in native soils.
7. Review all isotopic analysis done throughout the area (including Playa del Rey, Venice) and provide response with regard to MIXING of gases that would include evaluation of chemical changes through gas migration as well as through mixing of gases, including native gases. Provide native gas samples.
8. Investigate and evaluate geotechnical oilfield gas migration pathways and the impacts or potential impacts of offsite gas migration due to capping by construction.
9. Provide an Ecological Health Risk Assessment as well as a Human Health Risk Assessment.
10. Repressurization of the Playa del Rey/ Venice oilfield and potential negative effects

relative to the Playa Vista site.

11. Investigate and evaluate oilfield gas and H<sub>2</sub>S migration pathways, including pathway changes due to seasonal rainfall, tidal influence, seismic activity, liquefaction must be analyzed and evaluated.
12. Provide worst case scenario due to explosion and/or toxicity from oilfield constituents and the EMERGENCY PLAN that provides for such worst case scenario.
13. Provide proof of City adherence to testing of and efficacy of the Playa Vista Methane Prevention, Detection and Monitoring Program. This program, as stated thus far by the City of Los Angeles, will continue to be used on the rest of the Project. Therefore, it is important to include data and information regarding the program for the 2<sup>nd</sup> Phase EIR in order to determine if and how the program actually performs (including its failure to perform) for health and safety purposes. The City was given a Summary document by Exploration Technologies Inc. - Victor Jones, wherein he states that the 50' vent well systems were a failure (this is contrary to what the City has stated, however the City has provided no proof that anything works safely) and that he, contrary to the City agreement, was never given any subslab gas testing data. Grassroots Coalition Public Record Requested the subslab testing reports and was told by the City that no such reports exist. Therefore, according to ETI, without the subslab testing, there is no way to determine if the surface monitoring is working properly.

Grassroots Coalition supports the position of Spirit of the Sage Council and the Ballona Wetlands Land Trust and BEEP regarding the EIR for Playa Vista.

Respectfully,



Grassroots Coalition, Patricia McPherson, President



**FACSIMILE COVER PAGE**

**To :** laplanning  
**Sent :** 1/4/03 at 10:59:40 AM  
**Subject :** Scoping comments for the "Village at Playa Vista" EIR

**From :** Dean Francois  
**Pages :** 2 (including Cover)

Dean Francois, President  
Friends of the South Bay Bicycle Path  
Box 808  
Hermosa Beach, CA 90254  
310-318-3326  
DeanTFrancois@hotmail.com or SAVETHESTRAND@yahoo.com  
<http://geocities.com/SAVETHESTRAND>

W-26

January 4, 2002

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012  
VIA FAX: 213-978-1270

**RECEIVED**  
**CITY OF LOS ANGELES**  
JAN 08 2003  
**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section**

RE: Scoping comments for the "Village at Playa Vista" EIR

To Whom It May Concern:

The "Friends of the South Bay Bicycle Path" was formed several years ago to promote the efficient use and maximum utilization for bike paths in the south bay cities. I have personally worked for many years on proposals regarding bike paths through King Harbor and the South Bay as a Traffic and Transportation Commissioner in the 90's. I am currently a Public Works Commissioner in Redondo Beach. The Public Works Commission has not discussed or taken any action on this proposal.

We are currently working to get a class one bike path through King Harbor in the development known as the "Heart of the City". We have collected a thousand signatures from residents throughout Los Angeles county that support this goal. This would connect the missing link in the South Bay Bicycle Path. The playa vista project should as well have a class one bike path connected throughout the project area, along ballona creek, and to the south bay bicycle path along the beach. This will greatly reduce the significant environmental impacts and reduce the traffic demands in the community. An alternative of a public open park should be considered, especially if the dangers of the leaking gasses are determined to be present. The leaks should be completely investigated in the EIR. Complete sources of the gas should be resolved.

Attached are the initial scoping comments that have been prepared for this EIR.

Sincerely,

Dean Francois

SCOPING COMMENTS FOR THE PLAYA VISTA PROJECT EIR SUBMITTED BY THE "FRIENDS OF THE SOUTH BAY BICYCLE PATH"

A. THE EIR MUST INCLUDE ANALYSIS OF ALTERNATIVE PROPOSALS. According to State Environmental Law (CEQA), the EIR is required to include analysis of alternative plans. The alternative proposal to have the area

set aside as a park should be considered. Also, the most environmentally sensitive alternative should be considered and addressed. An alternative to construct a class 1 bike path throughout the project should be included.

B. AESTHETICS - THE COMPLETE PROJECT, MUST BE MADE AS AESTHETICALLY PLEASING AS POSSIBLE. THIS IS PARTICULARLY IMPORTANT AT ALL AREAS WHERE THE PROJECT IS VIEWED FROM ALL PUBLIC STREETS.

C. TRANSPORTATION/CIRCULATION AND HEALTH/SAFETY - THE PROPOSAL HAS A SIGNIFICANT ADVERSE IMPACT ON THE TRANSPORTATION SYSTEM AND THE HEALTH AND SAFETY OF THE COMMUNITY. BETTER UTILIZATION OF BIKE PATHS INCLUDING CONSTRUCTION OF A CLASS ONE BIKE PATH AND PEDESTRIAN WALKWAYS ENCOURAGES THE MAXIMUM USE OF ALTERNATIVE FORMS OF TRANSPORTATION. THIS DIRECTLY RESULTS IN LESS DEMANDS ON TRANSPORTATION AND CIRCULATION OF AUTOMOBILES, PROMOTES HEALTHIER MOVEMENT OF PEOPLE, AND INCREASES THE PUBLIC SAFETY.

D. AIR, NOISE, AND ENERGY RESOURCES (LONG TERM ENVIRONMENTAL GOALS) - THE PROPOSAL HAS AN ADVERSE IMPACT ON AIR QUALITY AND NOISE FROM INCREASED AUTOMOBILE TRAFFIC, AND AN ADVERSE IMPACT ON ENERGY CONSUMPTION AND CONFLICTS WITH LONG TERM ENVIRONMENTAL GOALS.

E. RECREATION - THE PROPOSAL HAS AN ADVERSE IMPACT ON THE RECREATION POTENTIAL OF THE AREA. This should be mitigated with more of these types of uses and the implementation of a class 1 bike path.

F. WATER QUALITY, EARTH, GEOLOGY, AND SOILS - THE PROJECT SHOULD NOT BE COMPLETED UNTIL COMPLETE INDEPENDENT STUDIES ARE DONE ON ALL FORMS OF GASSES THAT HAVE BEEN REPORTED IN THE AREA. This should include the adjacent areas as well since construction had been approved without the knowledge of the potential gas leaks. Resolution must be made on the origination of such gases, because mitigation measures cannot be undertaken until it is resolved. Furthermore, if mitigation results in such drastic measures on the construction of buildings, than alternatives need to be addressed that includes much less or no building on such properties. The affects on water quality are devastating to the natural habitat. Consider all of the factors outlined in the Santa Monica Baykeeper's scoping comments.

G. MANDATORY FINDINGS OF SIGNIFICANCE - THE PROJECT CLEARLY HAS THE POTENTIAL TO ADVERSELY IMPACT LONG-TERM ENVIRONMENTAL GOALS. The only way that the project can overcome these adverse impacts is to include as a mitigating factor details that will move people through alternative forms of transportation, especially pedestrian and bicycle friendly pathways. A class 1 bike path is needed to mitigate these impacts. Other mitigation that should be considered would be to keep the density low enough to handle the traffic.

**FACSIMILE COVER PAGE****To :** laplanning**From :** Dean Francois**Sent :** 1/14/03 at 6:44:16 PM**Pages :** 2 (including Cover)**Subject :** Scoping comments for the "Village at Playa Vista" EIR

the following letter was faxed to the executive office fax machine on Jan. 4, 2003 at 11:00 am and therefore was sent in a timely manner.

Dean Francois, President  
Friends of the South Bay Bicycle Path  
Box 808  
Hermosa Beach, CA 90254  
310-318-3326  
DeanTFrancois@hotmail.com or SAVETHESTRAND@yahoo.com  
<http://geocities.com/SAVETHESTRAND>

W-27

January 4, 2002

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012  
VIA FAX: 213-978-1275  
-1397

**RECEIVED  
CITY OF LOS ANGELES**

JAN 14 2003

**CITY PLANNING DEPT.  
LAX/Playa Vista Section**

RE: Scoping comments for the "Village at Playa Vista" EIR

To Whom It May Concern:

The "Friends of the South Bay Bicycle Path" was formed several years ago to promote the efficient use and maximum utilization for bike paths in the south bay cities. I have personally worked for many years on proposals regarding bike paths through King Harbor and the South Bay as a Traffic and Transportation Commissioner in the 90's. I am currently a Public Works Commissioner in Redondo Beach. The Public Works Commission has not discussed or taken any action on this proposal.

We are currently working to get a class one bike path through King Harbor in the development known as the "Heart of the City". We have collected a thousand signatures from residents throughout Los Angeles county that support this goal. This would connect the missing link in the South Bay Bicycle Path. The playa vista project should as well have a class one bike path connected throughout the project area, along ballona creek, and to the south bay bicycle path along the beach. This will greatly reduce the significant environmental impacts and reduce the traffic demands in the community. An alternative of a public open park should be considered, especially if the dangers of the leaking gasses are determined to be present. The leaks should be completely investigated in the EIR. Complete sources of the gas should be resolved.

Attached are the initial scoping comments that have been prepared for this EIR.

Sincerely,

Dean Francois

SCOPING COMMENTS FOR THE PLAYA VISTA PROJECT EIR SUBMITTED BY THE "FRIENDS OF THE SOUTH BAY

**BICYCLE PATH\***

- A. THE EIR MUST INCLUDE ANALYSIS OF ALTERNATIVE PROPOSALS. According to State Environmental Law (CEQA), the EIR is required to include analysis of alternative plans. The alternative proposal to have the area set aside as a park should be considered. Also, the most environmentally sensitive alternative should be considered and addressed. An alternative to construct a class 1 bike path throughout the project should be included.
- B. AESTHETICS - THE COMPLETE PROJECT, MUST BE MADE AS AESTHETICALLY PLEASING AS POSSIBLE. THIS IS PARTICULARLY IMPORTANT AT ALL AREAS WHERE THE PROJECT IS VIEWED FROM ALL PUBLIC STREETS.
- C. TRANSPORTATION/CIRCULATION AND HEALTH/SAFETY - THE PROPOSAL HAS A SIGNIFICANT ADVERSE IMPACT ON THE TRANSPORTATION SYSTEM AND THE HEALTH AND SAFETY OF THE COMMUNITY. BETTER UTILIZATION OF BIKE PATHS INCLUDING CONSTRUCTION OF A CLASS ONE BIKE PATH AND PEDESTRIAN WALKWAYS ENCOURAGES THE MAXIMUM USE OF ALTERNATIVE FORMS OF TRANSPORTATION. THIS DIRECTLY RESULTS IN LESS DEMANDS ON TRANSPORTATION AND CIRCULATION OF AUTOMOBILES, PROMOTES HEALTHIER MOVEMENT OF PEOPLE, AND INCREASES THE PUBLIC SAFETY.
- D. AIR, NOISE, AND ENERGY RESOURCES (LONG TERM ENVIRONMENTAL GOALS) - THE PROPOSAL HAS AN ADVERSE IMPACT ON AIR QUALITY AND NOISE FROM INCREASED AUTOMOBILE TRAFFIC, AND AN ADVERSE IMPACT ON ENERGY CONSUMPTION AND CONFLICTS WITH LONG TERM ENVIRONMENTAL GOALS.
- E. RECREATION - THE PROPOSAL HAS AN ADVERSE IMPACT ON THE RECREATION POTENTIAL OF THE AREA. This should be mitigated with more of these types of uses and the implementation of a class 1 bike path.
- F. WATER QUALITY, EARTH, GEOLOGY, AND SOILS - THE PROJECT SHOULD NOT BE COMPLETED UNTIL COMPLETE INDEPENDENT STUDIES ARE DONE ON ALL FORMS OF GASSES THAT HAVE BEEN REPORTED IN THE AREA. This should include the adjacent areas as well since construction had been approved without the knowledge of the potential gas leaks. Resolution must be made on the origination of such gases, because mitigation measures cannot be undertaken until it is resolved. Furthermore, if mitigation results in such drastic measures on the construction of buildings, than alternatives need to be addressed that includes much less or no building on such properties. The affects on water quality are devastating to the natural habitat. Consider all of the factors outlined in the Santa Monica Baykeeper's scoping comments.
- G. MANDATORY FINDINGS OF SIGNIFICANCE - THE PROJECT CLEARLY HAS THE POTENTIAL TO ADVERSELY IMPACT LONG-TERM ENVIRONMENTAL GOALS. The only way that the project can overcome these adverse impacts is to include as a mitigating factor details that will move people through alternative forms of transportation, especially pedestrian and bicycle friendly pathways. A class 1 bike path is needed to mitigate these impacts. Other mitigation that should be considered would be to keep the density low enough to handle the traffic.

**FACSIMILE COVER PAGE****To :** laplanning**From :** Dean Francois**Sent :** 1/4/03 at 10:59:40 AM**Pages :** 2 (including Cover)**Subject :** Scoping comments for the "Village at Playa Vista" EIR

Dean Francois, President

Friends of the South Bay Bicycle Path

Box 808

Hermosa Beach, CA 90254

310-318-3326

DeanTFrancois@hotmail.com or SAVETHESTRAND@yahoo.com

<http://geocities.com/SAVETHESTRAND>

W-28

January 4, 2002

Ms. Sue Chang

City of Los Angeles

Department of City Planning

200 North Spring Street, Room 720

Los Angeles, CA 90012

VIA FAX: 213-978-1270

RE: Scoping comments for the "Village at Playa Vista" EIR

To Whom It May Concern:

The "Friends of the South Bay Bicycle Path" was formed several years ago to promote the efficient use and maximum utilization for bike paths in the south bay cities. I have personally worked for many years on proposals regarding bike paths through King Harbor and the South Bay as a Traffic and Transportation Commissioner in the 90's. I am currently a Public Works Commissioner in Redondo Beach. The Public Works Commission has not discussed or taken any action on this proposal.

We are currently working to get a class one bike path through King Harbor in the development known as the "Heart of the City". We have collected a thousand signatures from residents throughout Los Angeles county that support this goal. This would connect the missing link in the South Bay Bicycle Path. The playa vista project should as well have a class one bike path connected throughout the project area, along ballona creek, and to the south bay bicycle path along the beach. This will greatly reduce the significant environmental impacts and reduce the traffic demands in the community. An alternative of a public open park should be considered, especially if the dangers of the leaking gasses are determined to be present. The leaks should be completely investigated in the EIR. Complete sources of the gas should be resolved.

Attached are the initial scoping comments that have been prepared for this EIR.

Sincerely,

Dean Francois

SCOPING COMMENTS FOR THE PLAYA VISTA PROJECT EIR SUBMITTED BY THE "FRIENDS OF THE SOUTH BAY BICYCLE PATH"

A. THE EIR MUST INCLUDE ANALYSIS OF ALTERNATIVE PROPOSALS. According to State Environmental Law (CEQA), the EIR is required to include analysis of alternative plans. The alternative proposal to have the area



set aside as a park should be considered. Also, the most environmentally sensitive alternative should be considered and addressed. An alternative to construct a class 1 bike path throughout the project should be included.

**B. AESTHETICS - THE COMPLETE PROJECT, MUST BE MADE AS AESTHETICALLY PLEASING AS POSSIBLE. THIS IS PARTICULARLY IMPORTANT AT ALL AREAS WHERE THE PROJECT IS VIEWED FROM ALL PUBLIC STREETS.**

**C. TRANSPORTATION/CIRCULATION AND HEALTH/SAFETY - THE PROPOSAL HAS A SIGNIFICANT ADVERSE IMPACT ON THE TRANSPORTATION SYSTEM AND THE HEALTH AND SAFETY OF THE COMMUNITY. BETTER UTILIZATION OF BIKE PATHS INCLUDING CONSTRUCTION OF A CLASS ONE BIKE PATH AND PEDESTRIAN WALKWAYS ENCOURAGES THE MAXIMUM USE OF ALTERNATIVE FORMS OF TRANSPORTATION. THIS DIRECTLY RESULTS IN LESS DEMANDS ON TRANSPORTATION AND CIRCULATION OF AUTOMOBILES, PROMOTES HEALTHIER MOVEMENT OF PEOPLE, AND INCREASES THE PUBLIC SAFETY.**

**D. AIR, NOISE, AND ENERGY RESOURCES (LONG TERM ENVIRONMENTAL GOALS) - THE PROPOSAL HAS AN ADVERSE IMPACT ON AIR QUALITY AND NOISE FROM INCREASED AUTOMOBILE TRAFFIC, AND AN ADVERSE IMPACT ON ENERGY CONSUMPTION AND CONFLICTS WITH LONG TERM ENVIRONMENTAL GOALS.**

**E. RECREATION - THE PROPOSAL HAS AN ADVERSE IMPACT ON THE RECREATION POTENTIAL OF THE AREA. This should be mitigated with more of these types of uses and the implementation of a class 1 bike path.**

**F. WATER QUALITY, EARTH, GEOLOGY, AND SOILS - THE PROJECT SHOULD NOT BE COMPLETED UNTIL COMPLETE INDEPENDENT STUDIES ARE DONE ON ALL FORMS OF GASSES THAT HAVE BEEN REPORTED IN THE AREA. This should include the adjacent areas as well since construction had been approved without the knowledge of the potential gas leaks. Resolution must be made on the origination of such gases, because mitigation measures cannot be undertaken until it is resolved. Furthermore, if mitigation results in such drastic measures on the construction of buildings, than alternatives need to be addressed that includes much less or no building on such properties. The affects on water quality are devastating to the natural habitat. Consider all of the factors outlined in the Santa Monica Baykeeper's scoping comments.**

**G. MANDATORY FINDINGS OF SIGNIFICANCE - THE PROJECT CLEARLY HAS THE POTENTIAL TO ADVERSELY IMPACT LONG-TERM ENVIRONMENTAL GOALS. The only way that the project can overcome these adverse impacts is to include as a mitigating factor details that will move people through alternative forms of transportation, especially pedestrian and bicycle friendly pathways. A class 1 bike path is needed to mitigate these impacts. Other mitigation that should be considered would be to keep the density low enough to handle the traffic.**



634 S. Spring Street  
Suite 821  
Los Angeles, CA 90014  
Tel 213.629.2142  
Fax 213.629.2259  
[www.labikecoalition.org](http://www.labikecoalition.org)

W-29

Ms. Sue Chang  
City of Los Angeles, Department of City Planning  
200 No. Spring St., Room 720  
Los Angeles, CA 90012

January 13, 2003

**RE: EIR Case No. ENV-2002-6129-EIR, the Village at Playa Vista**

Dear Ms. Chang:

The Los Angeles County Bicycle Coalition asks that the EIR for the above project consider the following impacts and issues:

1. Due to the existing and projected traffic congestion in the project area and the need for improved coastal access, all alternative transportation modes should be developed to their fullest potential in the project area. Bicycle transportation should be considered in all transportation planning. The project should include a binding Bicycle Master Plan.
2. There is a shortage of north-south and east-west bicycle routes in and around the project area. Roadway projects required of the project should preserve and enhance bicycle facilities by:
  - Creating on-road class II bike lanes where possible or wide curb lanes to facilitate parallel bicycle and motor vehicle travel.
  - Signalized intersections should be equipped with equipment that is sensitive to bicycles.
  - Intersections should be designed to facilitate the safe turning movements of bicycles.
  - Secure bicycle parking should be provided at major destinations and transit stops.
3. Roadway projects required as mitigations should not compromise opportunities for including bicycle facilities.
4. Special attention should be given to providing excellent bicycle facilities on and connectivity to the major boulevards of Lincoln, Jefferson, Culver and Sepulveda. There are numerous points of origin and destinations on these important arterials that cyclists need to access just as motorists do. Cyclists should not be required to take circuitous detours to reach destinations.
5. Transportation cyclists require direct, convenient on-road bikeways. Recreational cyclists can benefit from separated bike paths. Transportation cyclists should not be expected to use separated bike paths.

Sincerely,

Ron Milam  
Executive Director

**RECEIVED**  
CITY OF LOS ANGELES

JAN 16 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section



# Spirit of the Sage Council

Defending and Conserving Native Plants, Wildlife, Ecosystems and Sacred Lands

W-30

January 15, 2003

**RECEIVED**  
CITY OF LOS ANGELES

JAN 16 2003

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 No. Spring St., Room 720  
Los Angeles, CA 90012

CITY PLANNING DEPT.  
LAX/Playa Vista Section

**RE: Playa Vista Phase II Scoping Comments**

Dear Ms. Chang:

Per our conversation today, I am enclosing the original copy of Spirit of the Sage Council's scoping comments for the Notice of Preparation for the Playa Vista Phase II proposed project. I was unable to fax the complete document yesterday, as some of the attachments are original photographs stapled to pages.

Thank you for confirming for me that it is okay to mail the original to you today and that the mailed version will be considered our "original" document for the record.

Sincerely,



Kathy Knight, Wetlands Coordinator  
Mailing address: 1122 Oak St.  
Santa Monica, CA 90405  
(310) 450-5961

Enclosure: Scoping letter of 1-14-03 with attachments



# **Spirit of the Sage Council**

Defending and Conserving Native Plants, Wildlife, Ecosystems and Sacred Lands

**RECEIVED**  
CITY OF LOS ANGELES

FAXED TO: 213-978-1373  
@ 11:35 pm on 1-14-03

JAN 16 2003

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 No. Spring St., Room 720  
Los Angeles, CA 90012

CITY PLANNING DEPT. January 14, 2003  
LAX/Playa Vista Section

Dear Ms. Chang:

**RE: Playa Vista Phase II EIR**

The following are our comments on what should be included in the Phase II EIR of Playa Vista. We also request that the City circulate an SEIR on Phase I regarding the toxic gases discovered since that EIR was certified in 1993. This would save time and resources from doing it later.

Phase II of Playa Vista:

We are submitting to you a No Project Alternative Plan that we think should be considered seriously. We are more than willing to work with you and Playa Capital on this Alternative.

## **I. NO PROJECT ALTERNATIVE PLAN – BALLONA WETLANDS PARK EAST**

We are submitting an alternative Plan to this project. Our Alternative Plan is called the Ballona Wetlands Park East.

In lieu of the Phase II development, we submit the Plan of keeping this area as an open space natural preserve. The 162 acres would be restored to its natural state with native plants and the existing wetlands would be protected. This area would be a regional park where families and tourists could come and see the local wetland wildlife. There would be bird viewing and educational exhibits.

This plan would be a superior environmental alternative because it would eliminate the hazards of the following impacts:

- 1) There would not be structures with contained enclosures and living quarters built over a site where there is continuous gas migration occurring. By not building over such a dangerous site, it would eliminate the following hazards:
  - a. Hydrology - The need for further de-watering to support a gas mitigation system would be eliminated.

- b. Safety-Risk of Upset - The danger of dewatering causing the toxic plume to expand northward past Jefferson would be eliminated with the elimination of de-watering.

By eliminating long term de-watering of the site, the risk of subsidence is greatly reduced.

By not building on the liquefiable marsh land soil, the seismic hazards would be greatly reduced.

By not covering over more of the gas seepage on the site, the risk of off-site gas migration would be eliminated.

- 2) Plant Life and Animal Life - This alternative would protect any plant and animal life remaining on the site, plus it would restore that which has recently been destroyed.

The re-planting and re-introduction of wildlife would be done under the supervision of organizations such as the Native Plant Society and Fish & Game/Fish & Wildlife.

This restoration would be an ongoing educational laboratory for students at Loyola, UCLA, Santa Monica College, West LA College and LAUSD classes all over Los Angeles.

- 3) Noise - the noise of a restoration and public wildlife refuge would not create a significant noise level. There might be some school buses/cars that would enter the site off of Jefferson Blvd. The site is also easily accessible by public bus from many parts of Los Angeles, which could eliminate the noise and pollution of increased cars due to residential use.
- 4) Lack of open space/parks - Acquiring this land as a wildlife preserve would also help to offset

How this alternative reaches the project goals:

- 1) The owner of the land, Playa Capital would be paid for the land. Playa Capital is already in the process of selling the Ballona ecosystem section west of Lincoln. In addition, they announced that the 114 acre east end of

- 2) Area D may soon be for sale for an asking price of \$45 million (LA Business Journal 8/26/02 article attached).

There are currently funds available to purchase ecosystems such as Ballona. Also, future revenues from visitors to the site could go towards paying off a mortgage.

US Fish & Wildlife studies have shown that bird viewing brings in millions of dollars in revenue to local areas.

- 3) From the sale price of the land, the developer could look for smaller sites in Los Angeles where the risk to the City Taxpayers, the developers, and future residents and workers would be reduced. This would reduce the current high liability and potential for massive lawsuits should the current experimental gas mitigation systems being used at Playa Vista fail.

## **II. ISSUES THAT NEED TO BE STUDIED IN THE PHASE II EIR**

### **GAS MIGRATION ISSUE:**

- 1) A proper oilfield study to find out if oil wells along the Venice Peninsula, Area A, Playa Del Rey are leaking into the 50 ft. gravel zone and traveling eastward under the Playa Vista property.
- 2) A proper gas mixing analysis. The gas analysis done in the CLA Report of 2001 was inadequate according to gas experts.
- 3) A study to see what the native gases are composed of.
- 4) Consultation with oilfield experts, such as Dr. Endres or Dr. Robertson. David Hsu, Chief of Grading at LA Dept. of Building and Safety has the resumes of these and other top oilfield experts. These experts were the ones who warned the LA City Planning Department for 5 years that there was a gas problem at Playa Vista. They and other oilfield experts were brushed off.

Only because Patricia McPherson, President of Grassroots Coalition volunteered her time for 5 years to keep telling you of the problem, did the ETI study get done that showed extremely high levels of gas under the housing.



Thus far, we know of NO OILFIELD EXPERTS used to study the gas problem at Playa Vista. Only companies that do gas probes were used. This is an unacceptable lack of due diligence on the part of the City of Los Angeles.

**PLEASE**, this time use the expertise of oilfield experts such as Dr. Endres and Dr. Robertson to finally do the proper studies. Dr. Endres co-authored a published report called " Gas Migration from Oil and Gas Fields and Associated Hazards" in the 1993 Journal of Petroleum Science and Engineering. His background is safety systems analysis. Why do you continue to refuse to use expertise such as this in studying the gas dangers at Playa Vista?

- 5) Water monitoring wells need to be installed such as was done at the leaking SOCALGAS underground storage facility in Montebello. For more information on this, you can contact the California Public Utilities Commission, or we can refer you to the proper resource.

The phenomenon that caused this other underground storage facility to leak needs to be carefully studied to see if there are any similarities between Montebello and Playa Del Rey-Playa Vista.

- 6) A hydrological study to show the impacts of the long-term dewatering systems required to prevent clogging of the gas mitigation systems. The Phase I EIR Conditions for the Vesting Tract Maps for 49104 and 52092 expressly stated that long term dewatering should be avoided.

The reason was concern about subsidence occurring and the toxic plume under the east end being pulled outward under adjoining property, especially north of Jefferson Blvd. Apparently this latter phenomenon had already occurred once when some temporary construction was done on some sewers around Jefferson and Centinela.

- 7) A hydrogen sulfide study needs to be done on the site. Lethal amounts of H<sub>2</sub>S were found on this site, workers got sick from working there, archaeological digs had to be shut down, and high amounts were found under the condos along Lincoln Blvd. An in-depth study of H<sub>2</sub>S needs to be done. This is important as H<sub>2</sub>S causes permanent brain damage, and it is harmful in very small amounts in young children.
- 8) A comprehensive estimate of the annual and lifetime of project (70 years) cost of maintaining the gas mitigation system needs to be given. LAUSD did this with the Belmont High school gas mitigation system. So far, it appears

that buyers are in the dark on this figure. They and the public need to know it, to see if this project is financially viable.

- 9) We also support all the recommendations submitted in Grassroots Coalition's letter.

Playa Vista has one of the worst gas seeps in the country on land that is liquefiable marsh land with a high water table. According to gas experts, no other place such as this has ever been successfully mitigated. Therefore, the absolute highest due diligence is required to ensure the safety and health of residents, workers, and visitors to this site. In our opinion, this standard has not been met on Phase I and needs to be. We think the best thing to do is to do a Subsequent EIR on Phase I to incorporate the missing studies there, and circulate that at the same time as the Phase II EIR. This would save time and money for the City of LA.

**TRAFFIC** - This Phase II EIR should not be done until the public sees the impacts of the Phase I traffic. Council Member Ruth Galanter stated that Phase II would not be approved until the public had seen these traffic impacts. This has yet to occur. The promise to the public of an LA City Council Member should be upheld. The public needs to see the traffic impacts of Phase I first before being able to fully comment on the impacts of another Phase.

#### **DESTRUCTION OF BIOLOGICAL RESOURCES ON PHASE II BEFORE EIR IS CONDUCTED SHOULD NOT COMPROMISE SIGNIIFICANCE OF IMPACTS**

**PLANT/ANIMAL LIFE** - The impacts of building Phase II should be taken from the Phase I EIR studies, or else the developer needs to restore the site to its former state.

- 1) The impacts should not be based on the current destruction and bulldozing of trees, plants, Centinela creek area, and corresponding killing of wildlife before any permits for development have been granted for Phase II. This practice is abhorrent. Playa Capital (Morgan Stanley, Goldman Sachs, Gary Winnick's Playa Capital Group, etc) should not be allowed to destroy this land before this assessment is done.

The Phase I EIR showed that Area D (where Phase II would be built) was a thriving ecosystem with an abundance of reptiles, amphibians, insects and other

animals. Area D had the highest variety of birds. (See attachments which include photographs of site before extensive bulldozing was done.)

Playa Capital even removed a eucalyptus grove that had been home to a pair of red-tailed hawks. Residents in the area said the pair had been nesting there for 20 years. Playa Capital said the trees were diseased, but branches we saw looked healthy to us.

This EIR should not use the destroyed ecosystem as a baseline for impacts. This would be grossly unfair. This land could be replanted and re-generate the wetlands that were there recently until Playa Capital bulldozed them.

2) The existence of fairy shrimp should be carefully done, especially in the ponds in Phase II. Recently fairy shrimp were found on the West Bluff of Ballona, even after a previous fairy shrimp survey found no signs. This is a perfect example why this land should be saved, and the studies done are independent of the developer.

### **CONSULTANTS HIRED**

1. We strongly request that the consultants for the EIR for Phase II be hired by the City of Los Angeles (Playa Capital would pay the costs). This is the most standard way to do EIR's. This process is requested for the following reasons:
  - a. City-hired consultants would reduce the previous problems of consultants finding what the developer wanted to develop the land.
  - b. There is something wrong when the previous consultants hired by Playa Vista developers for Phase I could not find a gas problem that local citizens clearly pointed out. We couldn't figure out why until a later study showed that the 1992 EIR consultants had not set their instruments to read the negative data that was found later. Other assessment techniques were also such that negative information was not retrieved.
  - c. A white-wash report done in 2001 (the CLA Report) used consultants that appeared to have been hired through Playa Capital's attorneys Latham and Watkins. This resulted in work product privilege problems. All of the original data was not revealed or made accessible. Also, it is our understanding that they were not free to speak out publicly about anything they found due to confidentiality agreements.

Sue Chang, LA City Planning Dept.  
January 14, 2003  
Page 7

After such an incomplete EIR in 1993, we desperately need truth, honesty, and a chance for the public to fully participate in getting full disclosure of environmental hazards.

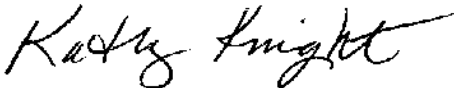
Even daily, we are continuing to find out hazards on the Phase I housing area that were not revealed in the 1993 Certified EIR.

We incorporate by reference all the documents that we have submitted along with Grassroots Coalition to LADBS, the Planning Dept. and other agencies of the City. We have already spent thousands of dollars xeroxing these documents for LA City, as well as many thousands of hours of volunteer work to get them to you. We cannot and should not be expected to do this all over again.

In conclusion, as we stated at the Scoping Hearing held at the Furama Hotel on December 12, 2002 we hope this EIR is done in a more honest, open way than the Phase I EIR was. When the public brought issues such as the gas to your Department, they were brushed off. cursory responses were submitted to rebut the public on the gas, leading to a 5 year cover-up on an extremely serious environmental problem. We can't afford to have that happen again.

Thank you for your consideration of our comments.

Sincerely,

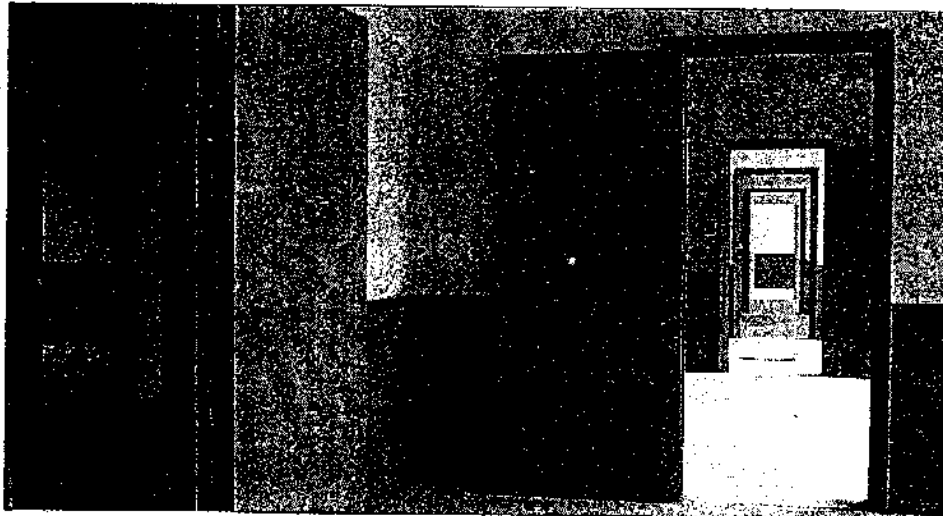


Kathy Knight, Wetlands Coordinator  
Mailing Address: 1122 Oak St.  
Santa Monica, CA 90405  
(310) 450-5961

- 1) "HUGHES PROPERTY AT PLAYA VISTA MIGHT GO BACK ON BLOCK"  
LA BUSINESS JOURNAL 8-26-02
- 2) BIRD SURVEY OF BALLONA WETLANDS 1992 by KENNON COREY  
pg 4 EIR PHASE I
- 3) EXCERPT FROM HOVORE & ASSOC. STUDY 1992 OF AMPHIBIANS, REPTILES  
& MAMMALS IN THE BALLONA WETLANDS - EIR PHASE I
- 4) 4 PAGES OF PHOTOS DOCUMENTING PHASE II AREA OF  
D BEFORE MAJOR BULLDOZING BY PLAYA CAPITAL

August 26, 2002

## UP FRONT



PHOTOS BY TONY FRANKEL/ASA

**Quirks:** Hughes' office had connecting rooms so he could avoid the hallway.

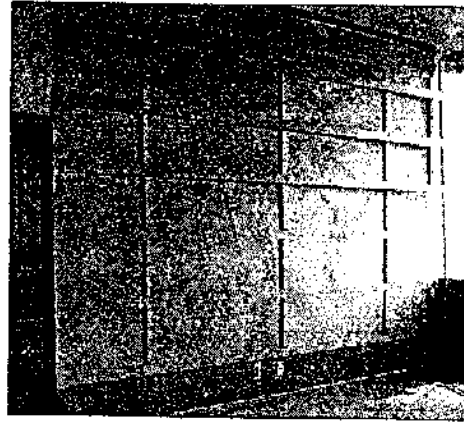
## Hughes Property at Playa Vista Might Go Back on Block

By DANNY KING  
*Staff Reporter*

Heralded as one of the crown jewels of the vast Playa Vista site, the former home of Hughes Aircraft Co. could again be for sale.

Steve Soboroff, president of Playa Vista, the development arm of property owner Playa Capital LLC, said Playa Capital is trying to lease the package of buildings on the site, but that if no tenant is found over the next six months it would put the 114-acre Centinela Avenue property on the market.

"There are a few major questions on people's minds in L.A.," Soboroff quipped. "When is the interchange of the San Diego



**History:** Map is headed to Smithsonian.

and Ventura freeways going to be fixed, who's going to win on 'American Idol' and who's the lucky guy that's going to sit in Howard Hughes' office?"

By actively marketing the property, Playa Capital is signaling that developer Maguire

*Please see HUGHES page S2*

# Hughes: Potential Sale of Historic Site Signals Another Missed Opportunity

Continued from page 3

Partners had been unable to close on its intended purchase of the site, the second deal to have fallen through in three years. Maguire had an agreement to buy the site in March 2001 for \$90 million and was expected to close escrow on about 70 percent of the site as of the end of last year, having signed on Frank Gehry as the development's architect.

While not commenting on specifics of a potential deal or the reasons why no previous agreement was completed, Maguire Partners could still buy the property, according to Tony Morales, a partner at the firm.

"We still anticipate being actively involved in the property," said Morales. "It is our goal to complete what we had started several years ago."

Soboroff declined to comment on Maguire's role in developing the Hughes site.

Maguire's interest followed DreamWorks SKG's plans to develop a \$250 million studio on the site in 1998. The following year, it walked away from the project.

The Hughes site includes 11 buildings built between 1941 and 1953 totaling 569,000 square feet, the most notable of which are the administration and cargo buildings. The latter, a 742-foot by 248-foot hangar where the Spruce Goose was built, has been used as a studio sound stage in recent years.

The two-story, 37,000-square-foot administration building includes Howard Hughes' hardwood clad office and, in an architectural nod to the noted eccentric's fear of hallways, a bizarre set of doorways designed to cut through the adjoining suite of offices.

In 1941, the founder of Hughes Aircraft relocated his company from Burbank to what was commonly referred to as the Culver City facility (despite the site actually residing within the city of Los Angeles), installing a 9,600-foot-long runway and growing the company to 15,000 employees by 1952.

His most notorious creation at the site was the Spruce Goose, the 130-ton all-wood seaplane built in the 249,000-square-foot all-wood hangar in 1946. The administration building was built four years later by frequent Hughes contractor and then-New York Yankees owner Del Webb.

The offices include a screening room and a wall-sized global aeronautics chart, although the latter will be taken down and shipped to the Smithsonian Institution, according to Soboroff.

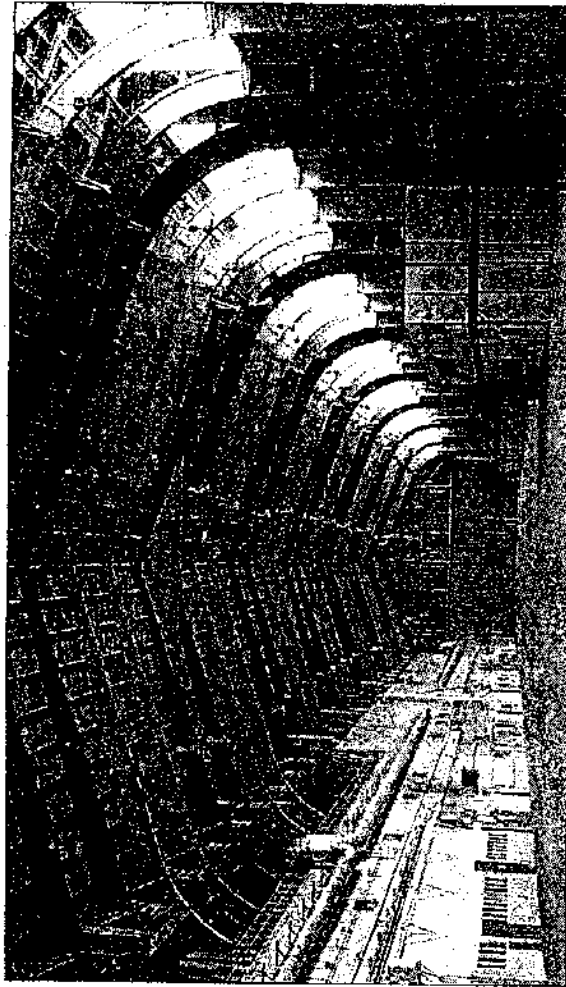
## Establishing value

Soboroff said it's unlikely the site would be developed by Playa Capital, whose ownership entities include Morgan Stanley, Goldman Sachs & Co., Oaktree Capital Management LLC, Pacific Capital Group and Union Labor Life Insurance Co.

The Playa Capital partners were not interested in developing or holding the property, but in gaining entitlements and selling off the asset, he said. The entitlements for 2.2 million square feet of commercial office space and entertainment production space are in place, he said.

During an Aug. 9 interview, Soboroff threw out a \$45 million price tag for the Hughes site, although when later pressed to elaborate on what was included in that figure, he was less than specific.

"I can't figure out how I came up with that



TODD FRANKEL/ABJ

**Volume: Spruce Goose hangar is considered the most valuable building on the site.** number," said Soboroff, who said a number of studios and universities had shown interest in both leasing and buying the property. "The price depends on what's in the basket. ... Comparable land in West Los Angeles is \$90 to \$100 a square foot, but I'm not ready to have this discussion."

Patrick Walsh, partner at Culver City-based real estate brokerage Commercial Property Group, said values for entitled land in the area start at \$50 a foot, pegging the ground value at \$250 million.

But Walsh noted that aside from the hangar, the buildings would add little value. "The main hangar is 100 feet high — it's invaluable shooting space," said Walsh. "The rest of the stuff over there is junk."

Another variable is the cost of remediation needed to clean up the property. The combination of 45 years of industrial use and the underground methane and butane deposits make the site hazardous for development and

site," he said. "The conservancy reached an agreement with (then-developer) Maguire/Thomas Partners that those structures would be preserved and that new construction guidelines would be compatible with the historic buildings on the site," he said.

---

**Bird Survey of Ballona Wetland,**  
**Playa del Rey, CA**  
**1990-1991**

April 30, 1992

**Kennon A. Corey**  
**Department of Biology**  
**California State University at Long Beach**  
**Long Beach, CA**  
**90840**

---

## Results

Below is a complete list of 80 species observed on the general surveys from April 1990 to April 1991. Under each species heading are comments on abundance and location of sightings. Birds are ordered as described in the A.O.U. Checklist of north American Species (1983). As shown in Table 1., Area B contained the greatest species diversity.

---

Table 1. Total number of species observed per area.

|        |        |
|--------|--------|
| Area A | Area B |
| 40     | 58     |

|        |        |
|--------|--------|
| Area C | Area D |
| 15     | 49     |

*Highest # of Bird  
Species*

S = summer, W = winter, M = migrant, R = resident,  
\* = confirmed breeder

### Ciconiiformes

Great Blue Heron (*Ardea herodias*) W/R

One or two birds regularly observed in the salt flats/pickleweed areas of Area A. In Area B, an average of 10 (n = 18) were seen residing on the northern saltflats and the southern Ballona Creek dike. Many ( 1-9 ) were often seen roosting in the largest cottonwood tree in the dune section of Area B.

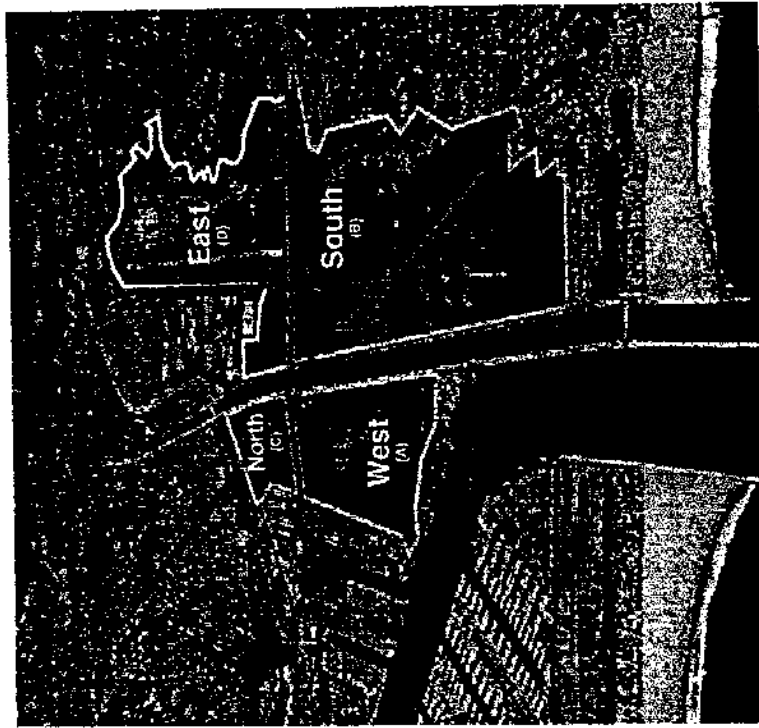
Great Egret (*Casmerodius albus*) W/R

One to 10 individuals often observed roosting with the Great Blue Herons in the northern saltflats of Area B from October through April 1990/91.



# The Mammals, Reptiles & Amphibians of Ballona

|            |                          |      |                       |                         |         |
|------------|--------------------------|------|-----------------------|-------------------------|---------|
| A, B       | Broad-Footed Mole        | A, B | California Myotis Bat | Pocket Gopher           | A, B, D |
| A, B       | Ornate Shrew             | A, B | Big Brown Bat         | Raccoon                 | A, B    |
| A, B, C    | Salt Marsh Harvest Mouse | A, B | Red Bat               | Black tailed Hare       | A, B    |
| A, B, C, D | Western Skink            |      |                       | Kangaroo Rat            | A, B    |
| A, B, C, D | Black-Tailed Jack Rabbit |      |                       | Deer Mouse              | A, B    |
| A, B, D    | Kingsnake                |      |                       | Grasshopper Mouse       | A, B    |
| B, D       | Western Toad             |      |                       | Dusky Footed Woodrat    | A, B    |
| A, B, D    | Gopher Snake             |      |                       | California Meadow Mouse | A, B    |
| A, B, D    | Alligator Lizard         |      |                       | Muskrat                 | A, B    |
| A, B, D    | Fence Lizard             |      |                       | Norway Rat              | A, B    |
| A, B, D    | Side-Blotched Lizard     |      |                       | Domestic Dog            | A, B    |
| A, B, D    | Silvery Legless Lizard   |      |                       | Grey Fox                | A, B    |
| A          | Whiptail Lizard          |      |                       | Spotted Skunk           | A, B    |
| D          | California Treefrog      |      |                       | Domestic Cat            | A, B    |
| A, B       | California Vole          |      |                       | Pacific Treefrog        | A, B    |
| A, B       | Western Mastiff Bat      |      |                       | Pocket Mouse            | A, B    |
| A          | Pacific Rattlesnake      |      |                       | Slender Salamander      | A, B    |
| A, B       | Brush Rabbit             |      |                       | Red Fox (vulpes vulpes) | A, B, D |



|            |                          |            |                    |                    |      |
|------------|--------------------------|------------|--------------------|--------------------|------|
| A, B, C, D | Hoary Bat                | A, B, C, D | Striped Skunk      | Desert Cotton Tail | B, D |
| A, B, C, D | Pallid Bat               | A, B       | Longtailed Weasel  | Audubon Cottontail | A, B |
| A, B, C, D | Brazilian FreeTailed Bat | A, B       | CA Ground Squirrel | Virginia Opossum   | A, B |

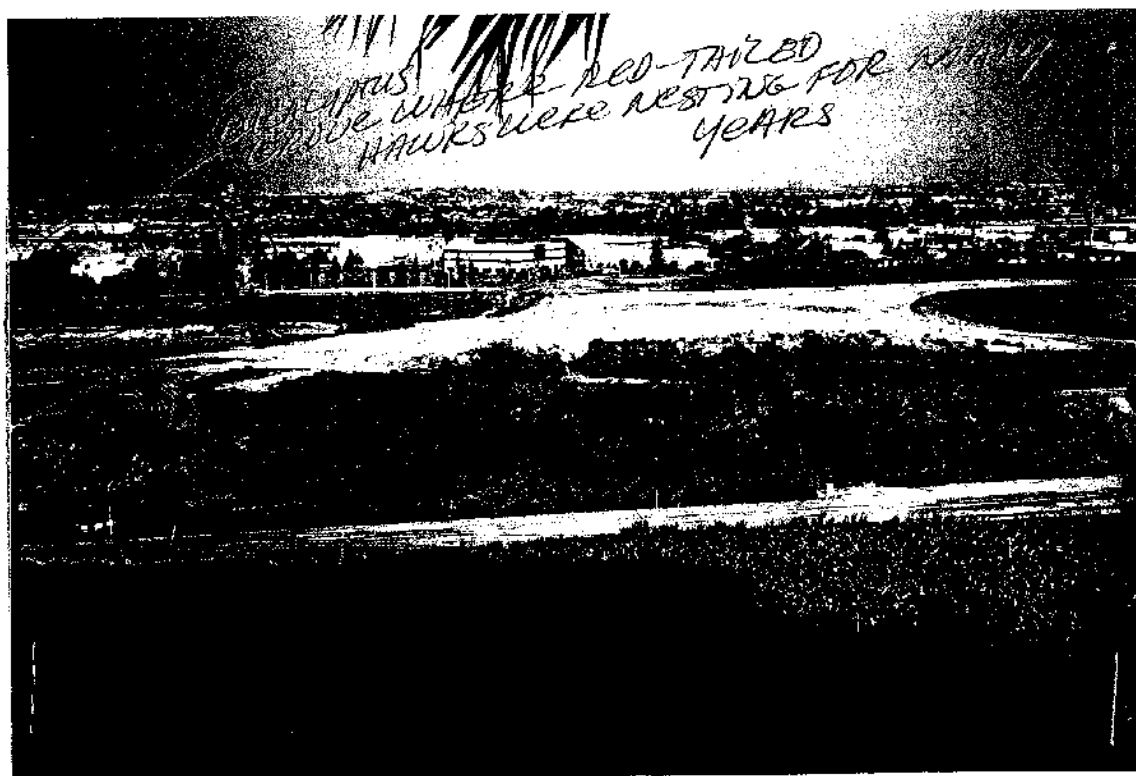
Legend:  
 Lincoln Blvd  
 Claver Blvd  
 Jefferson Blvd  
 Habitat Areas: A, B, C, D

Mammals: 35 species  
 Reptiles: 10 species  
 Amphibians: 3 species

Prepared by:  
 Citizens United to Save Ballona (CISAB)  
 January 1988

Sources:  
 Environmental Impact Report, Draft, Los Angeles Forest Home & Associates, September 1987.  
 Ballona Wetlands: Los Angeles Natural History Museum, T. G. Smith, et al., October 1981.  
 Southern California: U.S.A. Bird Club, 15 May 1982.

(over)



PHOTOS TAKEN OF PHASE II OF PLAYA VISTA ON AREA D EAST OF LINCOLN  
TAKEN APPROXIMATELY JAN. 1997 BY KATHY KNIGHT

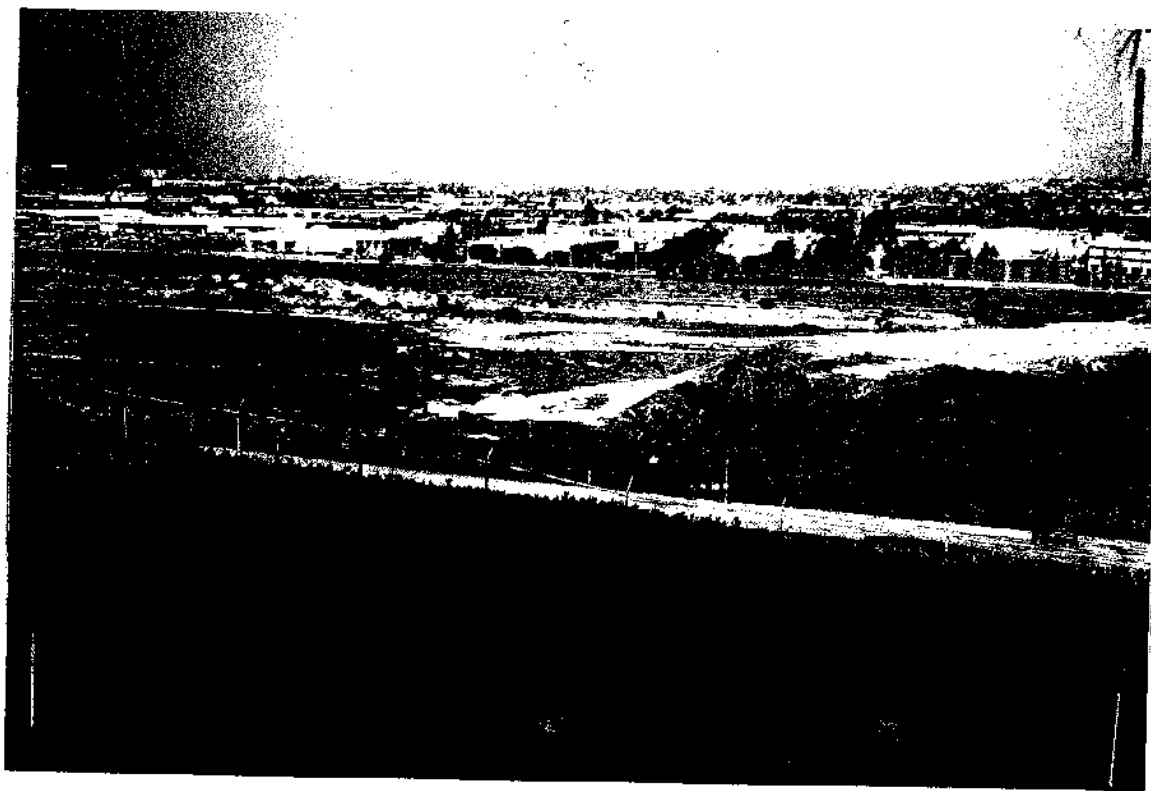


PHOTOS TAKEN OF PHASE II AREA OF PLAYA VISTA ON AREA D  
EAST OF LINCOLN BLVD.  
TAKEN APPROX. JAN 1997 BY KATHY KNIGHT



PHOTOS TAKEN IF PHASE II AREA OF PLAYA VISTA ON AREA D  
EAST OF LINCOLN.

TAKEN APPROXIMATELY JAN 1997 BY KATHY KNIGHT



PHOTOS TAKEN OF PHASE II AREA OF PLAYA VISTA ON AREA D  
EAST OF LINCOLN DIVD.

TAKEN APPROXIMATELY JAN 1997 BY KATHY KNIGHT

# Spirit of the Sage Council

Defending and Conserving Native Plants, Wildlife, Ecosystems and Sacred Lands

W-31

RECEIVED  
CITY OF LOS ANGELES

FAXED TO 213-478-1373  
@ 11:35 PM ON 1-14-03

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 No. Spring St., Room 720  
Los Angeles, CA 90012

JAN 14 2003 January 14, 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section

Dear Ms. Chang:

RE: Playa Vista Phase II EIR

The following are our comments on what should be included in the Phase II EIR of Playa Vista. We also request that the City circulate an SEIR on Phase I regarding the toxic gases discovered since that EIR was certified in 1993. This would save time and resources from doing it later.

Phase II of Playa Vista:

We are submitting to you a No Project Alternative Plan that we think should be considered seriously. We are more than willing to work with you and Playa Capital on this Alternative.

## I. NO PROJECT ALTERNATIVE PLAN - BALLONA WETLANDS PARK EAST

We are submitting an alternative Plan to this project. Our Alternative Plan is called the Ballona Wetlands Park East.

In lieu of the Phase II development, we submit the Plan of keeping this area as an open space natural preserve. The 162 acres would be restored to its natural state with native plants and the existing wetlands would be protected. This area would be a regional park where families and tourists could come and see the local wetland wildlife. There would be bird viewing and educational exhibits.

This plan would be a superior environmental alternative because it would eliminate the hazards of the following impacts:

- 1) There would not be structures with contained enclosures and living quarters built over a site where there is continuous gas migration occurring. By not building over such a dangerous site, it would eliminate the following hazards:
  - a. Hydrology - The need for further de-watering to support a gas mitigation system would be eliminated.

Sue Chang, LA City Planning Dept.  
January 14, 2003  
Page 2

- b. **Safety-Risk of Upset** - The danger of dewatering causing the toxic plume to expand northward past Jefferson would be eliminated with the elimination of de-watering.

By eliminating long term de-watering of the site, the risk of subsidence is greatly reduced.

By not building on the liquefiable marsh land soil, the seismic hazards would be greatly reduced.

By not covering over more of the gas seepage on the site, the risk of off-site gas migration would be eliminated.

- 2) **Plant Life and Animal Life** - This alternative would protect any plant and animal life remaining on the site, plus it would restore that which has recently been destroyed.

The re-planting and re-introduction of wildlife would be done under the supervision of organizations such as the Native Plant Society and Fish & Game/Fish & Wildlife.

This restoration would be an ongoing educational laboratory for students at Loyola, UCLA, Santa Monica College, West LA College and LAUSD classes all over Los Angeles.

- 3) **Noise** - the noise of a restoration and public wildlife refuge would not create a significant noise level. There might be some school buses/cars that would enter the site off of Jefferson Blvd. The site is also easily accessible by public bus from many parts of Los Angeles, which could eliminate the noise and pollution of increased cars due to residential use.
- 4) **Lack of open space/parks** - Acquiring this land as a wildlife preserve would also help to offset

How this alternative reaches the project goals:

- 1) The owner of the land, Playa Capital would be paid for the land. Playa Capital is already in the process of selling the Ballona ecosystem section west of Lincoln. In addition, they announced that the 114 acre east end of

Sue Chang, LA City Planning Dept.  
January 14, 2002  
Page 3

- 2) Area D may soon be for sale for an asking price of \$45 million (LA Business Journal 8/26/02 article attached).

There are currently funds available to purchase ecosystems such as Ballona. Also, future revenues from visitors to the site could go towards paying off a mortgage.  
US Fish & Wildlife studies have shown that bird viewing brings in millions of dollars in revenue to local areas.

- 3) From the sale price of the land, the developer could look for smaller sites in Los Angeles where the risk to the City Taxpayers, the developers, and future residents and workers would be reduced. This would reduce the current high liability and potential for massive lawsuits should the current experimental gas mitigation systems being used at Playa Vista fail.

## **II. ISSUES THAT NEED TO BE STUDIED IN THE PHASE II EIR**

### **GAS MIGRATION ISSUE:**

- 1) A proper oilfield study to find out if oil wells along the Venice Peninsula, Area A, Playa Del Rey are leaking into the 50 ft. gravel zone and traveling eastward under the Playa Vista property.
- 2) A proper gas mixing analysis. The gas analysis done in the C1 A Report of
- 3) A study to see what the native gases are composed of.
- 4) Consultation with oilfield experts, such as Dr. Endres or Dr. Robertson of these and other top oilfield experts. These experts were the ones who warned the LA City Planning Department for 5 years that there was a gas problem at Playa Vista. They and other oilfield experts were brushed off.

Only because Patricia McPherson, President of Grassroots Coalition volunteered her time for 5 years to keep telling you of the problem, did the ETI study get done that showed extremely high levels of gas under the housing.



Sue Chang, LA City Planning Dept.  
January 14, 2003  
Page 4

Thus far, we know of NO OILFIELD EXPERTS used to study the gas problem at Playa Vista. Only companies that do gas probes were used. This is an unacceptable lack of due diligence on the part of the City of Los Angeles.

**PLEASE**, this time use the expertise of oilfield experts such as Dr. Endres and Dr. Robertson to finally do the proper studies. Dr. Endres co-authored a published report called " Gas Migration from Oil and Gas Fields and Associated Hazards" in the 1993 Journal of Petroleum Science and Engineering. His background is safety systems analysis. Why do you continue to refuse to use expertise such as this in studying the gas dangers at Playa Vista?

- 5) Water monitoring wells need to be installed such as was done at the leaking SOCALGAS underground storage facility in Montebello. For more information on this, you can contact the California Public Utilities Commission, or we can refer you to the proper resource.

The phenomenon that caused this other underground storage facility to leak needs to be carefully studied to see if there are any similarities between Montebello and Playa Del Rey-Playa Vista.

- 6) A hydrological study to show the impacts of the long-term dewatering systems required to prevent clogging of the gas mitigation systems. The Phase I EIR Conditions for the Vesting Tract Maps for 49104 and 52092 expressly stated that long term dewatering should be avoided.

The reason was concern about subsidence occurring and the toxic plume under the east end being pulled outward under adjoining property, especially north of Jefferson Blvd. Apparently this latter phenomenon had already occurred once when some temporary construction was done on some sewers around Jefferson and Centinela.

- 7) A hydrogen sulfide study needs to be done on the site. Lethal amounts of H<sub>2</sub>S were found on this site, workers got sick from working there, archaeological digs had to be shut down, and high amounts were found under the condos along Lincoln Blvd. An in-depth study of H<sub>2</sub>S needs to be done. This is important as H<sub>2</sub>S causes permanent brain damage, and it is harmful in very small amounts in young children.
- 8) A comprehensive estimate of the annual and lifetime of project (70 years) cost of maintaining the gas mitigation system needs to be given. LAUSD did this with the Belmont High school gas mitigation system. So far, it appears

Sue Chang, LA City Planning Dept.  
January 14, 2003  
Page 5

that buyers are in the dark on this figure. They and the public need to know it, to see if this project is financially viable.

- 9) We also support all the recommendations submitted in Grassroots Coalition's letter.

Playa Vista has one of the worst gas seeps in the country on land that is liquefiable marsh land with a high water table. According to gas experts, no other place such as this has ever been successfully mitigated. Therefore, the absolute highest due diligence is required to ensure the safety and health of residents, workers, and visitors to this site. In our opinion, this standard has not been met on Phase I and needs to be. We think the best thing to do is to do a Subsequent EIR on Phase I to incorporate the missing studies there, and circulate that at the same time as the Phase II EIR. This would save time and money for the City of LA.

**TRAFFIC** - This Phase II EIR should not be done until the public sees the impacts of the Phase I traffic. Council Member Ruth Galanter stated that Phase II would not be approved until the public had seen these traffic impacts. This has yet to occur. The promise to the public of an LA City Council Member should be upheld. The public needs to see the traffic impacts of Phase I first before being able to fully comment on the impacts of another Phase.

**DESTRUCTION OF BIOLOGICAL RESOURCES ON PHASE II BEFORE EIR IS CONDUCTED SHOULD NOT COMPROMISE SIGNIFICANCE OF IMPACTS**

**PLANT/ANIMAL LIFE** - The impacts of building Phase II should be taken from the Phase I EIR studies, or else the developer needs to restore the site to its former state.

- 1) The impacts should not be based on the current destruction and bulldozing of trees, plants, Centinela creek area, and corresponding killing of wildlife before any permits for development have been granted for Phase II. This practice is abhorrent. Playa Capital (Morgan Stanley, Goldman Sachs, Gary Winnick's Playa Capital Group, etc) should not be allowed to destroy this land before this assessment is done.

The Phase I EIR showed that Area D (where Phase II would be built) was a thriving ecosystem with an abundance of reptiles, amphibians, insects and other

Sue Chang, LA City Planning Dept.  
January 14, 2003  
Page 6

animals. Area D had the highest variety of birds. (See attachments which include photographs of site before extensive bulldozing was done.)

Playa Capital even removed a eucalyptus grove that had been home to a pair of red-tailed hawks. Residents in the area said the pair had been nesting there for 20 years. Playa Capital said the trees were diseased, but branches we saw looked healthy to us.

This EIR should not use the destroyed ecosystem as a baseline for impacts. This would be grossly unfair. This land could be replanted and re-generate the wetlands that were there recently until Playa Capital bulldozed them.

2) The existence of fairy shrimp should be carefully done, especially in the ponds in Phase II. Recently fairy shrimp were found on the West Bluff of Ballona, even after a previous fairy shrimp survey found no signs. This is a perfect example why this land should be saved, and the studies done are independent of the developer.

### **CONSULTANTS HIRED**

1. We strongly request that the consultants for the EIR for Phase II be hired by the City of Los Angeles (Playa Capital would pay the costs). This is the most standard way to do EIR's. This process is requested for the following reasons:
  - a. City-hired consultants would reduce the previous problems of consultants finding what the developer wanted to develop the land.
  - b. There is something wrong when the previous consultants hired by Playa Vista developers for Phase I could not find a gas problem that local citizens clearly pointed out. We couldn't figure out why until a later study showed that the 1992 EIR consultants had not set their instruments to read the negative data that was found later. Other assessment techniques were also such that negative information was not retrieved.
  - c. A white-wash report done in 2001 (the CLA Report) used consultants that appeared to have been hired through Playa Capital's attorneys Latham and Watkins. This resulted in work product privilege problems. All of the original data was not revealed or made accessible. Also, it is our understanding that they were not free to speak out publicly about anything they found due to confidentiality agreements.

Sue Chang, LA City Planning Dept.  
January 14, 2003  
Page 7

After such an incomplete EIR in 1993, we desperately need truth, honesty, and a chance for the public to fully participate in getting full disclosure of environmental hazards.

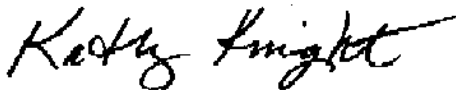
Even daily, we are continuing to find out hazards on the Phase I housing area that were not revealed in the 1993 Certified EIR.

We incorporate by reference all the documents that we have submitted along with Grassroots Coalition to LADBS, the Planning Dept. and other agencies of the City. We have already spent thousands of dollars xeroxing these documents for LA City, as well as many thousands of hours of volunteer work to get them to you. We cannot and should not be expected to do this all over again.

In conclusion, as we stated at the Scoping Hearing held at the Furama Hotel on December 12, 2002 we hope this EIR is done in a more honest, open way than the Phase I EIR was. When the public brought issues such as the gas to your Department, they were brushed off. cursory responses were submitted to rebut the public on the gas, leading to a 5 year cover-up on an extremely serious environmental problem. We can't afford to have that happen again.

Thank you for your consideration of our comments.

Sincerely,



Kathy Knight, Wetlands Coordinator  
Mailing Address: 1122 Oak St.  
Santa Monica, CA 90405  
(310) 450-5961



W-32

**ROWENA AKE PROPERTIES**  
**8409 LINCOLN BLVD.**  
**WESTCHESTER, CA. 90045**  
**(310) 645-5000 Off**

*November 27, 2002*

**Sue Chang**  
**City of Los Angeles**  
**Department of City Planning**  
**200 North Spring Street, Room 720**  
**Los Angeles, Ca. 90012**

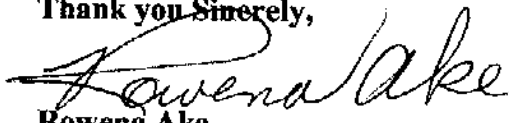
**Re: The Village at Playa Vista**

**Dear Ms. Chang,**

**When I heard that Playa Vista had given up developing anything west of Lincoln Boulevard, I could hardly believe it. Plus, this "Village" project seems to have the right mix of houses and the kinds of services that are local and low impact.**

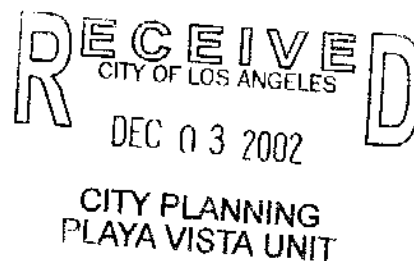
**I appreciate the opportunity to comment on Playa Vista.**

**Thank you Sincerely,**



**Rowena Ake**

**47 year resident of Westchester & Playa del Rey**



W-33

**ROWENA AKE PROPERTIES**  
**8409 LINCOLN BLVD.**  
**WESTCHESTER, CA. 90045**  
**(310) 645-5000 Off**

*November 27, 2002*

**Sue Chang**  
**City of Los Angeles**  
**Department of City Planning**  
**200 North Spring Street, Room 720**  
**Los Angeles, Ca. 90012**

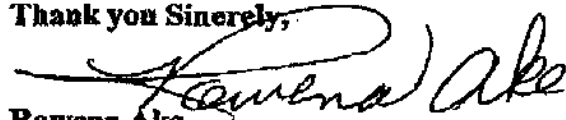
**Re: The Village at Playa Vista**

**Dear Ms. Chang,**

**When I heard that Playa Vista had given up developing anything west of Lincoln Boulevard, I could hardly believe it. Plus, this "Village" project seems to have the right mix of houses and the kinds of services that are local and low impact.**

**I appreciate the opportunity to comment on Playa Vista.**

**Thank you Sincerely,**



**Rowena Ake**  
**47 year resident of Westchester & Playa del Rey**

**RECEIVED**  
CITY OF LOS ANGELES  
DEC 19 2002

**CITY PLANNING**  
**PLAYA VISTA UNIT**

W-34

January 4, 2003

SUE CHANG  
CITY PLANNING DEPARTMENT  
200 N. SPRING ST., ROOM 720  
LOS ANGELES, CA 90012

RE: RESPONSE TO "SCOPING MEETING" HELD DECEMBER 12 2002 AT FURAMA HOTEL  
SUBJECT: PHASE II OF PLAYA VISTA "VILLAGE" -- THE EIR

The following are my chief concerns that need comprehensive addressing in the forthcoming EIR FOR PHASE II "VILLAGE". It's one thing to put requirements into an EIR Document, but is meaningless unless there is a mechanism in place to follow-up that compliance to regulations are forthcoming!!

1. AIR POLLUTION: DUE TO INADEQUATE WATERING DOWN OF THE MASSES OF SOIL, SAND, GROUND CONCRETE THAT HAVE BEEN MOVED AROUND THE PLAYA VISTA PROPERTY THESE LAST FEW YEARS. Proof of this reality is in the following:

- a. Layers of the fallout coming down onto vehicles parked in adjacent neighborhoods...requiring windshields to be cleaned for visibility each morning; fact of layers of the fallout on the painted surfaces of the vehicles. I cannot afford to have frequent car-washes. This fallout is harming the finish of my vehicle.

Proof is seen in the mail-drop boxes of the Alla/Jefferson postal service facility...layer upon layer of "crud" on them .. boxes on Alla & Coral at curb-site as well as the drive-through box in p.o. parking lot.

When I brought the fallout to <sup>PV's</sup> their attention (community relations-type office, by phone...call was taken by an incompetent employee, who said to the effect that "they have finished moving all that ground now...no more problems." This call was shortly after the first particulates started filtering down -- and that was how many years ago ?? When I pushed a little harder in that call, she went to a supervisor to ask the question--coming back to the phone to say that they would mail me a couple of car wash tickets ...with the proviso that I NOT TELL A SINGLE NEIGHBOR THAT THEY WERE DOING THIS -- (HUSH MONEY !) It was obvious that Playa Vista had incompetent employees answering their phones and it was useless to try to interface with them. This has been obvious with the columns they print in The Argonaut about their "PROMISES AND THEIR PROGRESS." THEY DON'T KNOW WHAT THE WORD PROMISE MEANS. THEY HAVE NOT CONFORMED TO KEEPING THEIR GROUND OUT OF THE AIR THAT WE BREATHE ! THE WORDING IN THE EIR NEEDS TO BE MORE SPECIFIC ABOUT WHAT THEY HAVE ALLOWED TO GO UP INTO THE AIR AND FILTER DOWN ONTO ADJOINING AREAS SO OUR LUNGS AREN'T CRUDDERED UP. I RESENT HAVING TO HAVE MY CAR FINISH RUINED BY THEIR DIRT AND ALL THE SILLS OF THE EXTERIOR OF THE HOUSE CONTINUALLY COVERED WITH THE LAYERS OF SILT.

RUNNING STREET-SWEEPERS ON THEIR INTERIOR STREETS AND ON JEFFERSON & LINCOLN ONLY STIR UP MORE DIRT--THEY ONLY SPREAD IT AROUND THE SURFACE OF THE ROADS INTO THE AIR...SOMETIMES I'VE SEEN IT SO THICK THAT VISIBILITY FOR DRIVING IS IMPAIRED.

BOTTOM LINE IS THAT THEY HAVE NOT COMPLIED WITH "adequate watering" or however stated in the PHASE I EIR...MUST BE MORE EXPLICIT WORDING FOR PHASE II; AND THEN SOME COMPREHENSIVE MONITORING THAT THEY ARE COMPLYING. PLEASE PUT SOME TEETH INTO THIS FORTHCOMING EIR !!.



COMMENT #2 CONCERN:

LOCATION OF CONSTRUCTING A PUBLIC SCHOOL AT PLAYA VISTA:

Has not LAUSD learned from Belmont? Not only is there possible risk of methane contaminant, but also of the vehicle exhaust pollution that would come with the grid-locked LINCOLN BOULEVARD, as vehicles heading southbound come up the hill to 83rd Street intersection. Exhaust fumes coming out tailpipes as cars inch up the hill and the lines of cars that are backed up to almost Jefferson at times at the signal lights, etc. bumper-to-bumper. And this is all before PV build-out. Also the possibility of underground faults should be considered. No schoolgrounds should be on the periphery of such a roadway as a widened Lincoln + bike path is to emerge.

COMMENT #3 CONCERN:

HEIGHT OF BUILDINGS ON PV SITE: Other developments in the area have been held to measuring the height they can build beginning at the base of SEA-LEVEL. Is this the case for Phase I & Phase II? It certainly should not be from the height of the berms that they are now building on, in calculating height of buildings.

From my comments you can see I have no faith in the integrity of PV developers. The structure at the south-east corner of Jefferson/Lincoln looks like a "prison cell bloc". windows narrow as a sliver; balconies not large enough to put a straight-back chair--interiors so dark, occupants will have to use a lot of power utility to see well enough to get around in their apt. The word "affordable" is a extinct word.

COMMENT #4 CONCERN:

DRAINAGE: Our neighborhood back in the 1970s was besieged by damage to homes and their foundations from excess underground water. Concern whether all the digging in depth at PV and moving of so much soil will have any change in the subsurface soil in the area on the bluff above PV, which has a lot of clay layers, etc. which does not allow for good drainage of subterranean water. We had to put in a 12' deep subterranean French drain to mitigate problems on our parcel...which wasn't cheap! Wonder where the subterranean waters under PV now will be going?

COMMENT #5 CONCERN:

BIKE PATHWAY: Understand it would be on west side of Lincoln...DO NOT ALLOW THE LANES FOR AUTOMOBILES TO BE MADE ANY MORE NARROW THAN THEY ARE NOW. There have been fatalities on the curve on Lincoln in the past as it is. Wouldn't bike path need to be in north & south to accommodate bikes in each direction? LINCOLN SHOULD NOT BE WIDENED TO THE EXTENT THAT IT WOULD TAKE AWAY THE PARKING ON LINCOLN BETWEEN 83rd & MANCHESTER; SHOULD NOT TAKE SIDEWALKS AWAY TO DETER SMALL BUSINESSES FROM REMAINING THERE.

COMMENT #6: CONCERN:

AMPHITHEATER AT BASE OF BLUFF

There are air currents in our area that carry sound far distances. Over the years we hear what's going on outdoors at Loyola Marymount University. (When bands play, we hear and feel the vibrations of all the drums!) Voices also carry distances. Will amphitheater be required to have a shell to focus the sounds to the north. Attractions scheduled to appear there may not be to everyone's taste. Let the residents who choose to live at PV take the brunt of all "sound fall-out", including rehearsal times, and acoustic testing for each performance, etc.

**BOTTOM LINE:** Public cannot trust PV Developer's "PROMISES"; NOR WHAT THEY SPEAK FROM THEIR MOUTHS. Some residents received 3 different answers to the same question from three different PV employees at the Scoping Meeting Open House. Also, we are not naive to think that PV was decreased in density recently out of the goodness of their hearts. Why can't they be honest enough to say that they're running out of money !!

RESPECTFULLY SUBMITTED: RUTH C. ATTIAS, 7928 ALTAVAN AVENUE, WESTCHESTER 90045  
(310) 670-0751

*Ruth C. Attias*

W-35

12-5-02

DEAR MS. SUB CHANG,

OUR NAMES ARE TOM + TERESA BALL,  
WE LIVE AT 12126 JUNIETTE ST. C.C. 90230  
WE ARE DIRECTLY ACROSS THE STREET  
FROM PLAYA VISTA. WE ARE HUGE  
SUPPORTERS OF THIS PROJECT.

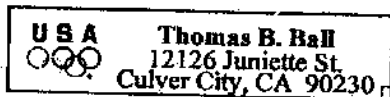
I, TOM, IN MY 63 YEARS HAVE  
NEVER SEEN ANY DEVELOPER WORK  
SO HARD TO APPEASE ALL OF THE  
PEOPLE AS PLAYA VISTA HAS DONE.

NINETY PER CENT OF THE  
TROUBLEMAKERS DON'T EVEN LIVE  
IN THIS AREA - THEY NEED TO  
GET A LIFE. THE LAWS  
NEED TO BE CHANGED TO BAN  
FRIVOLOUS LAW SUITS OR REQUIRE  
THE FILER TO PAY ALL LEGAL  
COSTS WHEN THE SUIT IS THROWN OUT.

SINCERELY,

Tom Ball

teresa ball



RECEIVED  
CITY OF LOS ANGELES

DEC 10 2002

CITY PLANNING  
PLAYA VISTA UNIT

Sievers/Burnett Press, Inc.

1308 East Imperial Avenue

El Segundo, California 90245

310.414.1101

310.414.1112 fax

W-36

December 6, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012


**RE: The Village at Playa Vista**

Dear Ms. Chang,

Thank you for providing me with an opportunity to comment on the new "Village" project at Playa Vista. It will certainly provide needed jobs in the community and provide services that we will all enjoy. Playa Vista has always been straightforward about its plans and it appears that this is no exception.

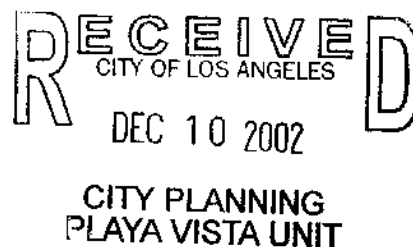
Thank you for considering this letter.

Sincerely,



Diane Barrett  
*Vice President, Director of Sales*

Sievers Burnett Press  
1308 E. Imperial Avenue  
El Segundo, CA 90245  
310.414.1101



Sievers/Burnett Press, Inc.

1308 East Imperial Avenue

El Segundo, California 90245

310.414.1101

310.414.1112 fax

W-37

December 6, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

**RE: The Village at Playa Vista**

Dear Ms. Chang,

Thank you for providing me with an opportunity to comment on the new "Village" project at Playa Vista. It will certainly provide needed jobs in the community and provide services that we will all enjoy. Playa Vista has always been straightforward about its plans and it appears that this is no exception.

Thank you for considering this letter.

Sincerely,



Diane Barretti  
*Vice President, Director of Sales*

Sievers Burnett Press  
1308 E. Imperial Avenue  
El Segundo, CA 90245  
310.414.1101

**RECEIVED**  
CITY OF LOS ANGELES  
DEC 11 2002

**CITY PLANNING  
PLAYA VISTA UNIT**

W-38

December 11, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

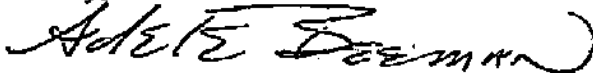
RE: The Village at Playa Vista

Dear Ms. Chang,

Playa Vista's new plan does what we never thought possible. It saves all the land west of Lincoln Boulevard as open space.

I commend the people at Playa Vista for their efforts in making this a reality, and I wish them well on their second phase.

Sincerely,



Adele Beeman  
6033 W. Century Boulevard, Suite 200  
Los Angeles, CA 90045-5307  
(310) 215-1600

RECEIVED  
CITY OF LOS ANGELES  
DEC 16 2002  
CITY PLANNING  
PLAYA VISTA UNIT

W-39

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012  
January 12, 2003

Dear Ms. Sue Chang,

These are my comments on the Village at Playa Vista:

1. It is important to consider that non-native species brought in a plants at Playa vista may have unintended effects.
  - There have been documented cases of weeds growing out of control and choking waterways, so the utmost care must be taken while selecting species for this project. This would affect the aesthetics, water resources, biological resources and natural resources.
  - There can also be issues if these new plant species require more maintenance. Grass lawns require heavy labor and heavy application of chemicals. Chemicals (such as fertilizers) could end up getting into the groundwater table and the near-by Ballona creek. These fertilizers and other nutrients can lead to Eutrophication of the creek. Eutrophication is the process of turning a body of water into a green weedy and slimy swamp. An adverse change like this would not benefit the Ballona creek and certainly not the property values of any Playa Vista homes. This would affect the aesthetics, water resources, biological resources and natural resources.
2. During the scoping meeting it was mentioned that rodents were going to be eliminated as part of the plan to prevent them from entering residences in Westchester. It is very important to eliminate any fleas or other parasites (ticks, mites, etc.) that these rodents could be carrying, before the rodents are eliminated. If you destroy the parasite's source of food (rodents) then the parasites will simply choose another food source, most likely humans. There were already some complaints of rodents entering residences as their natural habitat is destroyed, so this is a very real problem. This affects safety and risk of upset.
3. It was not made clear whether or not the area was evaluated for endangered species. The near by Los Angeles Airport is know to have the endangered species of Riverside Fairy shrimp. The shrimp is very tiny and lies dormant in eggs in sandy soils. The shrimp only springs to life when its eggs are moistened. I would advise the project to conduct a thorough search for this endangered species before any more development occurs. This would affect biological resources and natural resources.

Thank you,

Erica Blyther  
4040 Grand View Blvd. #31  
Los Angeles, CA 90066-5280

RECEIVED  
CITY OF LOS ANGELES  
JAN 13 2003

CITY PLANNING  
PLAYA VISTA UNIT

W-40

UNIVERSITY OF CALIFORNIA, LOS ANGELES

UCLA

BERKELEY • DAVIS • IRVINE • LOS ANGELES • RIVERSIDE • SAN DIEGO • SAN FRANCISCO



SANTA BARBARA • SANTA CRUZ

221 1/2 3<sup>rd</sup> Avenue  
Venice, CA 90291  
310/392-2076

UCLA CENTER FOR THE STUDY OF WOMEN  
288 KINSEY HALL  
405 HILGARD AVENUE  
LOS ANGELES, CALIFORNIA 90095-1504

Ms. Sue Chang  
City of Los Angeles, City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

**RECEIVED**  
**CITY OF LOS ANGELES**

IAN 06 2003

December 28, 2002

**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section**

Dear Ms. Chang,

I'm writing with great concern about the potential expansion of the Playa Vista Project. There are two main issues I'm concerned about: the awful project that has been built to date and the significant environmental impacts the proposed project will have.

For many years the Playa Vista developers promised us that they would build an environmentally and visually sensitive development. They put up signs with birds and plants, giving the impression there would be a beautiful community emerging from the open space. Nothing could be further from the truth. They have built one of the ugliest set of buildings in L.A. and built them right out to the streets. There is no evidence that there is space, or intention, to plant enough trees or other greenery to hide the truly awful buildings that have been plunked down in tight grids. There isn't even a low-income project in the city that would try or even want to get away with such an offensive and dense massing. I can only assume that they will continue to plunk down similar structures with no consideration for design or sensitivity to the environment which they have paved over.

It has also now become clear how many people Playa Vista is trying to jam into that area. They continue to downplay the significant impact the project will have on the surrounding community - particularly traffic - which will multiply exponentially if the existing project if expands. The developers act as though they are the only new project in the area and that their impact is mitigable. While they are the largest, there is no evidence they can mitigate the huge impact they are creating and would continue to create. But there is additional unmitigable growth all up and down the Lincoln Corridor - both north all the way into Santa Monica and south as well. Playa Vista has to acknowledge that they are part of a huge problem and that what they've already created is more than enough.

We still have the opportunity to preserve what's left of one of the last large open wetlands on all of the North American Pacific coastline. Considering the mess that Playa Vista has already made, it's time that Los Angeles take that responsibility seriously and work with the community to preserve this irreplaceable resource and create a wildlife refuge and revitalized wetland. Thank you very much for your consideration on this matter. Feel free to contact me if you have any questions. And please keep me up to date on the progress of your deliberations.

Sincerely,

Judy Branfman, Research Scholar



# LOS ANGELES DEPARTMENT OF CITY PLANNING

EIR Scoping Meeting Sign-In/Comment Sheet

Village at Playa Vista

ENV-2002-6129-EIR

W-41

December 12, 2002

RECEIVED

CITY OF LOS ANGELES

JAN 14 2003

(PLEASE PRINT)

CITY PLANNING DEPT.

LAX/Playa Vista Section

| NAME                              | ADDRESS   |
|-----------------------------------|---|
| Ken, Nancy + Isabella<br>Browning | 11910 Aneta St<br>Culver City, CA 90230-<br>(310) 578-1639 6203 |

COMMENTS: Point One: Traffic Effects.

Our comments represent more than seven (7) families residing within seven (7) or more blocks, with children under the age of seven. The blocks in question are bounded by Jefferson on the south, the Centinela Creek wash on the north, and Centinela on the west, and Mesmer on the east.

Our concerns, shared by all parents within these streets, are that a cut-through familiar to commuters exists at Mesmer and going through our neighborhood on Beatrice, Lucile or Juniette, onto Margaret; then proceeding on Lucile or most often Aneta, to turn onto Inglewood going north. Traffic cut-through in the opposite direction is also a concern.

When Playa Vista development becomes a reality, traffic will only cause more drivers to choose to cut through. The particular nature of streets in the area lead people wishing to go on Sepulveda, Centinela or Stansbury from the north, and wishing to turn on Inglewood from the south to cut through.





# LOS ANGELES DEPARTMENT OF CITY PLANNING

EIR Scoping Meeting Sign-In/Comment Sheet

Village at Playa Vista

ENV-2002-6129-EIR

December 12, 2002

(PLEASE PRINT)

| NAME  | ADDRESS   |
|---|---|
| Ken, Nancy and<br>Isabella Browning   | 11910 Aneta Street<br>Culver City CA 90230-6203 |
| COMMENTS: Point Two: Hydrological Runoff  |   |
| <p>Our neighborhood of Del Rey sits in the lowlying areas which historically have received channeled waters from rain storm runoff into the Centinela Creek. Having been developed in the 1940s and 1950s as original tract homes, in the event of a 100 year storm, what effects will the new, improved Playa Vista development have on the storm water runoff? Will our <sup>existing</sup> neighborhood be subject to flooding more so than the Playa Vista development, which will be built on land that was filled and allowed to compact will before structures were built there? Will runoff from areas surrounding and to the east and northeast be adequately channeled away by the existing Ballona and Centinela Creeks to run off properly in the event of a 100 or more year storm?</p> <p>Thank you<br/>Isabella Browning</p> |   |

01-13-03



# LOS ANGELES DEPARTMENT OF CITY PLANNING

EIR Scoping Meeting Sign-In/Comment Sheet

Village at Playa Vista

ENV-2002-6129-EIR

December 12, 2002

(PLEASE PRINT)

| NAME                                | ADDRESS   |
|-------------------------------------|---|
| Ken, Nancy and<br>Isabella Browning | 11910 Aneta Street<br>Culver City CA 90230-6203 |

COMMENTS: Point Three: Noise, Light and  
General After Hours Activities After Hours  
During Construction.

To begin, I want to point out that other than a good will and neighborly gesture, the activities leading up to occupancy, the construction phase, will not affect the ~~so~~ actual occupants of Playa Vista so much as they will affect we who currently reside in the area. So, we are concerned about the activities that will occur "after hours" when contractors wish to work on the project in the evening, night and weekend hours.

When the developers and city planners, and others who live out of the area, are sleeping or enjoying time at home, we are ~~working~~ so in the neighborhood surrounding the Playa Vista project to the north and north east of the Village at Playa Vista. If construction and other project activities create noise, light and other undesirables, we must



LOS ANGELES DEPARTMENT OF CITY PLANNING  
EIR Scoping Meeting Sign-In/Comment Sheet  
Village at Playa Vista  
ENV-2002-6129-EIR

December 12, 2002

(PLEASE PRINT)

| NAME  | ADDRESS   |
|---|---|
| Ken, Nancy and<br>Isabella Browning                               | 11910 Aneta Street<br>Culver City CA 90230-6203 |
| COMMENTS: <u>Point Four</u> : Sewage Provisions<br>and Conveyance |   |

We live quite near the pumping station #455 mentioned and brought up by Mr. Cirino at the public scoping meeting for the Village at Playa Vista, which will continue to serve the area including the added output from Playa Vista.

The pumping station above has at times emitted ~~four~~ foul odors detected at our residence three blocks away. Pay special attention to this issue. The existing sewage is already causing a problem, which has the intersection at Inglewood and Juniette blocked off for a year or more now. There is an elementary school on Juniette at Centinela, and when we and other parents or young elementary age children take our children to school, this is something that could be an inconvenience. We have endured, but it is an inconvenience.



# LOS ANGELES DEPARTMENT OF CITY PLANNING

EIR Scoping Meeting Sign-In/Comment Sheet

Village at Playa Vista

ENV-2002-6129-EIR

W-42

December 12, 2002

RECEIVED  
CITY OF LOS ANGELES

JAN 13 2003

ENVIRONMENTAL  
UNIT

(PLEASE PRINT)

| NAME           | ADDRESS                                      |
|----------------|--|
| BRUCE CAMPBELL | 614 GREYNA GREENWAY<br>LOS ANGELES, CA 90049 |

COMMENTS: THESE COMMENTS ARE IN ADDITION TO MY ORAL COMMENTS AT THE  
EURAMA HOTEL BACK IN DECEMBER REGARDING THE PLAYA VISTA VILLAGE PROPOSAL.

THE MAJOR COASTAL AREA FAULT IN SOUTHERN CALIFORNIA IS THE  
NEWPORT / INGLEWOOD FAULT.  
THIS FAULT, ITS SEISMIC HISTORY, AND THE FAULT ZONE --including the  
northern end-- MUST BE THOROUGHLY EXAMINED IN THE EIS. OBVIOUSLY,  
A PART OF THAT EXAMINATION MUST BE TO ESTIMATE A RANGE OF POSSIBLE  
IMPACTS FROM VARIOUS SIZE QUAKES (INCLUDING WORST-CASE SCENARIO ALONG  
THE SEGMENT OF THE NEWPORT/INGLEWOOD FAULT NEAREST TO PLAYA VISTA VILLAGE SITE)  
ON PLAYA VISTA VILLAGE. SUCH IMPACTS WHICH NEED TO BE EXAMINED IN THE EIS  
INCLUDE SEVERE SHAKING AND ENERGY RELEASE, POTENTIAL FOR LIQUEFACTION,  
AS WELL AS HOW POTENTIALLY EXPLOSIVE METHANE GAS AND OTHER GASES INCLUDING TOXIC  
ONES UNDERNEATH THE VILLAGE SITE AND IN THE VICINITY WOULD BE AFFECTED BY  
EARTHQUAKES IN THE AREA. IN ADDITION, SINCE THERE ARE DIFFERING CONCLUSIONS  
AS TO WHETHER NATURAL GAS STORED BY SOUTHERN CALIFORNIA GAS COMPANY HAS  
MIGRATED TO THE AREA EAST OF LINCOLN BLVD, THE POTENTIAL FOR IMPACTING  
THE NATURAL GAS STORAGE IN THE REGION NEEDS TO BE CAREFULLY EXAMINED.

SOME VIEW THE QUAKES OCCURED ESPECIALLY IN 2001 IN THE BEVERLY HILLS  
AND WEST HOLLYWOOD/FAIRFAX AREAS AS AN INDICATION OF THE RE-AWAKENING OF  
THE NORTHERN END OF THE NEWPORT/INGLEWOOD FAULT TO A MORE ACTIVE SEISMIC  
PERIOD.

IN ADDITION TO THE NEWPORT/INGLEWOOD FAULT ZONE SYSTEM, THE POTENTIAL  
FOR A DAMAGING LIQUEFACTION-INDUCING AND/OR GAS-IMPACTING QUAKE  
AFFECTING PLAYA VISTA VILLAGE FROM FAULTS SUCH AS THE CHARNOCK FAULT, THE  
LINCOLN BLVD. FAULT, THE OFFSHORE ZONE OF DEFORMATION AND OTHER QUAKES NEEDS TO BE ADDRESSED.

December 12, 2002

W-43

Ms. Sue Chang,  
City of Los Angeles, Dept. City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

**RECEIVED**  
CITY OF LOS ANGELES

JAN 06 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section

Dear Ms. Chang,

I'm writing to express my strong opposition to the further development at Playa Vista.

I've been a resident of West Los Angeles (between Santa Monica and Hermosa Beach) since 1984. In the last five years I have seen traffic grow at an impossible rate. I feel that further development at Playa Vista would greatly worsen the problem.

Additionally, there are many other issues in regards to this development that have not been addressed:

There are large stores of gas under the areas where they are building. To date I don't think this has ever been adequately assessed or dealt with.

I also don't believe that enough regard has been given to the fact that this area is a fragile ecosystem that stands alone in the middle of a huge city. There are animals and plants living there that are unique to that area. It's also one of that last places for migrating birds to rest.

For the last several years I've watched Playa Vista tear up this land. I used to drive by that area and delight in the wild flowers growing. Now it's torn up fields and monstrous buildings. It has literally brought me to tears to see what they've done out there.

I hope that you and your department will give careful consideration to the situation at Playa Vista. Clearly, my vote would be for a park and a wildlife refuge. Let us have a little peace in the middle of all this madness.

Thank you very much,



Alessa Carlino  
2306 Oakwood Avenue  
#205  
Venice, CA 90291



W-44

MICHAEL J. CHEVEDDEN

109 W. GRAND AVENUE  
EL SEGUNDO, CA 90245-3738

310 / 364 / 3117  
FAX 310 / 364 / 3171

Thursday, December 12, 2002

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Rm 720  
Los Angeles, CA 90012

**Re: Playa Vista Phase II**  
**Active vs. Passive Open Space**

Dear Ms. Sue Chang:

The literature provided by Playa Vista highlighting the Village's proposed development went to great lengths to emphasize both the amount of open space and the downsizing of the project. However, most of the land detailed is not usable and is classified as "passive open space".

These increases in open space have been gained by turning over sections A, B, and C located west of Lincoln and north of the channel. The other category of passive space is the hillside bluffs. Certainly the bluffs will not have any practical active use, and it is questionable if the other areas will ever be active open space as well.

So, of the approximately 162 acres in the Village Development zone only 9.3 acres are being allocated for active open space, i.e., parks. If the resident housing is being reduced by 50%, the office space by a third and retail by 70% as Playa Vista's literature claims, then why can't some real gains be achieved in obtaining more space for parks?

Regardless of how Phase I reads on paper, the appearance is a high-density residential zone with parks serving as cosmetic ascents the size of postage stamps. They will be easily overwhelmed. I fear this tactic is being repeated in Phase II.

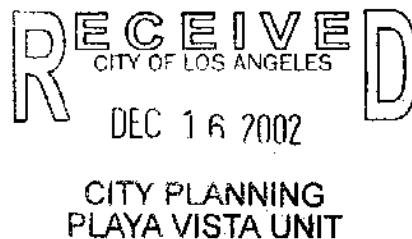
There is an opportunity to provide relief and rectify this situation. Let's focus on the statistics that have real meaning to the individuals who will be living, working and traveling in our community.

I welcome your comments and questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Chevedden".

Michael J. Chevedden  
Westchester Resident  
6741 Altamor Drive  
Los Angeles, CA 90045



DEC. -10' 02 (TUE) 12:57 WEST/LAXMDR/CHAMBER

TEL:310 645 5151

P. 002

W-45

**A.J. Ciancimino**  
**7355 W. 83<sup>rd</sup> St.**  
**Los Angeles CA 90045**

December 10, 2002

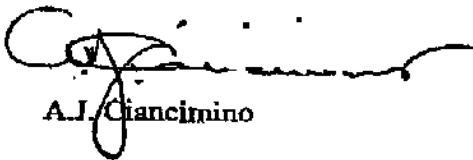
Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

Re: The Village at Playa Vista

Dear Ms. Chang:

I understand that you are receiving letters regarding the scope of the environmental review for Playa Vista. Allow me to emphasize the most operative factor, to me, about the plan for the Village Center, specifically its voluntarily reduced scope. Please don't allow the process to get sidetracked by misinformed people or extraneous issues. Let's focus on the immediate impacts and make this process as efficient as possible.

Sincerely,



A.J. Ciancimino

**RECEIVED**  
CITY OF LOS ANGELES  
DEC 11 2002

CITY PLANNING  
PLAYA VISTA UNIT

W-46

**A.J. Ciancimino  
7355 W. 83<sup>rd</sup> St.  
Los Angeles CA 90045**

December 10, 2002

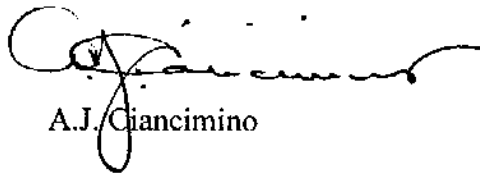
Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

Re: The Village at Playa Vista

Dear Ms. Chang:

I understand that you are receiving letters regarding the scope of the environmental review for Playa Vista. Allow me to emphasize the most operative factor, to me, about the plan for the Village Center, specifically its voluntarily reduced scope. Please don't allow the process to get sidetracked by misinformed people or extraneous issues. Let's focus on the immediate impacts and make this process as efficient as possible.

Sincerely,



A.J. Ciancimino

**RECEIVED**  
CITY OF LOS ANGELES  
DEC 11 2002

**CITY PLANNING  
PLAYA VISTA UNIT**





W-47

**Pacesetter**

PRINTING 8626 S. SEPULVEDA BLVD., LOS ANGELES, CA 90045 / 310 215-9761 / FAX 310 215-9868

December 12, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

RE: The Village at Playa Vista

Dear Ms. Chang:

I'm writing about the Village at Playa Vista. What a nice project this will be. I'm sure many of us will use the shops and restaurants that are being planned. I hope that the City's review process doesn't delay this too much and that we can start enjoying these new places as soon as possible.

Sincerely,

  
Karen Cross

**RECEIVED**  
CITY OF LOS ANGELES

DEC 16 2002

CITY PLANNING  
PLAYA VISTA UNIT

W-48

J. Roger Daugherty  
12435 W. Jefferson Blvd., #106  
Los Angeles, CA 90066  
(310) 821-8222  
jrdaugh.aa@gte.net

December 11, 2002

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

Ref: EIR Case No.: ENV-2002-6129-EIR, **The Village at Playa Vista**

Dear Ms. Chang:

One question I believe needs to be raised vis-a-vis this proposed project is:

**Where did the foxes go?**

My office and home, in which I've lived almost 9 years, both overlook the center of the proposed project. Until the past year or so, we frequently viewed the passing of foxes, often on a daily basis. They appeared to be traversing to and from the east (Fox Hills?) and the west (wetlands?).

I am unfamiliar with the protected status of local foxes, but can tell you we haven't seen a single fox in over one year. We hope someone is looking into this.

Very truly yours,

  
J. Roger Daugherty

cc: Argonaut Newspaper  
Los Angeles Times  
Playa Vista

**RECEIVED**  
CITY OF LOS ANGELES  
DEC 16 2002

CITY PLANNING  
PLAYA VISTA UNIT

W-49

Christina V. Davis  
6218 W. 77<sup>th</sup> Street  
Los Angeles, CA 90045  
(310) 645-8231

December 10, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

RE: Playa Vista

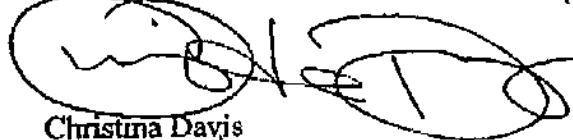
Dear Ms. Chang:

I received a notice that Playa Vista was moving forward with the second phase of its development, and that a public hearing would be held soon. Although I am unable to attend the meeting, I wanted give my input on the newest plans I have seen.

First, I want to emphasize that Playa Vista has always been very upfront about its plans. They have dealt with the community honestly and forthrightly. Although some of Playa Vista's initial plans were a bit controversial, the bottom line is when the people at Playa Vista make a promise, they always seem to follow through. For this, they are to be commended.

As to the current plans, it is clear that they have been significantly reduced. The emphasis on housing and local retail seems much more "community friendly." We certainly need more homes for people so that we can try to hold the line on home prices.

Sincerely,



Christina Davis

RECEIVED  
CITY OF LOS ANGELES  
DEC 11 2002  
CITY PLANNING  
PLAYA VISTA UNIT



W-50

To: Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

Date: 12-10-02

From: Charlotte DeMeo, Resident and  
1<sup>st</sup> Vice President of Del Rey Homeowners Association

Subject: COMMENTS ON THE NEW PLAN FOR PLAYA VISTA

I live in the community just north east of Playa Vista. My concerns are the same as they were when the project was first proposed. Conjestion, traffic and air quality. If we had known then what we know now we would have asked for a neighborhood protection plan as well as a parking replacement fund. As it is the parking replacement fund is now inadequate to make a difference for the apartment dwellers on Jefferson Blvd and no one seems to have an answer to the problems that they face. Nor does it seem that we can even get permit parking since the city doesn't have the means to enforce any new permit parking projects.

It's amazing that there will be no building now west of Lincoln but 64%, which is the largest percentage in the new plan, will still be on the east end of the property. We will still be dealing with the majority of the traffic. They have widened Jefferson but we will still lose parking on the south side and at peek traffic times on the north side which will affect the entire community north of Jefferson. Centinela and Sepulveda are already nightmares at traffic times and Inglewood is next and yet no one seems to be listening to the residents when we express our fears of what is to come.

Supposedly traffic from Playa Vista will travel north on Playa Vista Drive to the 90 and to Culver Blvd. We requested a sound wall traveling from the Marina to Mesmer but all that was approved was to Centinela. Again, no one is listening.

We have been experiencing a lot of problems with the pumping station on Inglewood and Juniette Street. In the original plan, Playa Vista was supposed to have it's own pumping station. How can the city justify hooking up such a large project to this station knowing what we are going through already. And knowing that three other pumping stations have been shut down and are now hooked up to this station. Our quality of life, health and our property values are threatened if we have to disclose the problems we are experiencing.

The Community-Serving aspect of the project has been cut to 25%. What was cut? The Fire Department? The Police? If the Marina Hospital closes, where are all of these new and old residents going to get care?

- We are asking for a Neighborhood Protection Plan for the Del Rey Community in case there are any problems that we may incur as a result of the Playa Vista Development.
- A continued dialog regarding the use of the Parking Replacement Fund
- More mitigation for signage on Inglewood and the adjacent communities.
- Sound wall all along the 90 Fwy to protect the communities from noise and pollution

RECEIVED  
CITY OF LOS ANGELES  
DEC 17 2002

CITY PLANNING  
PLAYA VISTA UNIT

- The office complex is scheduled to have buildings as high as 6 stories. The buildings are not supposed to go higher than the bluffs so as not to obstruct the view of the ocean for those who live on the bluffs but what about the view of the bluffs for those of us who live below the bluffs.

Respectfully Submitted by Charlotte DeMeo  
11816 Juniette St  
Culver City, CA 90230  
310-827-0492

W-51

*Peter Demopoulos*  
*Vivi Demopoulos*  
7485 McConnell Ave.  
Los Angeles, CA 90045  
Tel. (310)215-3130

January 9, 2003

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 N. Spring St., Room 720  
Los Angeles, CA 90012

Re: Playa Vista Phase II

We have been following the Playa Vista Development and generally agree with the recent unveiled plans for a scaled-down version with added open areas.

There is one suggestion that we think would enhance the appearance and safety of both the new development and the existing neighborhood on top of the bluffs. This is the elimination of a few abandoned power poles with old overhead, high voltage lines that are now on the bluffs.

These are remnants of the old Southern California Edison Company power poles and wires that were used by the old Hughes Aircraft plants, before Playa Vista was annexed by the City of Los Angeles. They have been de-activated and carry no power since 1986 but are still standing there, abandoned, in disrepair and a blight on the bluffs.

By including the removal of these 3 or 4 power poles on the bluffs in the development plans now, we could have a better and more beautiful overall neighborhood, a definite benefit to the new development.

Sincerely,

  
Peter Demopoulos

  
Vivi Demopoulos

RECEIVED  
CITY OF LOS ANGELES  
JAN 13 2003

CITY PLANNING  
PLAYA VISTA UNIT

PAT AND DAVID DIGIACOMO  
12541 GREENE AVENUE  
LOS ANGELES, CA 90066  
April 10, 2003

SUE CHANG  
CITY PLANNING DEPARTMENT  
200 N. SPRING STREET ROOM 720  
LOS ANGELES, CA 90012

RECEIVED  
CITY OF LOS ANGELES  
APR 11 2003

~~VERY DANGEROUS TRAFFIC PROBLEM~~ ~~PLEASE HEED~~

CITY PLANNING  
PLAYA VISTA UNIT

INTERSECTION OF CENTINELA AND GREENE AVE LOS ANGELES 90066  
THOMAS GUIDE PAGE 672 D5 (SEE ATTACHED MAP)

1) HEADING WEST ON GREENE AVENUE OFF CENTINELA THE STREET AT THIS POINT IS REDUCED TO A ONE LANE STREET. THE STREET IS SO NARROW THAT TRASH CANS ARE TOO LARGE TO BE PLACED IN THE STREET BECAUSE NO TRAFFIC AT ALL WOULD BE ABLE TO GET BY.

2) THERE IS ~~PARKING ALLOWED ONLY ON ONE SIDE OF GREENE AVENUE~~ (SOUTH SIDE) HOWEVER, THERE IS A FOOD MARKET AT ONE CORNER OF CENTINELA AND GREENE AVENUE AND A PHARMACY ON THE OTHER CORNER. LARGE DELIVERY TRUCKS (BEER & SODA -ETC.) ARE FREQUENTLY PARKED TO MAKE DELIVERIES BECAUSE THERE REALLY ISN'T ANY OTHER PLACE FOR THEM TO STOP. ALSO CARS ARE ALWAYS PARKED ON THIS NO PARKING SIDE OF THE STREET WHILE PEOPLE MAKE A VISIT TO ONE OF THE STORES. NOW WE HAVE ONE LANE OF TRAFFIC ON A NARROW TWO WAY STREET THAT IS BLOCKED BY ILLEGALLY PARKED DELIVERY TRUCKS AND CUSTOMER VEHICLES.

3) PLEASE NOTE THAT THERE IS A ~~LEFT TURN LANE ONTO THIS MESS~~ FROM CENTINELA. THIS IS A NEIGHBORHOOD JOKE. NO ROOM TO MOVE AND IT HAS A LANE TO HELP MORE TRAFFIC ONTO THE STREET.

4) TWO BLOCKS AWAY HEADING NORTH IS SHORT AVENUE. THIS STREET REALLY SHOULD BE CALLED ~~SHORT BOULEVARD~~ IT IS AT LEAST ~~TWICE THE WIDTH OF GREENE AVENUE~~. PLEASE NOTE THAT THERE ISN'T A ~~LEFT TURN LANE ONTO SHORT AVENUE~~. REMEMBER THAT THERE IS A TURN LANE ONTO GREENE AVE WHICH IS HALF THE SIZE OF SHORT. SHORT AVENUE NEEDS A LEFT TURN LANE WITH A GREEN ARROW.

5) OVER THE 15 YEARS THAT WE HAVE LIVED ON GREENE AVE WE HAVE HAD TO PLAY ~~CHICKEN ON GREENE AVENUE~~ VERY DANGEROUS AND EXHAUSTING. WE HAVE ALSO EXPERIENCED A TREMENDOUS INCREASE IN TRAFFIC. CENTINELA IS AMAZINGLY CONGESTED A LOT OF THE TIME AND SO MUCH MORE SO AT RUSH HOUR.

6) WE WOULD LIKE TO SEE THE ~~REDICULOUS LEFT LANE REMOVED~~ AND HAVE GREENE AVENUE TURNED INTO A ONE WAY STREET TRAFFIC HEADING EAST ONLY. AS PLAYA VISTA CONTINUES TO DEVELOP THIS STREET IS THE FIRST ACCESS STREET OFF CENTINELA AVENUE THAT CONNECTS TO THE BUSY MARINA SHOPPING AREA.

7) IS THIS SOMETHING THAT TRAFFIC AND ENGINEERING CAN CHECK OUT DIRECTLY AND HOPEFULLY RECTIFY OR DO WE NEED TO GO DOOR-TO-DOOR AND GET SIGNATURES



WITH A PETITION? THIS WOULD REALLY BE A COMPLETE WASTE OF TIME BECAUSE EVERYONE ON GREENE AVE WOULD AGREE AND KNOWS HOW FRIGHTENING AND DANGEROUS THIS INTERSECTION IS. WE ALSO BELIEVE THAT IT IS OBVIOUS TO ANY ONE ELSE.

8) PLEASE BE ADVISED WE WOULD LIKE TO SEE SOME ACTION ON THIS PROBLEM BEFORE PLAYA VISTA IS FULLY DEVELOPED. WE KNOW THAT THIS SECTION OF MAR VISTA IS NOT A WEALTHY SECTION AND DOES NOT GET A LOT OF ATTENTION. EXAMPLE THERE ARE NO POSTED STREET SWEEPING SIGNS. WE HAVE BEEN TOLD THAT THE STREET IS SWEEPED AFTER THE POSTED STREET CLEANING STREETS ARE DONE. HENCE NO ONE KNOWS WHEN THE SWEEPERS ARE COMING AND CARS DON'T GET MOVED AND THE STREET NEVER GETS ADEQUATELY SWEEPED. THIS INTERSECTION AND STREET NEED ATTENTION BEFORE A SERIOUS ACCIDENT BRINGS IT TO ATTENTION.

SINCERELY  
PAT AND DAVID DIGIACOMO

CC: PLAYA VISTA  
CALIFORNIA COASTAL COMMISSION  
DEPT. OF PUBLIC WORKS TRAFFIC AND ENGINEERING  
DEPT. OF TRANSPORTATION WESTERN DISTRICT  
COUNCILWOMAN CINDY MISCIKOWSKI DISTRICT OFFICE  
CALTRANS  
OFFICE OF MAYOR JAMES K. HAHN  
LAPD/PACIFIC DIVISION  
LAFD & LAFB #62  
  
LOS ANGELES CITY ATTORNEY/CORINTH AVE OFFICE  
MAR VISTA COMMUNITY COUNCIL

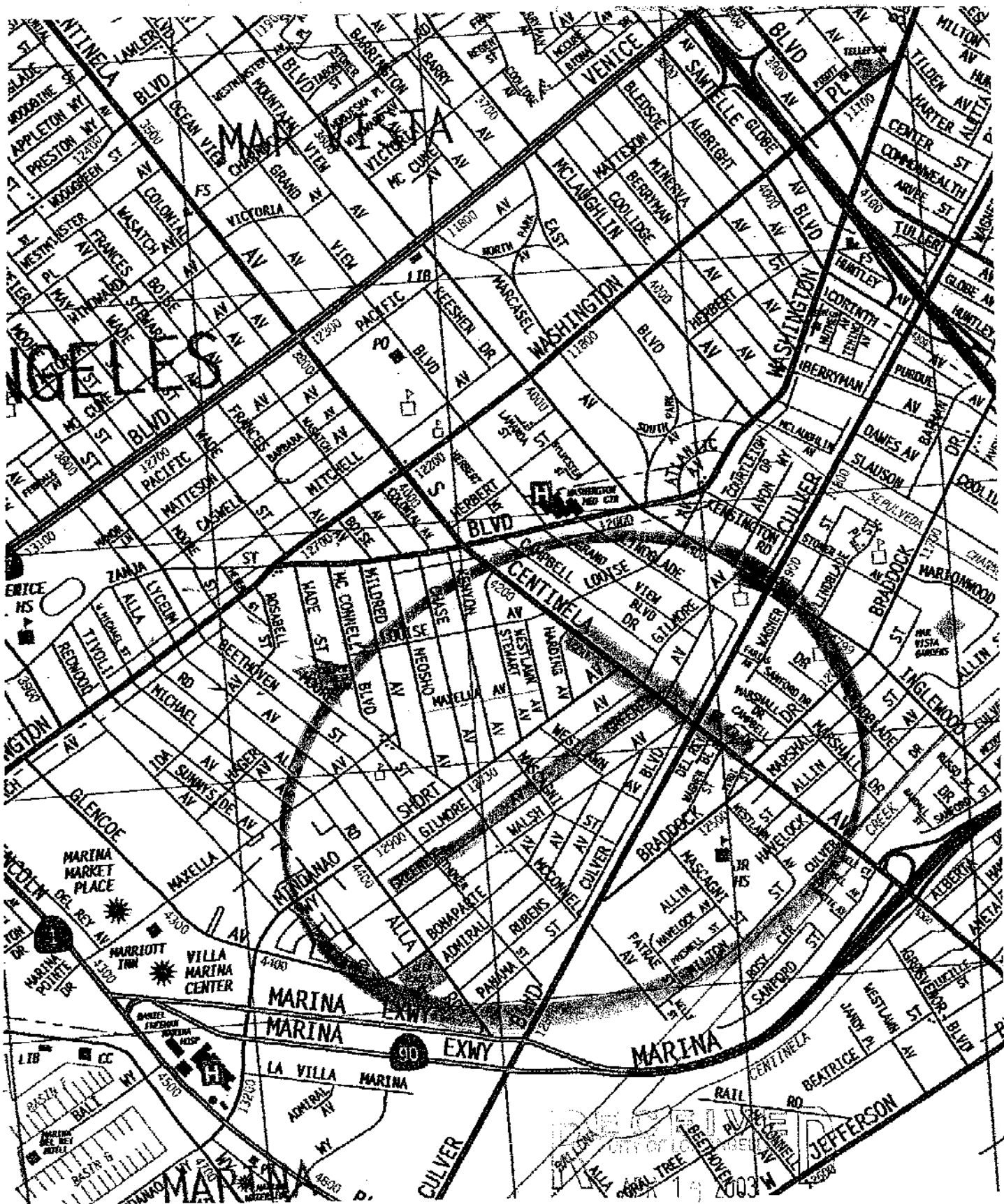
SOMETHING HAS TO BE DONE ABOUT THIS PLEASE IT'S CRAZY

*Del Rey Homeowners & Neighbors Assn.*

RECEIVED  
CITY OF LOS ANGELES  
APR 16 2003

CITY PLANNING  
PLAYA VISTA UNIT

P 632 Thomas Guide



CITY PLANNING  
PLAYA VISTA UNIT



W-52

December 2, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

RE: Playa Vista

Dear Ms. Chang,

The new Playa Vista plan is being billed as a smaller and greener version of earlier proposals and it certainly is that.

The reduced scope of this project make it more appealing than ever, and I hope the city will move the plan through the process swiftly. Thank you.

Sincerely,



Carol Elliott  
P.O. Box 11582  
Marina del Rey, CA 90295  
(310) 823-1640

RECEIVED  
CITY OF LOS ANGELES  
DEC 09 2002

CITY PLANNING  
PLAYA VISTA UNIT

W-53

**W. FIRSCHEIN ARCHITECT, AIA**  
41 WESTMINSTER AVENUE • VENICE, CA 90291  
TEL/FAX (310) 401-0398  
C21078 • CSL B768576

12/13/02

D:\resource\playa1.doc

Sue Chang  
Dept City Planning, City of Los Angeles  
200 N. Spring St. Room 720  
Los Angeles, CA 90012

Subject: Scoping of Environmental Report  
Case ENV-2002-6129-EIR  
Playa Vista Project

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 06 2003

**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section**

When the Coastal Commission approved the first phase of Playa Vista, building of the subsequent phases was made contingent on the successful functioning of the "fresh water marsh" system both for storm water control and wetlands rehabilitation. The EIR must therefore include evidence that this condition has been met, by addressing the following issues:

- a. Analysis of risk factors
- b. Legal and political factors
- c. Hydrologic information
- d. Financial assurances
- e. Hydrologic assurances
- f. Legal assurances
- g. Constraints and design specifications for system-wide maximal scale conjunctive use.
- h. Historical data for as-built operation of storm water / fresh water marsh system
- i. Alternatives for failure mode operation of storm water system - identification of specific ways and under what conditions including investment strategies

Yours truly,



William Firschein  
39 Westminster Ave.  
Venice, CA 90291

W-54

**Sue Chang - Playa Vista**

**From:** Forbis <peery@pacbell.net>  
**To:** <schang@planning.lacity.org>  
**Date:** 12/19/2002 9:18 PM  
**Subject:** Playa Vista  
**CC:** <landtrust@ballona.org>

Dear Ms Chang;

I am a member of the community which will be directly affected by further development at Playa Vista. My family purchased property in the Del Rey tract in 1981 and have been living here ever since. At the time, we moved from Santa Monica which was a very congested area to this neighborhood where we could enjoy quiet streets, some open space and easily accessible shopping. One of my favorite joys was to drive down Lincoln Blvd and see fields of grain with tractors farming it. Those days, unfortunately, have been long gone. In its place we have seen what appears to be unrestricted development. The community has successfully fought back and had some of these scaled back but we still have been woefully overdeveloped since then. Geographically I understand these developments belong to different parts of government but to the residents, it doesn't matter which government agency approves the development, it is there.

Today, we have four or five new large developments on the corner of Lincoln and Marina Point Drive, and several other new large complexes between there and Playa Vista. The traffic and air quality have been negatively impacted already. Lincoln Blvd. is constantly full to capacity as is Washington and even the smaller streets surrounding. While all this building is going on and taking over open space with additional residents and auto traffic, no new parks of any size have been added. I have seen the plans for Playa Vista and it looks as though the planned "open space" there will be easily accessible only to residents. In the meantime, my quality life has gone down and I fear the property values will be impacted due to lack of open space. I would also like to mention that my house and car are constantly covered in dust. I cannot dust furniture without it being covered with a film again within 20 minutes. My car stays clean less than a day. My mother, who lives in an apartment along Lincoln Blvd., tells me her patio is constantly covered with a black sooty substance. I cannot imagine what our lungs look like after breathing the same air after I see the effects on my furniture.

I urge you to stop further development in Playa Vista and instead have the land stay open and free so that we, our children and the wildlife that currently inhabits the land can continue to enjoy it.

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 06 2003

**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section**

W-55

December 11, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
100 North Spring Street, Room 720  
Los Angeles, CA 90012

Dear Ms. Chang,

I cannot think of another project that has been more thoroughly planned and reviewed than Playa Vista.


I have seen Playa Vista twisted, poked, prodded and massaged into the project you see before you today with nothing but spectacular results for the community.

Gone are the skyscrapers and gone are the enormous hotels. In their place are beautifully designed residential homes and a slew of new parks and open space.

Now, I hear that Playa Vista's Village proposal includes absolutely no development west of Lincoln - what a wonderful decision by the developer! Retaining everything west of Lincoln as open space will be great for our community, and I anxiously await the chance to walk through the wetlands paths with my children.

Playa Vista is the epitome of a well-planned community, and I hope the city will work hard to make sure Playa Vista's plans for the new smaller and greener Playa Vista become a reality.

Sincerely,

  
Antje Freij  
8905 S. Sepulveda Blvd  
Westchester, CA 90045  
(310) 642-7800

RECEIVED  
CITY OF LOS ANGELES  
DEC 16 2002  
CITY PLANNING  
PLAYA VISTA UNIT

W-56

November 26, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

RE: The Village at Playa Vista

Dear Ms. Chang:

I'm writing about the Village at Playa Vista. What a nice project this will be. I'm sure many of us will use the shops and restaurants that are being planned. I hope that the City's review process doesn't delay this too much and that we can start enjoying these new places as soon as possible.

Sincerely,



Tony Gamboa  
633 West Sycamore Avenue  
El Segundo, CA 90245  
(310) 748-6777

RECEIVED  
CITY OF LOS ANGELES  
DEC 13 2002

CITY PLANNING  
PLAYA VISTA UNIT







# LOS ANGELES DEPARTMENT OF CITY PLANNING

EIR Scoping Meeting Sign-In/Comment Sheet

Village at Playa Vista  
ENV-2002-6129-EIR

**RECEIVED**  
CITY OF LOS ANGELES

IAN 06 2003

December 12, 2002

CITY PLANNING DEPT.  
LAX/Playa Vista Section  
Thomas J. Geever, AIA  
8117 W. Manchester Ave #512  
Playa del Rey, CA. 90293

(PLEASE PRINT)

| NAME          | ADDRESS  |
|---------------|--|
| THOMAS GEEVER | 8117 W. MANCHESTER AV #512<br>PLAYA DEL REY CA |

## COMMENTS:

OVER THE LAST SEVERAL YEARS THE COST OF WATER HAS GONE UP FOR RESIDENCES IN THIS AREA. WHAT IMPACT WILL INCREASED DEPLETION OF THE RESOURCES BY PLAYA VISTA HAVE ON THE COST OF WATER? HOW MUCH WATER TOTAL WILL BE USED BY THE PROJECT? WHAT ASSUMPTIONS ARE USED FOR THIS FIGURE?

THE CITY OF LOS ANGELES IS NOT ABLE TO REPAIR STREETS, CURBS & SIDEWALKS DAMAGED BY CITY OWNED TREES ON CITY PROPERTY IN FRONT OF OUR HOUSES? WHAT IMPACT ON CITY RESOURCES FOR STREET MAINTENANCE WILL THE PROJECT HAVE FOR THE NEXT 10, 20, 50 YEARS? WHO PAYS IT?

WADWP IS NOW PAYING TO HAVE SOLAR ELECTRICITY INSTALLED ON RESIDENCES IN THEIR SERVICE DISTRICT. WHAT WILL THE COST IMPACT ON LIMITED ELECTRICAL RESOURCES BE IN TERMS OF NEW PLANT CONSTRUCTION, OLD PLANT MAINTENANCE & OLD PLANT REHABILITATION? WHAT ASSUMPTIONS ARE BEING USED FOR THESE CALCULATIONS?

## COMMENTS:

A LARGE PART OF THE PLAYA VISTA PROPAGANDA IS ABOUT THE PARK LIKE SETTING. AS WATER IS A MAJOR CONSIDERATION IN A SEMI ARID AREA SUCH AS SOUTHERN CALIFORNIA, ARE INDIGENOUS PLANTS & LOW IMPACT LANDSCAPING BEING CONSIDERED? THE EIR NEEDS TO HAVE SOME STUDY REGARDING THE COST BENEFITS TO THE COMMUNITY OF DROUGHT TOLERANT LANDSCAPE VERSUS WHAT IS PLANNED.

WHAT ARE THE IMPACTS OF WAITING TIME AT GROCERY STORES, PHARMACIES, POST OFFICES, DMV, GAS STATIONS, RESTAURANTS & OTHER RETAIL ESTABLISHMENTS WITHIN A 5 MILE RADIUS OF THE PROJECT? WHAT ARE THE ASSUMPTIONS USED FOR THE CALCULATIONS?

CULVER BLVD FROM THE MARINA FWY TO VISTA DEL MAR TO THE BEACH CITIES IS ALREADY A TRAFFIC PROBLEM. WHAT MITIGATIONS ARE GOING TO BE PROPOSED TO RELIEVE THE CONGESTION?

WHAT DESIGN CONSIDERATIONS IS THE PROJECT PROPOSING FOR TREE DAMAGE TO CONCRETE FLAT WORKS MITIGATION? TREES WILL DAMAGE CONCRETE OVER TIME.

XERISCAPE & OTHER LANDSCAPE TYPES WHICH IMITATE OR DUPLICATE THE SEMI ARID CONDITIONS FOUND IN SOUTHERN CALIFORNIA ARE A NECESSITY IN LOS ANGELES. THEIR SHOULD ADDRESS THE STRATEGY AS A MITIGATION MEASURE.

W-58

**THE ALLIANCE GROUP****5250 W. CENTURY BLVD. SUITE 432, LOS ANGELES, CA 90045**

12/05/02

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

**RE: The Village at Playa Vista**

Dear Ms. Chang:

I live in Playa del Rey, just down Culver Blvd. from Playa Vista, and I am and will be very much affected by that development. I also run a business that is located on Century Blvd. near L.A.X. and served for two years on the coordinating committee of the Westchester Playa del Rey Neighborhood Council. I am very concerned that developments in our community have a positive effect.

I think that the new Playa Vista plan is the kind of development we should all support. It will be good for my neighborhood, the community at large, and for the City of Los Angeles.

With regard to the issue of Playa Vista and traffic;

The fact that the Village is now much smaller than was originally planned will really help this situation. Also, I've looked into improvements that Playa Vista HAS MADE, and WILL MAKE with regard to traffic, and I am VERY happy with both.

With regard to the issue of Playa Vista esthetics, and the environment;

I am very excited by the new park land that will be created, as well as the restoration that is currently taking place in the wetlands.

As a member of the public, I really appreciate the opportunity to speak out on this issue.

Sincerely,

Mike Goodman

RECEIVED  
CITY OF LOS ANGELES  
DEC 09 2002

CITY PLANNING  
PLAYA VISTA UNIT

W-59

## **THE ALLIANCE GROUP**

**5250 W. CENTURY BLVD. SUITE 432, LOS ANGELES, CA 90045**

12/05/02

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

**RE: The Village at Playa Vista**

Dear Ms. Chang:

I live in Playa del Rey, just down Culver Blvd. from Playa Vista, and I am and will be very much affected by that development. I also run a business that is located on Century Blvd. near L.A.X. and served for two years on the coordinating committee of the Westchester Playa del Rey Neighborhood Council. I am very concerned that developments in our community have a positive effect.

I think that the new Playa Vista plan is the kind of development we should all support. It will be good for my neighborhood, the community at large, and for the City of Los Angeles.

With regard to the issue of Playa Vista and traffic;

The fact that the Village is now much smaller than was originally planned will really help this situation. Also, I've looked into improvements that Playa Vista HAS MADE, and WILL MAKE with regard to traffic, and I am VERY happy with both.

With regard to the issue of Playa Vista esthetics, and the environment;

I am very excited by the new park land that will be created, as well as the restoration that is currently taking place in the wetlands.

As a member of the public, I really appreciate the opportunity to speak out on this issue.

Sincerely,

  
Mike Goodman

**RECEIVED**  
CITY OF LOS ANGELES  
DEC 10 2002

CITY PLANNING  
PLAYA VISTA UNIT

(T) 310-338-0580 (F) 310-337-1181 (E) MAIL@AllianceGroupLLC.com Website: www.AllianceGroupLLC.com

December 12, 2002

W-60

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring St., Room 720  
Los Angeles, CA 90012

**Subject: EIR Case No: ENV-2002-6129-EIR (The Village at Playa Vista)**

Dear Ms. Chang:

Please accept this letter as my public comments about the Notice of Preparation of an EIR for **The Village at Playa Vista**.

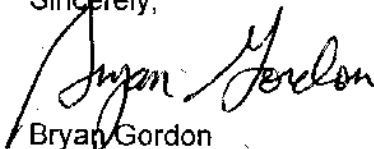
My primary concern about the proposed development is the additional traffic burden that will be forced onto the existing roadways, most of which are now rated at LOS "F" during peak AM and PM traffic hours. Although the original development plans have been scaled back, the new project will still generate far more vehicle trips per day than can be mitigated by the LADOT on the surface streets surrounding the site. Many of the roadway modifications currently underway are being referred to as "improvements", while they will materially improve traffic flow or enhance capacity.

Since the LADOT has not the means, the money nor community support to significantly widen the primary roadways that will serve the Village at Playa Vista, their ability to provide roadway modifications that will actually **improve** the LOS ratings means that local residents will be forced to subsidize the new development with reduced traffic flows, increased signal wait times and increasing traffic gridlock. This is simply not an acceptable option for local taxpaying residents.

The negative quality of life impacts that will be forced upon the thousands of local taxpaying residents is not a fair trade-off for the developer to be granted permission to locate so many new residents, especially when the traffic infrastructure does not adequately serve existing residents. Based on the LADOT's current traffic statistics for roads serving my community of MarVista, dismal LOS ratings at peak traffic times and the LADOT's limited ability to solve the existing problems, I believe that the Village at Playa Vista should not be permitted for development.

Until **\*meaningful improvements** to our area's existing traffic conditions can be made and verified with the consent and collaboration of the community, this development ought to be stopped dead in its tracks.

Sincerely,



Bryan Gordon  
3650 S. Barrington Ave.  
Los Angeles, CA 90066  
310-390-2064

RECEIVED  
CITY OF LOS ANGELES  
DEC 16 2002

CITY PLANNING  
PLAYA VISTA UNIT

**\*Meaningful improvements** are changes that: 1) are shown to improve traffic flow, i.e. capacity, 2) improve LOS ratings and 3) reduce the number of vehicles on the road, i.e. light rail or other alternatives to the automobile.

CC. Andy Mischewski, Dist

W-61

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

December 1, 2002

Subject:  
EIR Case No. ENV-2002-6129-EIR  
Project Name: The Village at Playa Vista

Dear Ms. Chang

I have followed with interest the development of the Village at Playa Vista.

It is time, actually way past time to approve this project without any more delays. I understand that some groups (STA's) have intentions to slow or stop the project. Please save us the expense of these type intrusions and approve the project without further delay

Sincerely,

*Howard Hackett*

Howard Hackett  
5208 Etheldo Avenue  
Culver City, CA 90230

RECEIVED  
CITY OF LOS ANGELES  
DEC 04 2002

CITY PLANNING  
PLAYA VISTA UNIT

W-62

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

December 17, 2002

Subject:  
EIR Case No. ENV-2002-6129-EIR  
Project Name: The Village at Playa Vista

Dear Ms. Chang,

I have written and have given spoken input on the "Village"  
This is written as a follow up on the traffic mitigation situation.

1. The Village will generate a heavy volume of traffic in and out of the area. The City Planners need to design for alternate modes of transportation to lessen the impact on the surrounding neighborhoods. Therefore the following needs to be considered:
- a) Bicycle paths, trails, lanes to all surrounding neighborhoods need to be added.
  - b) An easy means to get to and from the Transit Center at the Fox Hill Mall, near the corner of Sepulveda Blvd. and Slauson Avenue, needs to be added to the mitigation plan. This will make it more convenient for folks to take public transportation to and from work.
  - c) For those wanting to ride bicycles to the Transit Center, there needs to be bike racks to lock bicycles to, or provide bicycle lockers. Neither exists at present.
  - d) The ultimate plan would be to do something similar as done in Long Beach at the end of the Red Line. Long Beach has an attended station, to handle folks arriving and departing via alternate modes.

I understand that moneys have been designated to improve specific intersections. Bicycle and pedestrian paths need to be included and enhances from present type mitigation methodology.

Thank you for accepting this input as you prepare the EIR.

Sincerely,

*Howard Hackett*

Howard Hackett  
5208 Etheldo Avenue  
Culver City, CA 90230

**RECEIVED**  
CITY OF LOS ANGELES

JAN 06 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section







# LOS ANGELES DEPARTMENT OF CITY PLANNING

EIR Scoping Meeting Sign-In/Comment Sheet

Village at Playa Vista

ENV-2002-6129-EIR

W-63

December 12, 2002

RECEIVED

CITY OF LOS ANGELES

JAN 06 2003

(PLEASE PRINT)

| NAME              | ADDRESS                                  | CITY PLANNING DEPT.<br>LAX/Playa Vista Section |
|-------------------|--|--|
| RANDALL E HARTMAN | 21718 MARJORIE AVE<br>TORRANCE, CA 90503 |  |

COMMENTS: I THINK IT WOULD BE A SERIOUS MISTAKE TO APPROVE STARTING CONSTRUCTION OF "THE VILLAGE" AT THIS POINT. SERIOUS LONG TERM STUDIES NEED TO BE DONE FIRST TO SEE WHAT THE HEALTH & SAFETY ISSUES MAY ARISE FROM THE EFFECTS OF NATURAL GAS DEPOSITS AND SEEPAGE UNDERGROUND IN THE PROJECT AREA. I DON'T EVEN THINK WE SHOULD ALLOW PEOPLE TO MOVE INTO "PHASE 1" UNTIL MORE STUDIES ARE DONE.

MOST IMPORTANTLY, WE NEED TO BE ~~VERY~~ CAUTIOUS TO PROTECT THE HEALTH AND SAFETY OF THE RESIDENTS. SECONDLY WE NEED TO PROTECT THE TAXPAYERS OF LOS ANGELES FROM FUTURE POTENTIAL LAWSUITS THAT MAY ARISE.

I AM ALSO AGAINST APPROVING THIS DEVELOPMENT AT THIS TIME BECAUSE OF THE LARGE INCREASE IN TRAFFIC PROBLEMS THAT WILL CERTAINLY ARISE IN THE VICINITY. I WORK AT LAX AND INTIMATELY AM FAMILIAR WITH THE FREQUENT GRIDLOCK TRAFFIC AROUND THE MARINA AND AIRPORT AREA. IT IS A TERRIBLE SITUATION EVEN WITHOUT "PHASE 1" FILLED YET. I FEEL THE CURRENT AND EVEN PROPOSED TRAFFIC MITIGATION PLANS ARE HIGHLY INADEQUATE.

WHAT MUST BE DONE FOR ME TO EVER APPROVE THE BUILDING OF "THE VILLAGE" IS TO WAIT FOR AT LEAST 5 YRS TO EXAMINE STUDIES AND SEE HOW "PHASE 1" RESIDENTS FARE. IF THE STUDIES AND ACTUAL LIVING EXPERIENCE OF RESIDENTS IN "PHASE 1" PROVE TO BE SAFE, THEN MAYBE IF TRAFFIC IS MITIGATED, I WOULD AT LEAST WANT A NEW SECTION OF THE "METRO" ~~BEFORE~~ BUILT. PREFER-

u

W-64

4066 Tivoli Avenue  
Los Angeles, California 90066  
December 10, 2002

Ms. Sue Chang,  
City of Los Angeles, Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, California 90012

Dear Ms. Chang and the Department of City Planning:

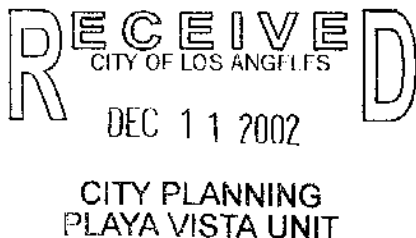
As a homeowner and resident of Marina Del Rey Adjacent, I strongly oppose the Playa Vista Project which has, in my opinion, already destroyed the quality of life in our neighborhood. I strongly oppose any further expansion of Playa Vista due to the negative environmental, ecological and social impact the existing construction has already had on our community. I do, however support the creation of a wildlife refuge, public parks and an off leash dog park.

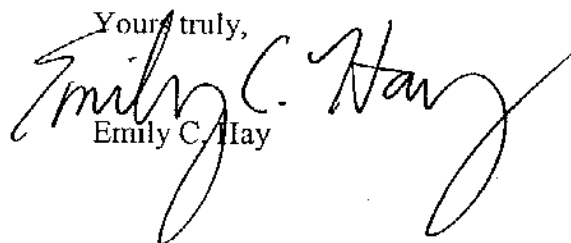
Even though only two apartment buildings of Playa Vista's Phase One are currently occupied, our local schools, shopping centers, beaches and recreational areas are at maximum capacity. There is constant gridlock and traffic congestion due to the increased numbers of residents in our neighborhood from Playa Vista's dense housing. This gridlock has increased the noise and pollution in my neighborhood and made it almost impossible to commute to work or to gain easy access to nearby freeways.

The unsightly high rise low rent apartments of the Playa Vista have destroyed the middle class family atmosphere of the neighborhood, decreasing the quality of life, increasing the crime rate and deflating my home's value.

Additionally, the ecological impact on the area resulting from Playa Vista's egregious over building on the land has substantially decreased the amount of open space in our community. It has polluted and destroyed vital waterways and habitats for many migrating birds and other indigenous wildlife, which are now completely stressed out by the inconscionable dense urban development of the area. Where are all of the public parks, trails and open areas originally promised by Playa Vista? Their own residents do not even have balconies, gardens or recreation areas.

I urge you to halt any further expansion of the Playa Vista project and to designate the remaining land to be used as parks, wildlife refuges, playgrounds, hiking trails and other public usages to benefit a greater portion of the local population. Please do not let a small group of greedy investors and construction companies ruin our community.



Yours truly,  
  
Emily C. Hay



W-65

RECEIVED  
CITY OF LOS ANGELES

JAN 06 2003

To Ms. Sue Chang: On the Playa Vista Development

CITY PLANNING DEPT.  
LAX/Playa Vista Section

I am opposed to the current development and think it should be stopped or even reversed. On the other hand continued population "growth" may be more profitable but the quality of life will continue to decline as it increases.

At one time there was something called the Wild, Wild West. The Ballona Wetlands represent a last remnant of those bygone days and they truly represent what has made this country great: a virgin resource base. If "civilization" had been here for 4000 years as in Egypt I think we would be in the same comparatively wretched state that that state and region is in now. But "civilization" has'nt been here 4000 years to strip the country. The Tigres-Euphrates Valley is one of the theorized birthplaces of "civilization"--- where Saddam Hussein is from. If all these idiots at the public meetings had been here for 4000 years I think we would have the same mess here that they have in the Middle East. So I do'nt equate the success of our country solely to Democracy (we never have had a economic democracy) but attribute it more to that virgin resource base (and cheap labor whether it was due to the potato famine of 1848 or the later Eastern European migrations) that we have exploited.

Hearing these fat, middle aged women talk about driving about and down to the Village to do their shopping I thought was repugnant to American ideals. Have we so devolved from the ideals and the persecution (and the escape from there of) on which this country was founded that now we are little more than fat consumers waddling our fat butts down to the nearest shopping center?

And that Rabbi was nuts and brought his Middle Eastern extremeism and siege mentality to this development process. I have never before heard a "environmentalist" as being "evil". The developers themselves were Eastern City Slickers,

My great grandmother met Geronimo in 1868 in Tucson and Billy the Kid in 1874 in Silver City, New Mexico. Her father was bushwhacked by Confederate rebels after Appomattox in Missouri in May 1865 before she was even born. Another great-great

granfather was killed by Northern carpetbaggers in Tennessee about the same time after the war. "Civilization" so-called is a mixed blessing in my book. Some of my earlier ancestors were Huegenots escaping the religious persecution in France. Some of my earliest ancestors were Puritans.

One of the heritages of the Wild ,Wild West was that "Pioneers" came out west sometimes on foot or horse or carriage or wagon or maybe all of the above. I ca'nt see these fat lazy old women too busy being consumers being able to do any of that. As far as I am concerned they are a blight on the land. That same great grandmother saw the coming of the plane and I do think the building sight of the Spruce Goose should somehow be preserved for aviation has played a part in Southern California's history.

In closing I have enclosed a poem by Jim Morrison, one of Southern California's more famous (albeit controversial still) developments, equating enviornmental degradation with feminine subjugation. I do'nt equate people with progress. I do'nt equate more people with more progress. Ultimately if population growth is'nt stopped we will have a Hong Kong here on the West Coast and that may be more profitable to real estate developers but I do'nt think the quality of human life has a one to one relation to the all american dollar bill.

Charles Herrick  
333 Virginia St. #16  
El Segundo, Ca. 90245

What have they done to the earth?  
What have they done to our fair sister?

Ravaged and plundered  
And ripped her  
And bit her  
Stuck her with knives  
In the side of the dawn  
And tied her with fences  
And dragged her down







W-66

---

## Matthew L. Hetz

January 3, 2003

Sue Chang  
City of Los Angeles  
Department of City Planning  
Room 720  
200 N. Spring St.  
Los Angeles, CA 90012  
sent via facsimile: 1 213 978 1373

**RECEIVED**  
**CITY OF LOS ANGELES**

IAN 06 2003

**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section**

Dear Sue Chang,

I had previously written to you, sent via facsimile, regarding my opposition to Phase Two of Playa Vista. If you have not received that letter, please let me know and I'll resend it.

However, there is other issues I neglected to raise. Westchester is home to LAX, and with that complex in our backyards, we are already subject to more than average nuisances and disturbances:

- ◇ Noise levels which can lead to a demise in the quality of life when jet noise from the airport starts before sunrise and continues late into the night, and when the three jet traffic patterns over my residence are carrying jets, which is almost always
- ◇ A very large source of pollution from the airport.
- ◇ A traffic problem from airport traffic consisting of passengers traveling to the airport in their cars, to taxis, to shuttles, to airport busses, to trucks to handle the freight.

Furthermore, Westchester is also subjected to other negative influences:

- ◇ With the 405 Freeway at the northern boundary of Westchester we are subject to the freeway noise and pollution source.
- ◇ Our local beaches are constantly littered with trash that washed down Ballona Creek onto our local sands. I went last Sunday, and the beaches are a disgrace from trash.
- ◇ Westchester is under consideration to lift limits on apartment construction to add



1/3/03

11:55 AM

2/2

Matthew Hetz  
Page 2  
January 3, 2003

to our congestion. There are already massive apartment/condo complexes around Alvern between Centinella and La Tijera, just down the road from Playa Vista.

Taking into account what Westchester already suffers from LAX, the 405 fwy., the polluted beaches, and the overbuilding of apartments when compared with the rest of the City of Los Angeles, I think we have suffered enough, and in planning for the city overall, Playa Vista has done enough with Phase One to exacerbate local traffic and pollution problems. I think just out of fairness in regard to the rest of the city, we have had enough and deserve a break from more congestion and pollution sources.

Thank you,

  
Matthew Hetz

---

6211 W. 78th Street Los Angeles, CA 90045  
Ph: 310.645.8518 e-mail: Hermes333@aol.com



W-67

---

**Matthew L. Hetz**

December 30, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
Room 720  
200 N. Spring St.  
Los Angeles, CA 90012

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 06 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section

Dear Sue Chang,

I write regarding Phase Two of Playa Vista. I oppose Phase Two due to the dire traffic consequences from the development, and that I feel the land should go towards the preserving of open space. However, while I could list a long specifics on why Phase Two should not go through, I will try to keep this brief.

I believe it is too early to consider Phase Two, taking into consideration that Phase One is not completed. Before there is any further discussion or consideration on Phase Two, we, the city-and particularly the residents close to the development-should let Phase One be completed, and then wait a period of time to let the situation settle on its impact, one year or more, before making any decision on Phase Two. This way it will be easier to gather data and information on how Phase One is affecting traffic in the area, and then make informed decision from there.

One immediate consequence of Phase One is that the new residential buildings are too close to the street, I cannot believe the lack of set-back, and the once beautiful and welcome vistas of the mountains from Lincoln and Jefferson Boulevards are now blocked by the Phase One development. This is a detriment to the city residents as Los Angeles has a long history of showing off the surrounding mountains to all, not just those who can afford to purchase properties with views. Phase One has now lost to all who travel these road a priceless vista, and it's not playa.

Sincerely,

Matthew Hetz

---

6211 W. 78th Street Los Angeles, CA 90045  
Ph: 310.645.8518 e-mail: Hermes333@aol.com

W-68

December 15, 2002

Dear Ms. Chang:

Our family urges you to please preserve the Ballona Wetlands and limit Phase II of the Playa Vista project. Our communities need more open space and so do the wild creatures. The increased noise, pollution, and traffic would adversely affect us.

Thank you.

Sincerely,

J.A. Hyra

W-69

January 2, 2003

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 No. Spring St., Room 720  
Los Angeles, CA 90012

RE: Playa Vista Phase II – The Village at Playa Vista  
EIR Case No.: ENV-2002-6129-EIR

Dear Ms. Chang:

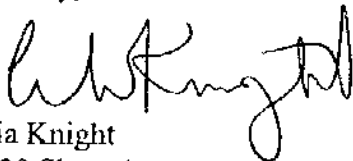
As a resident of Council District 11 for the last 40 years, a member of the Del Rey Homeowners and Neighbors Association and of the now-forming Del Rey Neighborhood Council, I whole-heartedly endorse the Playa Vista plan for The Village at Playa Vista.

Considering the hotel/retail complex, including the marina west of Lincoln that Summa Corp. contemplated when development was first proposed, the scaled-back plans are a blessed relief. The former Hughes industrial site was hardly a "wetlands"; it was actually an abandoned factory and airfield. The Village will improve the area and be an asset to the city and especially the Westside.

Mr. Soboroff and his predecessor, Peter Denniston, are to be saluted as executives who have kept sight of the big picture in planning this development to be aesthetically and environmentally sound as well as profitable.

Thank you for your attention.

Sincerely,



Celia Knight  
12820 Short Avenue  
Los Angeles, CA 90066  
(310) 390-2520

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 09 2003

**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section**

December 12, 2002

W-70

Ms. Sue Chang  
City of Los Angeles, Dept. of City Planning  
200 No. Spring St., Room 720  
Los Angeles, CA 90012

Dear Ms. Chang,

Re: Additional development by Playa Vista on the Ballona Wetlands area

I oppose any additional development by Playa Vista or any other company on the remaining open space in the Ballona area.

There is already far too much development there. It will generate too much traffic, in an area that already has too much traffic. Widening Lincoln Blvd. to an 8 lane highway is NOT a solution to this nightmare. I spend many days at a close friend's home; she lives one block from Lincoln Blvd. It is already very difficult to get to and from her house. More traffic will significantly affect the quality of her life and mine.

I believe that ALL open space left in the Ballona area should REMAIN OPEN SPACE. Los Angeles is in desperate need of more parks and open space. To leave the area open will benefit everyone in Los Angeles. It is a perfect opportunity to create a lovely large open area for the people of Los Angeles to enjoy. To destroy what little remains by more massive development is a crime, in my view, and only benefits developers, who do not have to live there and suffer the consequences of the massive traffic jams that will result from the development.

I urge you to evaluate the impact of this development carefully, and to consider how important parkland and open space are to the people of Los Angeles.

Sincerely,

STEPHEN KUNISHIMA

Stephen Kunishima  
5210 Village Green  
Los Angeles, CA 90016

RECEIVED  
CITY OF LOS ANGELES  
DEC 16 2002

CITY PLANNING  
PLAYA VISTA UNIT



LOS ANGELES DEPARTMENT OF CITY PLANNING  
EIR Scoping Meeting Sign-In/Comment Sheet  
Village at Playa Vista  
ENV-2002-6129-EIR

W-71

December 12, 2002

(PLEASE PRINT)

| NAME           | ADDRESS                               |
|----------------|---------------------------------------|
| Lance Lipscomb | 5547 W. Century Blvd<br>L.A. CA 90045 |

COMMENTS:

I want PLAYA VISTA to have a LONG, LONG, LONG LIFE. I have been a resident and business owner in Westchester for the past 20 years. During this time period, I have known many business entities that have reaped profits from their investment while making only a minimal contribution in support of organizations whose focus it is to enrich the community. Essential services are provided the residents through non-profit service centers. Education is the key to the success of all municipalities. PLAYA VISTA has pursued a philosophy of strengthening the community through providing financial support to numerous programs that create a healthier environment for business to operate and neighborhoods to prosper.

When PLAYA VISTA is no longer an active member of our community, the education grants to schools for academic achievement will be gone; the Teacher EDDY AWARDS that recognize outstanding teachers could no longer be a gala dinner with our very own OSCAR known as EDDY. The majority of professional organizations would lose a principal sponsor of their events. The family service non profits would be making budget adjustments without PLAYA VISTA'S contributions.

The Sierra Club and environmental groups may be wagging their challenge on a lofty basis. Nevertheless, the community may need to celebrate the few inconveniences that may occur from the PLAYA VISTA development in order to enjoy the improvements PLAYA VISTA has facilitate through their generous funding programs.

RECEIVED  
CITY OF LOS ANGELES  
DEC 17 2002

CITY PLANNING  
PLAYA VISTA UNIT

December 11, 2002

W-72

Ms. Sue Chang  
City of Los Angeles, Dept. of City Planning  
200 No. Spring St., Room 720  
Los Angeles, CA 90012

Dear Ms. Chang,

Re: Additional development by Playa Vista on the Ballona Wetlands area

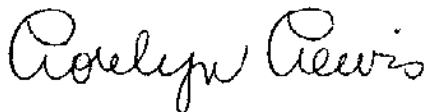
I am writing to express my **OPPOSITION** to any additional development by Playa Vista or any other company on the remaining open space in the Ballona area.

There is already far too much development there. I live in Santa Monica, a block from Lincoln Blvd. I believe the traffic generated by this massive development will generate even more traffic in my area than we already have, and what we already have is awful. The cars coming through my neighborhood in an effort to avoid the 405 and Lincoln Blvd. because of this massive development will cause a significant negative impact on my quality of life.

I fervently believe that **ALL** open space left in the Ballona area should **REMAIN OPEN SPACE**. Los Angeles is in desperate need of more parks and open space. To leave the area open will benefit everyone in Los Angeles. It is a perfect opportunity to create a lovely large open area for the people of Los Angeles to enjoy. To destroy what little remains by more massive development is a crime, in my view, and only benefits developers, who do not have to live there and suffer the consequences of the massive traffic jams that will result from the development.

I urge you to evaluate the impact of this development carefully, and to consider how important parkland and open space are to the people of Los Angeles.

Sincerely,



Lorelyn Lewis  
848 Pacific St. #6  
Santa Monica, CA 90405

**RECEIVED**  
CITY OF LOS ANGELES  
DEC 16 2002  
CITY PLANNING  
PLAYA VISTA UNIT



W-73

Russ & Marie Logan  
11821 Beatrice St  
Culver City, CA 90230-6209  
December 22, 2002

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 N. Spring St Rm 720  
Los Angeles, CA 90012

**RECEIVED**  
CITY OF LOS ANGELES

JAN 16 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section

Re: Playa Vista Village, etc., project

Dear Ms. Chang:

Thank you for the opportunity to express our concerns at this time. This letter is being sent as we were unable to speak at the meeting due to time constraints. We live 2 blocks north of Jefferson, 1 ½ blocks east of Inglewood Blvd. Many of the residents have lived in our area for over 30 years. We have been in our current house long before the 90 Freeway. We have been here 37 years.

The traffic that Playa Vista will produce will be an increase of volume in our community. We live near the intersection of the 90 (Marina Freeway) and the 405 (the connector roads). During the last several years our community has been requesting a sound wall on the 90 from the Marina to, and *including the connector roads to the 405 North and South*. We needed this sound protection even before Playa Vista planning came into being.

**We also need a sound wall on the 405 south** between the 90 connector road and the Howard Hughes complex off ramp. Day and night, even at 2 a.m. we can hear *inside our house* the sound of the freeway.

We had been told in the past by Cal Trans that whenever a change or improvement takes place, a sound wall is mandatory. New access is being given to the 90 and yet as far as we know there will be no sound wall from the Marina extending to the 405 connector roads, north and south. We had heard that a sound wall would be built from the Marina to Centinela Avenue. Is someone really stupid enough to think that all the traffic dumps off on Centinela? Unfortunately, the polite people who try to work within the system seem to

never be heard! What about the additional distance to the 405 connector roads and the many residents who live east of Centinela, but along the freeway?

My other concern is *removal of parking on Jefferson Blvd.* When this happens (and Playa Vista reps will only use the word "if") where are all the many cars who now park on Jefferson Blvd., north and south, from Mesmer Avenue to Centinela Avenue going to park? There are one and two-story apartments on the north side of Jefferson, and wall-to-wall businesses on the south side of Jefferson. We feel that the parking restrictions (either fully, or at peak hours), will, by necessity, overflow into the residential community just north of Jefferson Blvd. Since there is such great profit being made, or to be made, from the Playa Vista project, why can't they buy or trade one building in the 11800 block of Jefferson and one building in the 11900 block of Jefferson and build parking structures so the businesses and residents will have a place to park when **PLAYA VISTA TAKES AWAY THE STREET PARKING TO ACCOMMODATE THEIR BUSINESS DRIVERS AND RESIDENT DRIVERS!**

Other concerns:

- **Need for a pumping station on Playa Vista Property.** They should not hook up to the pumping station on Inglewood Blvd., which is already currently overloaded and producing smells, etc. The residents are already concerned about their health—and this would further endanger our quality of life.
- We wish to have a Neighborhood Protection Plan.
- We wish less density east of Lincoln (lower height of buildings for instance, as well as less number of buildings).
- What are the community-serving aspects that have been reduced?

Again, thank you for this opportunity to express our concerns. We look forward to hearing your response, and how Playa Vista will be dealing with these subjects.

Mr. & Mrs. Logan

January 8, 2003

W-74

Patricia Lopez  
8354 Manitoba St. #3  
Playa Del Rey, CA 90293

City of Los Angeles *ATTN: Sue Chang*  
Department of City Planning  
200 N. Spring Street  
Room 720  
Los Angeles, CA 90012

Los Angeles City Planning Department:

Please note the objections and concerns regarding the proposed development on the Playa Vista project (Phase Two) on the Ballona Wetlands. I am against any land development/ construction and detriment of the land West of Lincoln Blvd. and Culver Blvd. due to all the potential traffic congestion, building of a bigger road(s) and the demolishing of a natural habitat. This natural Ballona Wetland if destroyed will never be recuperated. The Ballona Wetlands are the joy of all who live here in Playa Del Rey. So, please do not allow any more of Playa Vista developers to expand, especially to Areas A and B (as noted on the newspaper L.A. Times on November 14, 2002). Thank you in advance for your attention to this matter.

Sincerely,



Patricia Lopez  
Playa Del Rey Resident

RECEIVED  
CITY OF LOS ANGELES  
JAN 13 2003

CITY PLANNING  
PLAYA VISTA UNIT

LINDA LUCKS

30 Wave Crest Avenue  
Venice, CA 90291-3211  
Facsimile (310) 452-7892  
Telephone (310) 450-2554  
email: Lindalucks@aol.com

January 17, 2003

W-75

Sue Chang  
City of Los Angeles, Department of City Planning  
200 No. Spring St., Room 720  
Los Angeles, CA 90012

Dear Ms. Chang:

RE: EIR Case No. ENV-2002-6129-EIR, the Village at Playa Vista

I am writing to bring to your attention one item that may not receive a lot of comment during your scoping process.

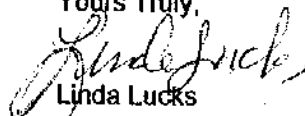
In the Playa Vista Phase One EIR, there is a traffic mitigation measure that requires the developer to establish a job program to hire construction workers from neighborhoods in the vicinity of the project site. This "local hire" requirement is intended to reduce construction-related commuter traffic during Phase One.

This condition formed the foundation for one of the quiet triumphs of Phase One, the creation of the "PV Jobs" program that ensures that residents from at-risk communities in Los Angeles are able to fill 10% of all the construction jobs at Playa Vista and has led to the employment of more than 200 at-risk individuals in the last several years. This requirement should be continued in Phase Two.

In addition, since PV Jobs was conceived as a sophisticated program based upon a relatively general mitigation requirement, the City should expand the language of the mitigation condition to reflect the nature of the job program in more detail, thus increasing the likelihood of success. The language should include a reference to the program developed to implement the Phase One condition, it should specify the 10% requirement for at-risk employment, and it should require the developer to ensure that the program is adequately funded to ensure compliance for the duration of the construction process.

Other projects in or near the City of Los Angeles, including the Alameda Corridor and Hollywood-Highland have included job program and local hiring requirements that have not produced nearly the results that PV Jobs has. Playa Capital and its predecessors deserve considerable credit for not settling for a minimal compliance effort. But in order for this kind of condition to truly be an effective mitigation measure for traffic and other project impacts, it needs to contain the level of specificity that will lead to a rigorous compliance effort. By including such language in the Phase 2 EIR, the City can accomplish that and create a much-needed model for future major projects here and elsewhere.

Yours Truly,

  
Linda Lucks

cc: Councilwoman Cindy Miscikowski

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 27 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section

W-76

December 5, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

Dear Ms. Chang:

As someone who has been renting in West Los Angeles for some time, I want to say that I'm glad Playa Vista is finally moving forward on more houses. I'd like to own my own home soon, and I'd like to stay on the Westside. After all, it's where my job is.

But with so few new houses, the prices are so high. I know that Playa Vista isn't the typical tract house development, but the plans I've seen show that they are trying to build a real community. I hope this all gets built soon so I can achieve my dream to own my own place.

Sincerely,



Greg Manning  
13175 Fountain Park Drive, A205  
Playa Vista, CA 90094

RECEIVED  
CITY OF LOS ANGELES  
DEC 16 2002

CITY PLANNING  
PLAYA VISTA UNIT



W-77

Gary & Rae Martin  
11926 Aneta St  
Culver City, CA 90230-6209  
December 22, 2002

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 N. Spring St Rm 720  
Los Angeles, CA 90012

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 06 2003

**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section**

Re: Playa Vista Village, etc., project

Dear Ms. Chang:

Thank you for the opportunity to express our concerns at this time. This letter is being sent as we were unable to speak at the meeting due to time constraints. We live 2 blocks north of Jefferson, 1 ½ blocks east of Inglewood Blvd. Many of the residents have lived in our area for over 30 years. We have been in our current house long before the 90 Freeway. We have been here 37 years.

The traffic that Playa Vista will produce will be an increase of volume in our community. We live near the intersection of the 90 (Marina Freeway) and the 405 (the connector roads). During the last several years our community has been requesting a sound wall on the 90 from the Marina to, and *including the connector roads to the 405 North and South*. We needed this sound protection even before Playa Vista planning came into being.

**We also need a sound wall on the 405 south** between the 90 connector road and the Howard Hughes complex off ramp. Day and night, even at 2 a.m. we can hear *inside our house* the sound of the freeway.

We had been told in the past by Cal Trans that whenever a change or improvement takes place, a sound wall is mandatory. New access is being given to the 90 and yet as far as we know there will be no sound wall from the Marina extending to the 405 connector roads, north and south. We had heard that a sound wall would be built from the Marina to Centinela Avenue. Is someone really stupid enough to think that all the traffic dumps off on Centinela? Unfortunately, the polite people who try to work within the system seem to never be heard! What about the additional distance to the 405 connector roads and the many residents who live east of Centinela, but along the freeway?

My other concern is *removal of parking on Jefferson Blvd.* When this happens (and Playa Vista reps will only use the word "if") where are all the many cars who now park on Jefferson Blvd., north and south, from Mesmer Avenue to Centinela Avenue going to park? There are one and two-story apartments on the north side of Jefferson, and wall-to-wall businesses on the south side of Jefferson. We feel that the parking restrictions (either fully, or at peak hours), will, by necessity, overflow into the residential community just north of Jefferson Blvd. Since there is such great profit being made, or to be made, from the Playa Vista project, why can't they buy or trade one building in the 11800 block of Jefferson and one building in the 11900 block of Jefferson and build parking structures so the businesses and residents will have a place to park when **PLAYA VISTA TAKES AWAY THE STREET PARKING TO ACCOMMODATE THEIR BUSINESS DRIVERS AND RESIDENT DRIVERS!**

Other concerns:

- **Need for a pumping station on Playa Vista Property.** They should not hook up to the pumping station on Inglewood Blvd., which is already currently overloaded and producing smells, etc. The residents are already concerned about their health—and this would further endanger our quality of life.
- We wish to have a Neighborhood Protection Plan.
- We wish less density east of Lincoln (lower height of buildings for instance, as well as less number of buildings).
- What are the community-serving aspects that have been reduced?

Again, thank you for this opportunity to express our concerns. We look forward to hearing your response, and how Playa Vista will be dealing with these subjects.

Mr. & Mrs. Martin



W-78

Glenn & Lyndell Martin  
11860 Beatrice St  
Culver City, CA 90230-6209  
December 23, 2002

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 N. Spring St Rm 720  
Los Angeles, CA 90012

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 06 2003

Re: Playa Vista Village, etc., project

**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section**

Dear Ms. Chang:

We recently attended the Scoping meeting held in Westchester. Thank you for the opportunity to express our concerns at this time. This letter is being sent as we were unable to speak at the meeting due to time constraints. We live 2 blocks north of Jefferson, 1 ½ blocks east of Inglewood Blvd. Many of the residents have lived in our area for over 30 years. We have been in our current house long before the 90 Freeway. We have been here 37 years.

The traffic that Playa Vista will produce will be an increase of volume in our community. We live near the intersection of the 90 (Marina Freeway) and the 405 (the connector roads). During the last several years our community has been requesting a sound wall on the 90 from the Marina to, and **including the connector roads to the 405 North and South**. We needed this sound protection even before Playa Vista planning came into being.

**We also need a sound wall on the 405 south** between the 90 connector road and the Howard Hughes complex off ramp. Day and night, even at 2 a.m. we can hear *inside our house* the sound of the freeway.

We had been told in the past by Cal Trans that whenever a change or improvement takes place, a sound wall is mandatory. New access is being given to the 90 and yet as far as we know there will be no sound wall from the Marina extending to the 405 connector roads, north and south. We had heard that a sound wall would be built from the Marina to Centinela Avenue. Is someone really stupid enough to think that all the traffic dumps off on Centinela? Unfortunately, the polite people who try to work within the system seem to never be heard! What about the additional distance to the 405 connector roads and the many residents who live east of Centinela, but along the freeway?

My other concern is **removal of parking on Jefferson Blvd.** When this happens (and Playa Vista reps will only use the word "if") where are all the many cars who now park on Jefferson Blvd., north and south, from Mesmer Avenue to Centinela Avenue going to park? There are one and two-story apartments on the north side of Jefferson, and wall-to-wall businesses on the south side of Jefferson. We feel that the parking restrictions (either fully, or at peak hours), will, by necessity, overflow into the residential community just north of Jefferson Blvd. Since there is such great profit being made, or to be made, from the Playa Vista project, why can't they buy or

trade one building in the 11800 block of Jefferson and one building in the 11900 block of Jefferson and build parking structures so the businesses and residents will have a place to park when **PLAYA VISTA TAKES AWAY THE STREET PARKING TO ACCOMMODATE THEIR BUSINESS DRIVERS AND RESIDENT DRIVERS!**

Other concerns:

- **Need for a pumping station on Playa Vista Property.** They should not hook up to the pumping station on Inglewood Blvd., which is already currently overloaded and producing smells, etc. The residents are already concerned about their health—and this would further endanger our quality of life.
- We wish to have a Neighborhood Protection Plan.
- We wish less density east of Lincoln (lower height of buildings for instance, as well as less number of buildings).
- What are the community-serving aspects that have been reduced?

Again, thank you for this opportunity to express our concerns. We look forward to hearing your response, and how Playa Vista will be dealing with these subjects.

Mr. & Mrs. Martin

W-79  
**Paul Martin**

1309 Marinette Road . Pacific Palisades, CA 90272 (310.423.1971)

December 23, 2002

Sue Chang  
City of Los Angeles  
Depart. Of City Planning  
200 N. Spring St., Room 720  
Los Angeles, CA 90012

**RECEIVED**  
CITY OF LOS ANGELES

JAN 06 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section

**RE: Phase II - Playa Vista Development**

Dear Ms. Chang:

I am writing to you as a tax payer and resident of West Los Angeles to indicate my concern about any further development in the Playa Vista area.

There are number of aspects of this development that concern me greatly. This area is already heavily saturated with automobile traffic. Any further expansion of this development will result in even more cars accessing the local freeways including the 405. This impacts everyone who needs to travel frequently on the 405. I am appalled at the idea of this freeway having any more traffic added to it.

I am also concerned about the large methane deposits in this area with the potential for catastrophic explosion in the event of any instability of for instance following an earthquake.

Furthermore, the proposed development is severely impacting the last major wetlands remaining in Los Angeles County. I think that far more tourist dollars could be generated by advertising this area as a nature reserve rather than allowing it to be paved over for yet more housing with increasing impact on the road and other infrastructure of this area.

As you can see, I am very concerned about the impact of this development in an already heavily populated area. I hope that you will take my comments into account.

Best wishes.

Yours sincerely,

  
Paul Martin

**Reggie P. Melonson**  
2901 Fourth Street #212  
Santa Monica, CA 90405-5527

W-80

---

---

December 12, 2002

**Ms. Sue Chang,**  
**City of Los Angeles,**  
**Department of City Planning**  
**200 North Spring Street, Room 720**  
**Los Angeles, CA 90012**

**Dear Ms. Chang,**

**I am writing you, because I was unable to attend the Scoping Hearing for additional development by Playa Vista.**

**I have worked or lived in the Westchester/Playa del Rey area for the past 27 years.**

**Currently, I work at Loyola Marymount University.**

**I strongly oppose any further growth in the Playa Vista construction. What was once a serene natural respite from city traffic and noise—the only one left on the Westside—has already been damaged by the introduction of an immense concentration of residences from the Playa Vista project. The pollution in the area is on the upswing. The traffic is quickly approaching gridlock. Further development in the area of Westchester, Playa Vista, and Marina del Rey would result intolerable traffic jams.**

**The quality of life for the humans in general and the remaining nature (the wetlands and creatures) in particular would degrade significantly.**

**I urge you to do everything in your power to stop any further expansion of Playa Vista.**

**Sincerely yours,**

*Reggie P. Melonson*

**Reggie Melonson**

**RECEIVED**  
CITY OF LOS ANGELES  
DEC 16 2002

**CITY PLANNING  
PLAYA VISTA UNIT**

W-81

December 9, 2002

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring St., Room #720  
Los Angeles, CA 90012

RE: Playa Vista's Village Plan

Dear Ms. Chang,

Over the years, I have seen many developments, but I have never encountered a developer like Playa Vista who asks the community's opinion and then follows through on its promise to listen to what we've said.

They asked us whether we wanted development west of Lincoln. We said "no." They asked us whether we wanted lots of big retail stores as part of the second phase. We said "no." They asked us if we wanted new parks on the Westside, where there are very few. We said "yes."

Playa Vista listened.

I have seen the plans for what they call The Village, and I am very impressed: there is no development west of Lincoln, only neighborhood-serving retail stores and plenty of new parks for everyone to enjoy.

I, for one, can't wait to see this great, high-tech community being built because I feel as though I have had a say in how it was designed.

Regards,

*Roberta L. Mendelson* *Mel I. Mendelson*  
Roberta L. and Mel I. Mendelson  
5412 Francisca Way  
Agoura Hills, CA 91301  
818-879-5145



LOYOLA MARYMOUNT  
UNIVERSITY  
Deolan Hall  
One LMU Drive, MS 8145  
Los Angeles, California 90045-2659

*M. MENDELSON*

Department of Engineering  
& Production Management

RECEIVED  
CITY OF LOS ANGELES  
DEC 11 2002

CITY PLANNING  
PLAYA VISTA UNIT



W-82

100 N. Sepulveda Blvd.  
19th Floor  
El Segundo, CA 90245  
Ph: 310.725.5200

[Internet] general@enpointe.com

December 3, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

RE: The Village at Playa Vista

Dear Ms. Chang:

I am writing today to ask that the review for the Village at Playa Vista be short and sweet. There's no need to dwell on factors outside the specifics on what Playa Vista is doing. The facts are simple:

- ☐ The project is substantially reduced, with proportional reductions in traffic
- ☐ More open space is being created, which will benefit everyone
- ☐ There's a focus on housing, of which we need more
- ☐ The businesses will focus on serving residents, which will also reduce adverse community impacts.
- ☐ Playa Vista's first phase has been built exactly as they promised and with minimal impact on the community

This is a clear-eyed response to market demands in this area, and it makes great sense. I hope the City's review process does also.

Sincerely,

Robert A. Mercer  
VP Finance & Taxation and  
Corporate Secretary  
En Pointe Technologies, Inc.

RECEIVED  
CITY OF LOS ANGELES  
DEC 16 2002

CITY PLANNING  
PLAYA VISTA UNIT



100 N. Sepulveda Blvd.  
19th Floor  
El Segundo, CA 90245  
Ph: 310.725.5200

[Internet] general@enpointe.com

W-83

December 3, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

**RE: The Village at Playa Vista**

Dear Ms. Chang:

I am writing today to ask that the review for the Village at Playa Vista be short and sweet. There's no need to dwell on factors outside the specifics on what Playa Vista is doing. The facts are simple:

- ☐ The project is substantially reduced, with proportional reductions in traffic
- ☐ More open space is being created, which will benefit everyone
- ☐ There's a focus on housing, of which we need more
- ☐ The businesses will focus on serving residents, which will also reduce adverse community impacts.
- ☐ Playa Vista's first phase has been built exactly as they promised and with minimal impact on the community

This is a clear-eyed response to market demands in this area, and it makes great sense. I hope the City's review process does also.

Sincerely,

Robert A. Mercer  
VP Finance & Taxation and  
Corporate Secretary  
En Pointe Technologies, Inc.

**RECEIVED**  
CITY OF LOS ANGELES  
DEC 16 2002

CITY PLANNING  
PLAYA VISTA UNIT





W-84

December 11, 2002

Ms. Sue Chang  
City of Los Angeles, Dept. of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

RE: Comments for Public Hearing on Phase Two of Playa Vista

I have been a resident of Westchester since 1985 and am raising a family with five children in Westchester. I feel that all city and state personnel who have allowed Phase One of Playa Vista to have been built in its current configuration have totally ignored the needs and best interest of the residents of Westchester and the other Westside communities adjoining Playa Vista. Before any additional development is approved, it should be a requirement that every individual involved in the approval decision process drive through the Westchester residential streets from Sepulveda to Lincoln and then north on Lincoln to observe how overwhelmingly ugly the existing massive and tasteless buildings along Lincoln and Jefferson are. While I understand and agree that compromise was necessary to allow development of some of the former Hughes property, I am outraged that so little property was acquired by the government for public recreation and wildlife refuge and that so little was required from the developers compared to other developments of the few remaining urban and wetland parcels.

There are four specific concerns that must be addressed before additional development is approved:

1. Significant Traffic Impact. The developer's claim that traffic gridlock will be mitigated by employees of the Playa Vista businesses living at Playa Vista is a wicked pipedream. Only a minority of Playa Vista employees will be able to afford living on-campus and those who can, especially those with children, will have no interest in relocating their families to the congested, tasteless housing there. The City of Los Angeles should mandate a periodic reporting of how many residents there are in Playa Vista and how many of these actually work at Playa Vista.
2. Inadequate Public Park facilities in Westchester. It is shameful that Westchester schools have to transport school children to parks in Culver City, El Segundo or Manhattan Beach for school picnics. The layout of the only Westchester Park with totally open access along both Lincoln and Manchester makes it unsuitable for large groups of young children. Additionally, there are often adults loitering in the parking areas including transients who once scared some of the young girls on the AYSO soccer team which I was coaching while we were practicing there one evening. The Playa Vista property provides the only open area large enough to create a well-designed multi-use public park. The amount of park space per resident on the Westside of Los Angeles is inadequate and well below averages of other urban areas. There are also unmet needs for safe basketball courts for use of the local youth and for large open grassy spaces for AYSO soccer teams to practice and to play games.

RECEIVED  
CITY OF LOS ANGELES  
DEC 17 2002

CITY PLANNING  
PLAYA VISTA UNIT

3. National critical shortage of wetland Wildlife Refuges. It should be obvious that that vast majority of coastal wetlands have already been overdeveloped, thereby threatening the existence of both native flora and fauna and that of migratory birds. I would have hoped that common sense would lead government officials to protect the precious few large parcels of coastal wetland left in California. Any of the remaining undeveloped space that is suitable to support wildlife should have first priority to be left open.
4. Use of Native Plants in Landscaping. The City of Los Angeles should require that the developers of Playa Vista use native plants for landscaping both along Manchester and Lincoln and within the development. Use of native plants in landscaping makes sense in two ways. First, it should aid in water conservation since most indigenous plants are drought tolerant and require little additional water once they are established. Second, replacing the native plants razed by construction is necessary to support whatever native animals have managed to survive the destruction of the majority of their natural habitat. It confuses me that the developer was allowed to bulldoze the property designated for the Wildlife Preserve. What government agency is responsible for monitoring the developer's completion of this area to ensure that no invasive, non-indigenous plants or animals are being introduced into the fragile and endangered coastal wetlands?

Whenever my children and I drive along Lincoln or Jefferson, we mourn the destruction already completed and openly wish that an earthquake and the inevitable liquefaction, which would accompany any earthquake on this floodplain, would erase the massive and obtrusive buildings that now blight this area. Please do not allow future high-density construction that would further degrade the lives of residents of Westchester like my family.

I would be happy to provide additional comments or to work with any city officials or employees who recognize the need to quickly address the concerns addressed in my letter.

Sincerely,



Ellen Chejlava Moe  
6145 West 77<sup>th</sup> Street  
Los Angeles, CA 90045

W-85

John Z Montgomerie MB ChB, FRACP.  
Emeritus Professor of Medicine, USC School of Medicine, Los Angeles  
12231 Lawler St, Los Angeles, California 90066

Tuesday January 7, 2003

**RECEIVED**  
CITY OF LOS ANGELES

JAN 10 2003

Ms. Sue Chang,  
City of Los Angeles, Dept. City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

CITY PLANNING DEPT.  
LAX/Playa Vista Section

Dear Ms Chang, RE: Methane and hydrogen sulfide at Playa Vista. The Risks for Humans

The following are my written comments as to what should be studied in the Draft Environmental Impact Report for Phase Two of Playa Vista. (EIR Case No.: ENV-2002-6129-EIR. Project Name: The Village at Playa Vista).

Explosions and fires from methane have been the main gas issue hindering the Playa Vista Development. Buildings have been constructed with underlying membranes and methane detectors. Less well publicized is the risk of hydrogen sulfide, that everyone agrees is present in the area. Hydrogen sulfide is a toxic gas that kills many people every year and has maimed others as occurred with the leak at the Texaco oil refinery at Long Beach in 1992. I am even more concerned about the medical research showing that exposure to hydrogen sulfide at low levels may produce brain and other body damage. Dr Kaye Kilburn from USC School of medicine, in a study that included the incident at the Long Beach Texaco refinery explosion in 1992, found that persons exposed to 1 part per million of hydrogen sulfide for even very short periods of time may develop brain damage (Environmental Epidemiology and Toxicology 1: 217-216 1999). Dr Marvin Legator and his colleagues noted that even lower levels of hydrogen sulfide in the range of 10 to 700 parts per billion may produce a range of disorders (Archives of Environmental Health 56: 123-131 2001).

In the EIR for the first phase of Playa Vista, the Developers persuaded the city to overlook the risks of hydrogen sulfide. At Ballona there have been numerous anecdotal reports of the detection of the odor (the smell of rotten eggs) by persons in the area. There are written reports of hydrogen sulfide in the water; work stoppages and an archeological investigation that had to be halted because of toxic levels of hydrogen sulfide on Ballona. On Dec 13<sup>th</sup> 1998 when a well bore was being placed 3 workers became ill because of the hydrogen sulfide. There are reports of extraordinarily high measurements of 500 and 2000 parts per million leaking from the S. Calif. Gas Co. wells. Remarkably the Los Angeles Chief Legislative Analyst report (March, 2001) excluded all of this information and concluded that: 'no further investigation [of hydrogen sulfide] or remediation [was] warranted'.

How was it possible to come to this amazing conclusion?

**RECEIVED**  
CITY OF LOS ANGELES

JAN 10 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section

The investigators examined 1199 sites 4 feet below the ground surface. The technical details for the storage and chemical measurement of the hydrogen sulfide were not adequately described in the report. However the report stated that less than 1% of the soil gas samples contained hydrogen sulfide and did not 'typically warrant evaluation'. In stark contrast, the section on 'Health Assessment', said that hydrogen sulfide was detected in more than 50% of the samples. This amazing discrepancy was never explained. The maximum toxic level found was 41 parts per million and the average was 8 parts per billion. Using formulae from models with assumptions that have been used at toxic sites the investigators explained that the very toxic level of 41 parts per million was not a problem


The most egregious of the assumptions was that hydrogen sulfide moves through the soil only by diffusion. This is not true for a gas that may be under pressure. The model that was used assumes no major cracks in the floor and no cracks in the soil, conditions that are not likely to apply anywhere in Los Angeles during and after an earthquake. The report concluded that a toxic concentration of 41 parts per million at 4 feet below the ground surface resulted in less than 1 part per billion in the air of the building. This is extraordinary and self-deluding.

The Playa Vista Developers have attempted to mitigate the methane by placing membranes under the buildings. It is difficult if not impossible to mitigate hydrogen sulfide because it is corrosive and may react with any membranes used in the area to stop the methane. This is another reason to question the long-term effectiveness of the membranes.

It is essential that the new EIR :

1. Consider the medical evidence that low levels of hydrogen sulfide are toxic.
2. Examine the risks of the methane and hydrogen sulfide gases below the site and the migration of these gases from the Southern California Gas Co.
3. Describe the technical methods of storage and measurement of the hydrogen sulfide samples used to evaluate risk.
4. Evaluate the additional risk of the effect of earthquakes on the release of the methane and hydrogen sulfide gases that are in the area.
5. Consider the possible effects of hydrogen sulfide on the membranes that have been placed to mitigate the presence of methane in the area.

Sincerely,

  
John Z. Montgomerie

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 09 2003

**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section**

W-86

Christopher Moore  
205 Rosecrans Place  
Manhattan Beach, CA 90266

December 17, 2002

Sue Chang  
City Planning Department  
200 North Spring Street  
Room 720  
Los Angeles, CA 90012

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 06 2003

**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section**

Dear Ms. Chang:

I am writing to submit my comments regarding the preparation of the Environmental Impact Report for The Village at Playa Vista project.


I often have the opportunity to travel on Lincoln Boulevard between Venice and Manhattan Beach. As the EIR is prepared, I would encourage members of the City Planning Department to take one evening and attempt to travel this same stretch during a regular rush hour. It would become quite obvious that Lincoln, as it travels southward through Santa Monica, Venice, and the Marina, is already overloaded. This is before the majority of the thousands of future residents have moved into Phase 1.

With an already-saturated surface street network, the pending arrival of many, many more residents and their vehicles, and meager traffic mitigation measures proposed, I strongly encourage the City Planning Department to fully investigate the impact and viability of The Village at Playa Vista project on regional traffic flow.

The City Planning Department must look more closely at the benefits for traffic, environmental conservation, and air and water quality by encouraging the acquisition of all of the lands in Phase 2 for public use and designating them as permanent open space.

What a magnificent, precious asset are the Ballona Wetlands. This land can be a luxury within reach of any Angeleno possessing a desire to visit. Quiet and accessible open spaces are essential to the quality of our lives here in Los Angeles. As you consider the environmental impacts of Phase 2, consider further the positive impact on securing for all future residents an undeveloped escape from our crowded cityscape.

Sincerely,



Christopher Moore

**James A. Moore**

4764-B La Villa Marina, Marina del Rey, CA 90292

W-87

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

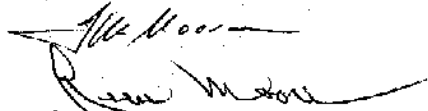
Dear Ms. Chang,

As someone who has followed the Playa Vista project for many years, I was very happy to read about Playa Vista's new plans for the second phase of their project.

I am pleased that Playa Vista will be significantly smaller than originally planned and will include even more open space. The Westside is desperately short of open space, so a development like this that takes into consideration additional parks and wetlands restoration is a welcome change.

I hope Playa Vista's new plans will move quickly through the process so that we can enjoy a revitalized wetlands area soon.

Sincerely,



Jim and Rene Moore  
4764-B La Villa Marina  
Marina del Rey, CA 90292  
310-821-1519

**RECEIVED**  
CITY OF LOS ANGELES  
DEC 16 2002  
CITY PLANNING  
PLAYA VISTA UNIT

**D. CHRISTOPHER NEVIL**

4625 Sanford Drive — Culver City, California — 90230-5837

January 14, 2003

W-88

Ms. Sue Chang  
City Planner  
Department of City Planning  
City of Los Angeles  
200 N. Spring St.  
Room 720  
Los Angeles, Ca. 90012

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 14 2003

**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section**

Re: EIR Case # ENV-2002-6129-EIR

Dear Ms. Chang:

I am a resident of the Del Rey community within the city of Los Angeles, approximately one mile north of the Playa Vista project.

With respect to the proposed second phase of the project, I would like to comment that the developers have not proposed any additional "play space" within all of the additional development. I confirmed this with one of the developer's officials at a recent community meeting in which they presented their overall plans.

I would argue that the six acre field sport facility included in Playa Vista's first phase will be a healthy start, but one which barely begins to address the scarcity of facilities for youth and adult field sports in the western region of the City. For the huge second phase not to include any additional fields, courts or other facilities will simply create more population density and more demand for places to enjoy healthy, constructive recreation, such as youth and adult soccer, softball, basketball, etc., without any increased space to absorb the demand.

Given the almost unavoidable negative impacts Playa Vista will have on those of us who live nearby, I feel that providing ample recreational space for the community is something the developers should be committed to at a minimum. There was provision made for this in phase one; please, to the degree that you are so empowered, impose like requirements for any final approval of this significant second phase of the Playa Vista behemoth!

Thank you very much for your consideration.

Sincerely,



Chris Nevil

CN:dcn

cc: Office of Councilwoman Cindy Miscikowski

W-89

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

January 13, 2003

Re: EIR Case No.: ENV-2002-6129-EIR  
Project Name: The Village at Playa Vista  
Notice of Preparation of an Environmental Impact Report

Dear Ms. Chang:

Enclosed you will find my comments on the possible Environmental Impacts of the Village at Playa Vista.

Thank you for taking them into consideration.

Sincerely,



Joanne Poyourow  
8228 Stewart Ave.  
Los Angeles, CA 90045

**RECEIVED**  
CITY OF LOS ANGELES

JAN 14 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section



| Area of Possible Environmental Impact:   | Scope of Environmental Impact Report   |
|--|--|
| My Comments<br>on the possible environmental impacts<br>of the Proposed Project. | <b>"First Phase" and "The Village" are not separable for<br/>purposes of environmental impact.</b> |

Playa Capital has segregated its massive project into several phases. The positioning taken in the Notice of Preparation of an Environmental Impact Report makes it appear that they wish us to consider the Village at Playa Vista as a stand-alone project, to be evaluated environmentally without consideration to other phases of the deal.

This cannot be done.

These project phases are not stand-alone with respect to environmental impact on our communities.

Residents of the West Side will receive significant and substantial negative environmental degradation in the areas of Traffic and Congestion, loss of Open Space, loss of Biological Resources, Health and Safety, impacts to Public Services such as schools, libraries and hospitals, and more.

Citizens of the State of California will receive significant and irreparable negative environmental degradation in the loss of Biological Resources and Open Space. California Taxpayers continue to endure financial impact from the bond load.

These environmental impacts come from the combined Playa Vista project phases, not solely from one phase or the other.

Playa Capital slickly avoided providing the public with a Subsequent Environmental Impact Report to which the public was entitled regarding their "First Phase". Therefore, much of their First Phase went into place with insignificant or inadequate mitigation.

The time has come.

Playa Vista must mitigate the environmental impacts of their project, and "their project" consists of the entire 1,086 acre site under their designer's consideration.

|  |   |
|--|---|
| Area of Possible Environmental Impact:   | Biological Resources                    |
| My Comments<br>on the possible environmental impacts<br>of the Proposed Project: | We need <u>more</u> wetlands, not less. |

California has lost 95% of its coastal wetlands. Los Angeles County has lost over 98% of its wetlands.<sup>1</sup> Sites like Ballona Wetlands are incredibly precious to the well being of our local area, and indeed the habitability of our entire planet.

Wetlands serve as our planet's filtration systems, and are one of the last remaining tools our Earth has for cleansing human waste and pollution to maintain a habitable planet. Modern science is just beginning to glimpse the power of wetlands plants and organisms to remove environmental toxins from our waterways and shores<sup>2</sup>.

The entire 162.5 acre site is a watershed and a coastal salt marsh. It is one of the last remaining undeveloped spaces in coastal Southern California.

Ballona Wetlands is a resting place for migratory birds on the Pacific Flyway. In reducing the size of the open preserve, we further threaten the avian resources of our entire Pacific Region.

A properly functioning Ballona Wetlands cleanses creek waters and runoff prior to entrance into the waters of the Santa Monica Bay.

Ballona Wetlands is the nursery and breeding grounds for fish and microorganisms that live in the Santa Monica Bay, and for fish and microorganisms that are the food for other creatures that live in the Bay. Ballona Wetlands is a necessary and integral part of the health and vitality of the Bay<sup>3</sup>.

Of more than 2,100 acres of original wetlands and coastal salt marsh at Ballona<sup>4</sup>, the available open space has now dwindled to less than 340 acres<sup>5</sup>, or 16% of its properly functioning size. The possible environmental impact of the Proposed Project is devastating.

In view of this, I question whether ANY development on these 162.5 acres is appropriate.

<sup>1</sup> per <http://www.ballona.org/f-important.asp>

<sup>2</sup> see John Todd's systems of wastewater treatment, described in Restoring the Earth by Kenny Ausubel, HJ Kramer, Tiburon, CA 1997

<sup>3</sup> to glimpse the interconnectedness of life in the Santa Monica Bay, read about Los Angeles Harbor at "Good Tidings at Port; After decades when nothing could survive in the fouled waters, sea life is returning to L.A.'s harbor area thanks to environmental laws", The Los Angeles Times; Los Angeles, Calif.; Sep 4, 2002; LOUIS SAHAGUN

<sup>4</sup> <http://www.ballonawetlands.org/>

<sup>5</sup> some websites cite 190 acres, one cites 340. [http://www.ballonafriends.org/bw\\_facts.htm](http://www.ballonafriends.org/bw_facts.htm)

|  |  |
|--|--|
| Area of Possible Environmental Impact:                                     | Biological Resources                               |
| My Comments on the possible environmental impacts of the Proposed Project: | Make a true preserve in the Project's open spaces. |

The Project touts 9.3 acres of parks, 6.7 acres of riparian habitat, 53.6 acres of bluff face/habitat restoration, and 0.5 acres of Other Passive Open Space<sup>6</sup>. All open acreage in the site should be planned, cultivated and stewarded as a true preserve of precious biological resources.

The open acreage should be restricted access native plant walking trails akin to those at Malibu Lagoon State Beach or Upper Newport Bay Ecological Reserve.

Footnote b on Table I, Attachment A to the Notice of Preparation of an Environmental Impact Report mentions "passive, landscaped area adjacent to the riparian corridor." This acreage, together with bluff face and riparian areas, should be maintained in native plants, with organic low-impact maintenance techniques. Any chemical treatments, fertilizers, or herbicides are unthinkable.

The park acreage, together with landscaping around the buildings, should be naturalistic in the style of Tapia Park (Malibu Canyon) or O'Neill Regional Park (Orange County). Or at a minimum, comparable to Rustic Canyon Rec Center (Pacific Palisades / Santa Monica), merging native trees and naturalistic areas with recreation facilities. In these parks, birds and wildlife are able to coexist with human recreation needs.

If the "park" areas of the Project consist of overwatered ChemLawned non-native expanses like nearby Glen Alla Park or Burton W. Chace Park (Marina del Rey), this will create hazardous fertilizer and herbicide runoffs into the habitat channels, noise and air pollution from constant mowing, environmental disruption from human presence. Lawn mowers are one of the top sources of air pollution, exceeding automobiles for toxic emissions<sup>7</sup>. Toxic runoffs kill wetland and native plants, and poison birds, insects and other critters.

In planning, cultivating and stewarding the riparian habitat and bluff face habitat restoration acreage, developers must consult independent experts. Recommendations of habitat experts such as the California Native Plant Society, the Sierra Club, the Coastal Conservancy, the Audubon Society, the National Wildlife Federation, and more, should be sought and incorporated into the Project plans. Organizations such as Friends of the Los Angeles River, Amigos de Bolsa Chica and the Malibu Creek Watershed Task Force, and the management of the Upper Newport Bay Ecological Reserve should be consulted for their experience in implementing similar restoration projects. The recommendations of these experts should be disclosed and be available for public review at the time of the Environmental Impact Report comment process.

Storm drains and gutter runoffs must be processed to meet all National Pollutant Discharge Elimination System (NPDES) and California Regional Water Quality Control Board (CRWQCB) standards prior to draining into any creeks, wetlands, or other habitat areas. No exceptions, variances or waivers of these standards will be acceptable.

The park and habitat areas of this site should be wisely stewarded to properly preserve the biological resources for our local area, for our country, for our planet.

<sup>6</sup> per Notice of Preparation of an Environmental Impact Report

<sup>7</sup> <http://www.mindfully.org/Air/Lawn-Mower-Pollution.htm>

| Area of Possible Environmental Impact:   | Biological Resources  |
|--|---|
| My Comments<br>on the possible environmental impacts<br>of the Proposed Project: | <b>Construction and end use should not disrupt biological resources</b> |

All plans for this site, from surveying to construction, through to public useage, must be designed with preservation of the remaining biological resources in mind.

Surveying, construction, and related activities must be conducted without disturbing any existing or returning wildlife and native plants. In construction of Playa Vista Phase I, there were requirements that nesting sites not be disturbed during mating season, plants be preserved, etc. Similar requirements should be imposed AND ENFORCED for Playa Vista Phase II.

Conservation standards, enforcement procedures, and the name and contact information of the governmental agency with powers to enforce these provisions, should be clearly outlined and made available to the public.

Areas accessible to the public once the project is completed, including transportation corridors, must be carefully designed to preserve the normal functionality of a working wetlands. Again, the experience of organizations such as Friends of the Los Angeles River, Amigos de Bolsa Chica and the Malibu Creek Watershed Task Force, and the management of the Upper Newport Bay Ecological Reserve should be utilized.

|  |  |
|--|--|
| Area of Possible Environmental Impact:   | Earth (Geology/Soils)<br>Safety / Risk of Upset                            |
| My Comments<br>on the possible environmental impacts<br>of the Proposed Project: | Documents relating to gas hazards must be made<br>available to the public. |

It is a known fact that toxic gasses including methane, benzene, toluene, xylene and hydrogen sulfide are leaking from the earth in the Project site<sup>8</sup>. Truthful statistics regarding these hazards to public health must be fully disclosed to the public.

All gas well records must be made available for public inspection. In the land use plan, wells are to be reevaluated prior to construction.<sup>9</sup> But the developer has not disclosed the well records.

Apparently a secure web site exists, listing the methane meter reports.<sup>10</sup> However a secure web page does not constitute public disclosure. Additionally, where are records on benzene, toluene, xylene and hydrogen sulfide?

All incident reports from Playa Vista Phase I construction regarding gas related fires, fire department calls, gas related worker injury reports must be made available for public inspection.

The facts surrounding the gas issues have been covered up for too long. Developer-paid "experts" covered up the gas situation on the entire 1,087 acre parcel during the Playa Vista Phase I process. The testimony of independent scientists was buried<sup>11</sup>, and government officials were encouraged to disregard the gas issue in authorizing Phase I of the project<sup>12</sup>.

Independent review of this significant issue of public health must occur, and documents pertaining to this issue must be disclosed. Public health and safety is at stake.

<sup>8</sup> see <http://www.saveballona.org/>

<sup>9</sup> per [http://www.smmirror.com/Volume1/issue10/pv\\_methane.html](http://www.smmirror.com/Volume1/issue10/pv_methane.html)

<sup>10</sup> per Martha Groves, "Play Vista Buyers Will Test Capability of Methane Shield", Los Angeles Times, Jan. 6, 2003

<sup>11</sup> June 2001, Dr. Victor Jones and report compiled by the Office of the Chief Legislative Analyst  
<http://regenerationtv.com/pipermail/imc-la/2002-May/005091.html>

<sup>12</sup> Playa Vista Development/Playa Capital has been a top lobbyist consistently for years:  
[http://ethics.lacity.org/PDF/lob\\_2000\\_annual.pdf](http://ethics.lacity.org/PDF/lob_2000_annual.pdf) ; [http://ethics.lacity.org/PDF/lob\\_2000\\_annual.pdf](http://ethics.lacity.org/PDF/lob_2000_annual.pdf) ;  
[http://www.yournorthvillage.org/NEWS/LABJ/N\\_LABJ\\_CASDEN\\_TOP10.html](http://www.yournorthvillage.org/NEWS/LABJ/N_LABJ_CASDEN_TOP10.html)

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-2601  
CITY PLANNING COMMISSION

MITCHELL B. MENZER  
PRESIDENT

JOSEPH KLEIN  
VICE-PRESIDENT

JORGE JACKSON

JAVIER LOPEZ

SUSAN HUBBARD-OAKLEY

ROBERT L. SCOTT

CHESTER A. WIDOM

PETER M. WEIL

GABRIELE WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1247

CITY OF LOS ANGELES  
CALIFORNIA



JAMES K. HAHN  
MAYOR

EXECUTIVE OFFICES  
5TH FLOOR

CON HOWE  
DIRECTOR  
(213) 978-1271

FRANKLIN P. EBERHARD  
DEPUTY DIRECTOR  
(213) 978-1273

CORDON B. HAMILTON  
DEPUTY DIRECTOR  
(213) 978-1272

ROBERT H. SUTTON  
DEPUTY DIRECTOR  
(213) 978-1274

FAX: (213) 978-1275

INFORMATION  
(213) 978-1270

Ms. Joanne Poyourow  
8228 Stewart Avenue  
Los Angeles, CA 90045

February 20, 2003

RE: Response to Playa Vista Phase II Project Scoping Meeting

Dear Ms. Poyourow:

We received your comments on January 14, 2003, however, page 6 of the 22 page letter is missing. Kindly send or fax page 6 of the letter in order for us to complete the review of your comments. You may fax it at (213) 978-1373, attention to Sue Chang, City Planner or mail it to the address below. Thank you for your time.

Ms. Sue Chang  
200 N. Spring Street, Suite 721  
Los Angeles, CA 90012

Sincerely,

Meredith T. Elguira  
City Planning Associate



|  |  |
|--|--|
| Area of Possible Environmental Impact:   | <b>Earth (Geology/Soils)<br/>Safety / Risk of Upset</b>    |
| My Comments<br>on the possible environmental impacts<br>of the Proposed Project: | <b>Project must meet citywide rules for "gassy" sites.</b> |

In a recent Los Angeles Times article<sup>15</sup> it was disclosed that the City of Los Angeles expects to release, in the next two weeks, "50-plus pages of guidelines and a methane ordinance" detailing new citywide rules for "gassy" sites.

The Village at Playa Vista must comply with all of these guidelines, in order to protect public safety.

---

<sup>15</sup> Martha Groves, "Play Vista Buyers Will Test Capability of Methane Shield", Los Angeles Times, Jan. 6, 2003

|  |  |
|--|--|
| Area of Possible Environmental Impact:   | <b>Earth (Geology/Soils)<br/>Safety / Risk of Upset</b>                  |
| My Comments<br>on the possible environmental impacts<br>of the Proposed Project: | <b>What are the plans for maintenance of gas mitigation<br/>systems?</b> |

The methane mitigation systems installed at the Playa Vista Phase I project involve a complex system of membranes, vents, fans and alarms. We can only presume that the Village at Playa Vista will have to utilize a similarly complex system.

After the project is built, and the developer goes off with the profits and cash, what are the plans for ongoing maintenance of these complex systems?

Who will maintain the alarms and fans? Who will clear the vents of groundwater? Who will inspect the membranes periodically and after every minor earthquake? Who will tear up building foundations to replace any compromised membranes (we are told they are very difficult to repair). Who will assume the job of making sure these various elements of a complex and obviously interrelated system, are still functioning as a whole unit?

Who will pay for all this? Will the developer be putting aside cash to fund these critical items of maintenance, or will this mammoth issue of public safety fall to the City? This huge safety concern is hardly a realm that can be left in the hands of volunteers, such as a homeowner's association.

The developer has constructed housing units in an extremely high density in the Phase I project. With the dwelling unit statistics stated in the Notice of Preparation of an Environmental Impact Report, we can only presume similar density will appear in the Village at Playa Vista. With such density, there is a great likelihood that the upscale residents will soon bore of it, and will vacate, leaving these properties to lower income residents. When this happens, the expensive maintenance of the complex mitigation systems protecting public health and safety, can only fall onto the shoulders of the City.

What provisions are being set aside to pay for this?



|  |  |
|--|--|
| Area of Possible Environmental Impact:                                     | <b>Water Resources</b>   |
| My Comments on the possible environmental impacts of the Proposed Project: | <b>Reduce the load on Southern California water supply by utilizing reclaimed water.</b> |

The Los Angeles basin is basically a desert, into which we have imported water resources from other parts of the state, and water from other states. Federal agencies are reducing California's allocation of into-state water rights. Our supply is becoming restricted, even as demand grows and grows.

Throughout the South Bay, from El Segundo southward into Palos Verdes, they are in the process of installing a "purple pipe" system, through which reclaimed greywater is used to water landscaping in public medians and park areas.

We will all likely be facing the necessity of Purple Pipe in the near future. Playa Vista, as a massive new development area, should install reclaimed greywater systems now.

In addition to utilizing reclaimed water, the selection of native plants for landscaping can significantly reduce water needs for landscaping purposes.

Our State's water supply cannot support continued flagrant water waste. Reduce the Project's impact on our water supply by designing with water conservation in mind and putting reclaimed water to use.

| Area of Possible Environmental Impact:                                     | Land Use / Planning  |
|--|--|
| My Comments on the possible environmental impacts of the Proposed Project: | <b>6.7 acres of riparian habitat preservation is totally insufficient.</b> |

The Ballona Wetlands was once a wildlife habitat area of over 2,100 acres.<sup>16</sup> The proposal that a mere 6.7 acres of this 162.5 acre site (a mere 4%) is the extent of the riparian habitat, is entirely irresponsible.

While the Project also mentions "53.6 acres of bluff face/habitat restoration", those familiar with the land formations in the area know that these 53.6 acres are merely the discards – the portion that the developer cannot figure out how to build upon due to topography and cliff stabilization concerns. These 53.6 acres are not prime wildlife preserve, being bounded on both topside and bottomside<sup>17</sup> of the sheer cliff by heavily populated development.

For a habitat preserve to be even marginally effective it needs to be protected from human interference. A narrow ribbon of land can hardly be termed "habitat" as it is subject to so much influence from the surrounding human activity.

6.7 acres is clearly only the narrowest of bands, a long narrow segment stretched along some three-quarters of a mile of dense development, to barely enable the creek to run through. It is ridiculous to pretend that it will enable wildlife to thrive.

For habitat balance, for the growth of proper native plants to their full size, for the isolation of mating sites, for distancing from human bussle and noise, the riparian habitat portion of this Project must be increased by considerable acreage.

6.7 acres is only about 0.3% of the original Ballona Wetlands. Land Use and Planning should allocate far more acreage than this to "riparian habitat".

<sup>16</sup> <http://www.ballonawetlands.org/>

<sup>17</sup> "bottomside" would be the Proposed Project development

|  |   |
|--|---|
| Area of Possible Environmental Impact:                                     | <b>Public Services - Schools</b>  |
| My Comments on the possible environmental impacts of the Proposed Project: | <b>There must be a workable plan for schools for Playa Vista residents.</b> |

While the glossy Playa Vista advertising copy touts an "Educational Trust"<sup>18</sup>, the reality is that developers have absolutely no workable plan for schools.

Los Angeles Unified School District has wisely declined the location offered for a school site because of gas hazards to the students.<sup>19</sup> No safe alternative acreage presently exists within the combined project boundaries.

The Playa Vista Educational Trust lists several schools in surrounding communities, that it claims to have "adopted". Yet all of the schools mentioned are elementary schools. Nowhere among these schools is either a middle school or a high school.

While some of the "adopted" schools may have limited additional capacity, do they truly have capacity for 3,000 additional students?<sup>20</sup>

The Environmental Impact Report for the proposed Project should present each school's physical capacity, together with each school's anticipated demographic changes without regards to Playa Vista, to reveal whether capacity for the Playa Vista students truly exists at the designated locations.

Westchester High School, perhaps the closest public high school to the Playa Vista site, is already in a state of demographic crisis. Articles in local newspapers, together with test scores, reveal the position this school is presently in<sup>21</sup>. Even without regards to Playa Vista, Westchester High already utilizes 33 transportable bungalows<sup>22</sup>, a figure that is in excess of permissible levels<sup>23</sup>. Westchester High School is in no condition to receive additional burden from a major new development.

All indications are that the proposed Project will have a significant and detrimental impact on the surrounding area's public schools. The Project clearly exceeds area resources in the area of schools.

<sup>18</sup> [http://www.playavista.com/public\\_edu.html](http://www.playavista.com/public_edu.html)

<sup>19</sup> <http://www.saveballona.org/school.html>

<sup>20</sup> LA Times article at <http://regenerationtv.com/pipermail/imc-la/2002-May/005218.html> says district demographers anticipate as many as 3,000 Playa Vista students by the time of project completion

<sup>21</sup> LATimes article on test scores circa October 17-20, 2002

<sup>22</sup> per article in HomeTown News, May 2002 "Westchester High School to Receive 33 Transportable Bungalows" by Juliet Bobak

<sup>23</sup> "A school district can only bring 10 portable classrooms onto a campus without having to do an environmental analysis" per Terry Marcellus, Westchester High School booster. Quoted in HomeTown News, May 2002 "Westchester High School to Receive 33 Transportable Bungalows" by Juliet Bobak

|  |   |
|--|---|
| Area of Possible Environmental Impact:                                     | <b>Public Services -- Hospitals, Emergency Rooms and Trauma Centers</b> |
| My Comments on the possible environmental impacts of the Proposed Project: | <b>The area hospital resources cannot handle additional population.</b> |

Even before Playa Vista brings more residents, employees, customers and visitors to this area, our area hospitals are in crisis. The Daniel Freeman Marina Hospital is only being held open because of court order<sup>24</sup>. They have been threatening to close since May 29, 2002.<sup>25</sup>

Even if Daniel Freeman were to continue to serve the public, this small hospital and emergency room location is not adequate for the volume of humanity that the combined Playa Vista developments would bring to the immediate area.

The hospital facility has long been inadequate for patient volume from the existing area development. My own family's visit to the Daniel Freeman emergency room in June 2001 necessitated a 4 hour wait to see a doctor. Playa Vista is not the only residential project being added to the wide area served by this small hospital site.

Alternatives to Daniel Freeman, should this hospital close, are few. There are limited private emergency rooms unconnected with hospitals. There is no nearby trauma center. Other area hospitals are a traffic-snarled freeway drive away, and are already near capacity.

The population density proposed by the Project completely exceeds area resources for hospital and emergency room care.

<sup>24</sup> <http://www.the-calculating-lady.com/somh/home.html>

<sup>25</sup> because owners wish to gain substantial profits by selling the extremely valuable land the hospital building rests upon.

|  |  |
|--|--|
| Area of Possible Environmental Impact:                                     | <b>Public Services</b>   |
| My Comments on the possible environmental impacts of the Proposed Project: | <b>"Community Serving" land use disproportionately reduced</b> |

Attachment A to the "Notice of Preparation of an Environmental Impact Report" indicates that the Project's proposed square footage for "community serving" uses was reduced by 89.3% while residential uses was only decreased by 24.4%.

The relative differential in these phasebacks of the project is appalling.

What did they cut? A new library branch? Additional fire stations? A police substation? A public maintenance facility? The middle school our area will need?

It would seem that if 375,000 square feet of Community uses was deemed appropriate for 3,431 residential units, then more like 284,000 square feet<sup>26</sup> of Community-serving uses should be appropriate for the currently proposed residential volume.

Additionally, were there Public Service mitigation requirements for Playa Vista Phase I that were incorporated into the Maguire-Thomas Area D/Phase 2/Village at Playa Vista plans<sup>27</sup>? Does Playa Capital still owe the citizens of Los Angeles additional Public Service facilities in conjunction with their previous development, that are now being phased out in this 89.3% reduction?

The 335,000 sq. ft. decrease in Community facilities in the current proposal<sup>28</sup> can only mean that The Village at Playa Vista will leech off the community services facilities in surrounding areas of the city, thereby overburdening them beyond their designed capacity.

It certainly appears that the Village at Playa Vista will impact our local area in a detrimental manner with regards to community services.

<sup>26</sup>  $(375,000 / 3,741) \times 2,600 = 284,174$

<sup>27</sup> Some environmental mitigations from Phase I were connected to construction of Phase II. For example, in the June 19, 2001 Westchester / Playa del Rey Community Plan Update Advisory Committee meeting, for example, it was mentioned that Traffic mitigations from Phase I were linked to Phase II. If Phase I exceeded certain trip cap limitations, then Phase II entitlements would be reduced. What else was linked between the two phases, and how have the Phase I actualities played out against these mitigation obligations?

<sup>28</sup> Table 2, Attachment A, Notice of Preparation of an Environmental Impact Report

|  |  |
|--|--|
| Area of Possible Environmental Impact:                                     | <b>Public Services – Parks/Recreation</b>                                |
| My Comments on the possible environmental impacts of the Proposed Project: | <b>Los Angeles has far less park space than other major U.S. cities.</b> |

In comparison with other major U.S. cities, Los Angeles lags far behind in amount of park/open space as a percent of city area.

25.7% of New York City's acreage is park or open space. 29.8% of San Francisco's. 19.1% of Washington D.C.'s. But in year 2000 only 9.9% of Los Angeles' acreage was devoted to parks, leaving us lagging behind Minneapolis, Boston, Philadelphia, and Oakland<sup>29</sup>. Los Angeles is severely under-parked!

Short of tearing down existing buildings, the only way to get more park/open space is to keep those spaces which are currently undeveloped, as open as possible.

We have before us 162.5 acres which are basically undeveloped. These 162.5 open acres represent one of our final chances to make up the deficit of park/open space as a percent of city area, that Los Angeles suffers.

While the proposed project includes some open space land use, 101.7 acres<sup>30</sup>, or 62.5% of this precious available potential open space, is slated for dense urban development. When Los Angeles lags so far behind other major U.S. cities, shouldn't we be considering the entire 162.5 acres for open space?

As a subcategory of "Urban Development Area", only 10% of the developed acreage is proposed as parks. Shouldn't this figure be closer to New York's 25.7%?

There are not many other large parcels of undeveloped land in the Los Angeles basin which can be utilized to reduce our park/open space deficit. In view of this, I question whether ANY development on these 162.5 acres is appropriate. At a minimum, the portion of preserved open space in this available area should be significantly increased.

<sup>29</sup> [http://www.oasisnyc.net/resources/city\\_comparison/Park\\_percent\\_city.asp](http://www.oasisnyc.net/resources/city_comparison/Park_percent_city.asp)

<sup>30</sup> Table 1, Attachment A, Notice of Preparation of an Environmental Impact Report

|  |   |
|--|---|
| Area of Possible Environmental Impact:                                     | Transportation (Traffic and Circulation)                        |
| My Comments on the possible environmental impacts of the Proposed Project: | The Project <u>must</u> be integrated with the LAX Master Plan. |

The Village at Playa Vista is located a mere mile or so from LAX Airport, the fourth biggest airport in the country. LAX currently has plans in the works for a major expansion effort, including reconfiguration of area traffic circulation. The developers must take the LAX Master Plan into account when forming plans for their proposed Project, particularly with regards to traffic.

Pre-9/11 versions of the LAX Master Plan included roadway mitigations to the 405 Freeway, Lincoln Blvd, Sepulveda Blvd and other streets. Which, if any, roadway expansions will remain under LAX's currently proposed Alternative D has not been clarified<sup>31</sup>. Yet it is clear that when current LAX plans<sup>32</sup> would increase airport volume from 67 million annual passengers to 78 million annual passengers<sup>33</sup>, the area's traffic volume can similarly be presumed to increase.

Traffic volume statistics for LAX's Alternative D are not yet available as of this writing, but one can presume that they will approach statistics presented in early 2001 that anticipated 5,668 to 6,095 additional vehicles per hour over the traffic volume we are now experiencing.<sup>34</sup> The Village at Playa Vista must be planned presuming these area impacts are already in place.

Therefore, the Village at Playa Vista cannot base its EIR traffic studies on current road volume. Developers must consider the post-LAX expansion anticipated road volume as their baseline, and provide mitigation for the additional increment that their combined development will create.

Documentation for the LAX Master Plan Alternative D will be coming available in Spring 2003. The Environmental Impact Report for The Village at Playa Vista must be drafted with LAX expansion impacts incorporated into area scenarios.

<sup>31</sup> This information will become available to the public in March 2003 per David Kissenger, Deputy for Airport Relations, Office of Councilwoman Cindy Miscikowski

<sup>32</sup> Alternative D, the post-9/11 "Safety and Security" alternative

<sup>33</sup> [www.laxmasterplan.org/options/main.html](http://www.laxmasterplan.org/options/main.html)

<sup>34</sup> differential calculated from Alt.C as presented in the LAX EIR Table 4.3.1-4, Table 4.2.1-10 June 2001. It should be noted that the traffic analysis in this particular section of the LAX EIR neglected to include additional vehicle trips for any Playa Vista developments, whether old or new versions!

|  |   |
|--|---|
| Area of Possible Environmental Impact:                                     | Transportation (Traffic and Circulation)                        |
| My Comments on the possible environmental impacts of the Proposed Project: | Full traffic studies and quantitative data should be disclosed. |

Over the course of the drafting and redrafting of the many various phases of Playa Vista master plans, any sort of quantitative data on traffic has been conspicuously absent.

Concerned citizen groups have repeatedly tried to gain this information<sup>35</sup>, and submissions to government agencies are now outdated<sup>36</sup>. The most we have gotten from Playa Vista management is confirmation that the government filings are outdated.

Vague Playa Vista statistical information was included in the massive LAX EIR<sup>37</sup>, however my telephone calls to Playa Vista's Public Relations Office<sup>38</sup> revealed that even these development density statistics were inaccurate.

Basically, we have no true traffic volume information beyond extrapolation and speculation.

With 25,000 new commuters<sup>39</sup>, this massive new development will clearly bring a staggering volume of additional traffic to an already overimpacted area.

The EIR for the Village at Playa Vista must include traffic studies utilizing Institute of Transportation Engineers recommended trip generation practices.

The EIR must disclose the quantitative data of these studies.

The studies must include Playa Vista Phase I as an integral part of the environmental impact to be mitigated.

The data must clearly present a pre-Phase I baseline<sup>40</sup>, Phase I impacts as built<sup>41</sup>, and Phase 2 / The Village at Playa Vista.

Traffic analysis zones must include before and after statistics on the following:

90 freeway in its entirety  
Lincoln from Washington to Manchester  
Sepulveda from Sawtelle to Manchester  
405 freeway from the 10 to the 105

<sup>35</sup> This refusal to disclose has been documented by local residents and concerned citizen groups, who have dates and letters of citizens' frustrated attempts to obtain information.

<sup>36</sup> City of Los Angeles Inter-departmental Correspondence DOT Case No. CTC 91-025 Dated July 24, 1992 has been passed around local community groups as an indicator of traffic volume, however this document is sorely outdated in light of the new phase-backs in the Playa Vista developments.

<sup>37</sup> Table 2.2, Tech Report 3b, Section 2.3

<sup>38</sup> circa May 2001

<sup>39</sup> ((2,600 the Village + 3,246 Phase I) x 2.2 residents per unit) plus ((35,000 + 3,206,950 + 120,000) Phase I + (150,000 + 175,000 + 40,000) the Village, x 1 employee per 250 sqft). 2.2 factor is apparently the Institute of Transportation Engineers standard. 1 employee per 250 sqft is apparently the Institute of Transportation Engineers standard. Both factors are per June 2001 telephone conversation with the Playa Vista Public Relations Office

<sup>40</sup> necessary so that incremental impact can be determined. Playa Vista should be mitigating based upon the differential between pre-Phase I baseline and post-combined-project-phases.

<sup>41</sup> As anticipated and permitted full buildout would create



(continued on next page)

Centinela on/off ramps to the 90

Howard Hughes on/off ramps to the 405

Jefferson on/off ramps to the 405

The traffic analysis should present workable solutions to problem intersections:

Jefferson & Culver

Teale & Lincoln

Jefferson & Lincoln

Teale & Centinela

Jefferson & Sepulveda

Centinela & Sepulveda

Centinela & Jefferson

Inglewood / Jefferson / Centinela

What specific barriers or strategies are planned to avoid cut-through on local collector level streets such as 83<sup>rd</sup> in Westchester?

What are the proposed solutions to freeway access for Project residents, employees, deliveries and customers?

|  |  |
|--|--|
| Area of Possible Environmental Impact:                                     | Transportation (Traffic and Circulation) |
| My Comments on the possible environmental impacts of the Proposed Project: | Traffic mitigation on Lincoln Boulevard  |

On January 8, 2003, the Coastal Commission wisely voted to deny Caltrans' ill-conceived current proposal to widen Lincoln Boulevard to freeway proportions. The Lincoln Corridor does seriously need reworking and Playa Vista's addition of 25,000+ new commuters<sup>42</sup> to the area will only increase this need.

What alternative plans does Playa Vista have to mitigate traffic congestion in the area?

What plans does Playa Vista have to integrate other area proposals, for instance the "Safe and Green Lincoln Blvd. North Alternative Plan" proposed by the Ballona Ecosystem Education Project, the Ballona Wetlands Land Trust and the Coalition to Save the Marina?

Without mitigation, the combined Playa Vista developments certainly exceed area resources regarding Transportation, particularly along Lincoln.

With unwise volume-based expansion of Lincoln, the combined Playa Vista developments will negatively impact the existing community (Aesthetics/Views, Cultural/Historical Resources, Noise, Circulation<sup>43</sup>) and will desecrate our Biological Resources.

<sup>42</sup> ((2,600 the Village + 3,246 Phase I) x 2.2 residents per unit) plus ((35,000 + 3,206,950 + 120,000) Phase I + (150,000 + 175,000 + 40,000) the Village, x 1 employee per 250 sqft). 2.2 factor is apparently the Institute of Transportation Engineers standard. 1 employee per 250 sqft is apparently the Institute of Transportation Engineers standard. Both factors are per June 2001 telephone conversation with the Playa Vista Public Relations Office

<sup>43</sup> for more expanded discussion of these, see December 22, 2002 press release by the Ballona Ecosystem Education Project.

|  |  |
|--|--|
| Area of Possible Environmental Impact:                                     | <b>Transportation (Traffic and Circulation)</b>                  |
| My Comments on the possible environmental impacts of the Proposed Project: | <b>What realistic plans are there for public transportation?</b> |

With the massive phaseback of Office and Retail (-83.3% and -52.4% respectively)<sup>44</sup>, the highly touted Playa Vista motto "bringing people and place together" is unlikely to reflect reality.

The occupants of those 5,846 new residential units and 3,700,000 sq.ft. of new office and retail space<sup>45</sup> will clearly be commuters on the already overburdened 405 freeway.

As the 405 freeway and many local-to-Playa-Vista connector streets already experience LOS-F<sup>46</sup> on a regular basis (and that level of traffic volume is without consideration of increases brought by LAX expansion) individual car travel is not an option.

The only public transportation solutions for more than 27,000 anticipated commuters<sup>47</sup> appear to be the addition of a few Santa Monica Big Blue Busses, a seasonal Beach Shuttle, and a local "smart tram".

Playa Vista has been designed to attract upscale stylish residents and businesses. These are not typically bus-rider demographics in Los Angeles. What plans does Playa Vista have toward molding the complex's internal culture so that heavy useage of public transportation becomes the very fashionable norm?

The magnitude of this environmental impact to Circulation far exceeds 5 Santa Monica Blue Busses and an inter-complex local tram.<sup>48</sup> What innovative public transportation solutions does Playa Vista plan to implement to facilitate more than 55,000 commuter trips from the combined projects<sup>49</sup>?

Los Angeles must face a cultural change away from dependence on the single occupant automobile. With the magnitude of development that Playa Vista is bringing to the area, they absolutely must be a leader in facilitating that social change.

<sup>44</sup> per Notice of Preparation of an Environmental Impact Report

<sup>45</sup> residential units: (2,600 the Village + 3,246 Phase I) . office/retail: (35,000 + 3,206,950 + 120,000) Phase I + (150,000 + 175,000 + 40,000) the Village per Attachment A to the Notice of Preparation of an Environmental Impact Report

<sup>46</sup> Los Angeles Department of Transportation's Level of Service F, the worst possible grade on an A through F grading scale

<sup>47</sup> ((2,600 the Village + 3,246 Phase I) x 2.2 residents per unit) plus ((35,000 + 3,206,950 + 120,000) Phase I + (150,000 + 175,000 + 40,000) the Village, x 1 employee per 250 sqft). 2.2 factor is apparently the Institute of Transportation Engineers standard. 1 employee per 250 sqft is apparently the Institute of Transportation Engineers standard. Both factors are per June 2001 telephone conversation with the Playa Vista Public Relations Office

<sup>48</sup> mitigations outlined in undated glossy Playa Vista advertising flyer entitled "The Playa Vista Plan: Taking on Traffic: A Guide to Playa Vista's Phase One Transportation System Improvements"

<sup>49</sup> simply, note 47 above, times two trips per day. This does not take into account any of the complex trip calculations that are Institute of Transportation Engineers standards.

|  |   |
|--|---|
| Area of Possible Environmental Impact:   | Public Financing                              |
| My Comments<br>on the possible environmental impacts<br>of the Proposed Project: | Where are the extra Mello Roos bond proceeds? |

In June 2001, \$135 million in Mello-Roos bonds was granted to Playa Vista / Playa Capital for infrastructure. These public funds were supposed to fund the construction of roads, schools, fire stations, police stations and other public services to support the entire Playa Vista project.

With the phase back of the magnitude of the Playa Vista development – area C being ceded to the State, and the reduction in the Village at Playa Vista as documented in Table 2, Attachment A to the Notice of Preparation of an Environmental Impact Report – there should logically be a reduction in infrastructure required to complete the entire project.

A reduction in infrastructure would logically mean a reduction in construction costs. There should therefore be excess Mello-Roos moneys! The reduced project scope should not need the entirety of that \$135 million to complete infrastructure for a vastly reduced final development.

Table 2, Attachment A to the Notice of Preparation of an Environmental Impact Report clearly outlines a reduction in Community Serving land use by 89.3%. Where are the public funds that were granted in June 2001 to pay for this 335,000 sq.ft. that now will not come into existence?

The undated glossy Playa Vista advertising flyer entitled "The Playa Vista Plan: Taking on Traffic: A Guide to Playa Vista's Phase One Transportation System Improvements" mentions many traffic enhancements. Where are the public Mello-Roos moneys that were granted to fund these roadway improvements? Because the described improvements certainly have not materialized upon our roads!

Playa Vista has failed to provide a site safe enough to build a school upon<sup>50</sup>. If no school site is located, where will the Mello-Roos funds go, that were budgeted toward building that school?

Who holds these excess Mello-Roos bond funds? Have they been returned to the State Treasury? If not, when will they be? Are the taxpayers of the State of California still paying interest on these bonds?

<sup>50</sup> <http://www.saveballona.org/school.html>

|  |  |
|--|--|
| Area of Possible Environmental Impact:   | <b>Public Financing</b>  |
| My Comments<br>on the possible environmental impacts<br>of the Proposed Project: | <b>Will the "affordable housing units" really go to<br/>qualified individuals of the general public?</b> |

In June 2001, \$33.6 million in CDLAC affordable housing bonds was granted to Playa Vista / Playa Capital for the Fountain Park Apartments. Under the requirements of this bond grant, only specifically qualifying individuals are supposed to receive those affordable housing units.

It has been said around town that the affordable units at Fountain Park all went to Playa Vista employees.

Footnote c at Table 1, Attachment A to the Notice of Preparation of an Environmental Impact Report indicates that 15% of the housing at the Village at Playa Vista will be affordable units.

Will these new affordable units go to truly qualified individuals of the greater Los Angeles community -- will they really be made available to the general public? Or will they be held for the inner circle of Playa Capital employees and staff?

|  |   |
|--|---|
| Area of Possible Environmental Impact:                                     | (Multiple areas)  |
| My Comments on the possible environmental impacts of the Proposed Project: | <b>Mitigation for Phase I environmental impacts must be completed before the current project is authorized.</b> |

Until Playa Capital has delivered to the Los Angeles community all mitigations for their Phase I project, they should not receive any permits or authorizations to proceed with subsequent phases in this massive multi-phased project.

Playa Capital has not completed obligations for the first phase of projects, including providing an elementary school<sup>51</sup>, traffic mitigation<sup>52</sup>, geology/health/safety concerns<sup>53</sup>, biological resources and mitigations in other areas. It is preposterous to open a new project phase when they have not delivered to the community on the first.

In a strategically-undated glossy advertising flyer entitled "The Playa Vista Plan: Taking on Traffic: A Guide to Playa Vista's Phase One Transportation System Improvements", many traffic enhancements are mentioned. Few if any of these enhancements are evident on our streets today, yet Playa Capital boasts residential occupancy in its apartment buildings<sup>54</sup>.

Where are the new Beach Shuttle, and the low emission "smart tram"? Have any new busses been added to the Santa Monica Big Blue Bus Line 3 as promised? Where is Runway Road, and will Playa Vista Drive ever reach Culver Blvd? I have not seen any "extension of the [SR 90] freeway over Culver Boulevard complete with on and offramps at Culver". The Jefferson on and off-ramps to the 405 similarly remain unchanged.

Playa Capital is already well into the process of burdening our community with 3,246 new multi-family dwelling units, 35,000 sq. ft. of retail space, 3.2million sq. ft. of office space, 120,000 sq. ft. of community-serving uses<sup>55</sup>, with next to no traffic, school, geology/soils/safety, and other environmental mitigation.

Originally, Playa Vista Phase 2 was contingent upon the completion of Phase I traffic mitigations<sup>56</sup>. What happened to this contingency?

Until Playa Vista mitigates their environmental impacts from their first phase, no authorizations nor permits should be granted on the Village at Playa Vista.

<sup>51</sup> <http://www.saveballona.org/school.html>

<sup>52</sup> See my comment under Transportation (Traffic and Circulation) "There must be traffic mitigation, for the entire combined project", included in this package.

<sup>53</sup> See my comment under Earth (Geology/Soils) "Gas mitigation devices must be proven technology", included in this package.

<sup>54</sup> [http://www.playavista.com/public\\_press.asp?id=85](http://www.playavista.com/public_press.asp?id=85)

<sup>55</sup> per Attachment A to the Notice of Preparation of an Environmental Impact Report

<sup>56</sup> This contingency was called "Schedule K" and was mentioned at the Westchester/Playa del Rey Community Plan Update Advisory Committee meeting on June 19, 2001.

December 20, 2002

W-90

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 06 2003

Ms. Sue Chang,  
City of Los Angeles, Dept. City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section**

Dear Ms. Chang,

I strongly believe that it's more important to preserve natural wildlife space in the city of Los Angeles than to build more residential and commercial developments.

That's why I'm strongly opposed to any development at Playa Vista.

Look at it this way, Los Angeles is already 95%+ developed. We either continue to develop until we've reached 100% or work hard to maintain natural wonders that remain for people to enjoy.

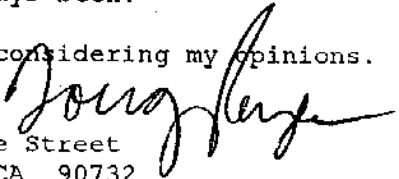
There is plenty of already developed land that is in need of renovation. Natural wonders, on the other hand, don't get returned to their "natural" state. Ever.

When you look back on your career in public service, will you ask yourself, "gosh, I'm sure glad that we built upon the last remaining wetlands in Los Angeles...we really needed those few extra buildings."

Or, will you be able to say, "It was against the grain, but I feel great about fighting to keep some natural parts of Los Angeles as they've always been."

Thanks for considering my opinions.

Doug Reyes  
1211 Sunside Street  
San Pedro, CA 90732  
Ph: 310-519-8657



W-91

# Office DEPOT®

**COPY and PRINT CENTER****Fax Transmission****RECEIVED**  
CITY OF LOS ANGELES

JAN 14 2003

CITY PLANNING DEPT.  
LAX/Playa Vista Section

TO:

Sue Chang

FROM:

Diane Samborano

FAX NUMBER:

213-928-1373

SENDER'S PHONE:

310 671-4410

DATE:

1/14/03TOTAL NUMBER OF PAGES:  
(including Cover Sheet)3

If you have any difficulties with this transmission, please contact the sender at the phone number listed above.

Message / Comment:

attached is response to PVRScoping Hearings

**VISIT OFFICE DEPOT FOR YOUR ...**  
**Color Copies - High Volume Copies**  
**Business Cards**

**Letterhead & Envelopes**  
**Custom Pre-inked Stamps**  
**Custom Signs & Banners**  
**And All Your Printing Needs**

**Store Information**

OFFICE DEPOT #606  
8900 S. SEPULVEDA BLVD.  
WESTCHESTER, CA 90045  
PHONE: (310) 568-0660  
FAX: (310) 568-0990

Thank You For Using Office Depot's Customer FAX Service



L. Diane Sambrano  
3640 W. 111<sup>th</sup> Place  
Inglewood, CA 90303

January 14, 2003

Sue Chang  
Department of City Planning  
City of Los Angeles  
City Hall  
200 N. Spring Street - Room 720  
Los Angeles, CA 90012  
FAX - 213-978-1373

**RECEIVED**  
CITY OF LOS ANGELES

JAN 14 2003

Re: Response to Playa Vista Village Scoping Hearing

CITY PLANNING DEPT.  
LAX/Playa Vista Section

The hearing held to receive response of the public regarding the Playa Vista Village was conducted in a less than adequate fashion. Not only was there a lack of sufficient notice, but the lack of availability of information regarding the project and the impacts it would have on the surrounding community was significantly noticeable.

Of particular backbite was the *imitation outreach to the Spanish speaking community*! Yes there was translation equipment available, however the only announcement of its availability was made in English! (The individuals who were present to translate indicated that they approached people who "Looked Like" they may be "Spanish-speaking" is an insult.) When a member of the audience asked that the announcement be made in Spanish Ms. Chang willfully chose to disregard the request. There can be no adequate excuse for the obvious intent to discount the segment of the population who would have benefited from the knowledge of the availability of the equipment. One can only imagine if in the public sight such rudeness is considered acceptable by paid staff how often when not in public view and to what degree those of certain ethnic minority groups are discounted and disallowed their right to public input. Separate and apart from the project issues this rudeness should be a issue of such significance that City Policy be formulated to never permit a staff person to so insult any segment of the community!!!!

This particular insult is *magnified by the projects very name*! How many more dollars will be added per dwelling unit purchase price by use of the romanticized "Playa Vista" (Oh is that Spanish?!?) Instead of "Eleach View" Village. How soon we forget this very site was not only once a Mexican land grant but the former Lopez (Oh wow! another Spanish name!) Ranch.

As to *adequate notice* many in the audience at the Furama Hotel were made aware of the hearing only by word of mouth even though they had previously completed the City forms requesting notification of future meetings. Either the City staff was unwilling or unskilled in fulfilling the claimed interest in public outreach.

The unavailability of information regarding impacts of the Playa Vista project anywhere in the vicinity of the project displays an obvious lack of attempt to keep the public informed. This is particularly insulting in light of the fact that the Council Field Office is located directly across the street from the hearing site!

Those issues not addressed in print either English or Spanish were the environmental impacts regarding:

1) Traffic Congestion. While Yvonne Burke's Battle cry for the Arbor Vitae Interchange was based on preexisting congestion the addition of traffic by this project will only make the existing traffic look like a non-issue. The simple advertisements for the project triumph the

relatively "freeway close" workplace, play place areas that make the project ideal. So much for self-containment/why are mass transit modes not the central focus of the advertisements..

2) Air Pollution. Already per the AQMD maps the area surrounding LAX is among the worst in air quality. The addition of such significant numbers of dwelling units without a detailed study of the number of tons of pollution from automobile exhaust and tire wear reveals a lack of concern for those residents already living and working in an unhealthy atmosphere.

3) Water Quality. It surely is not a secret that the already overburdened water systems and sewer system do not need so many dwelling units to place an even greater burden on the coastal community. Perhaps those in favor of the project are unaware or simply disinterested in the impact to marine life that this project would create. This is frightening considering among the selling points of the projects is the coastal proximity.

4) Natural Habitat. While a portion of the wetlands may be designated on maps the overwhelming intrusion of thoughtless, inconsiderate, humans into an area where animals "are protected" can only be compared to declaring a chain link fence as a safety barrier between a major freeway and a preschool play yard. The love of money, cement, and development without consideration to the life forms other than those capable of making campaign contributions will stand as testimony of a society well on its way to self destruction.

A society is measured by history to a large degree by the way it interacts with its community - including the environmental resources, the non-human life forms and the disenfranchised population. The watchword for this project may very well be - *it takes The Village to destroy a community.*

That the public is expected to respond to non-available information is evidence of a "go through the motions - because it is required by law" sentiment. Adhering to the letter of the law while disregarding the spirit of the law appears more common than rare. To Conduct a Public Hearing without Public Information is a Public Insult.

This response is submitted in absolute sincerity to those who were so absolutely insulting to those of the affected community both English and Spanish Speaking.



L. Diane Sambrano

Yes, that is Spanish and by the way so is "Los Angeles" perhaps the City Planning Department should take a stroll to the birthplace of the City that pays its Salary! - Olvera (yes that's Spanish too!) Street. Did anyone notice Beach View is not far from King's Beach (Marina Del Rey)? Of all language groups to insult ... this, was probably not the wisest choice!

W-92

6128 W. 75th Place  
Los Angeles, CA 90045

December 7, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 N. Spring Street, Room #720  
Los Angeles, California 90012

Re: Playa Vista

Dear Ms. Chang,

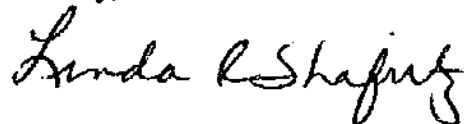
I know you will hear many opinions during the process of approvals for the Playa Vista Phase Two plan, but please take into account how much the developer has worked with the community to develop this plan. I have resided in this area for 26 years, and during all this time, there have been many various developments that have gone up, but NONE have included the community in the process the way Playa Vista has.

Many of the people who oppose this project don't even live in the area; they are literally bussed in and given an incentive to appear as though they are familiar with the project. This is something that I saw with my own eyes at the recent election of board members of the Westchester/Playa del Rey Neighborhood Council. I am offended that non-residents come into our community and tell us what we should have.

As a parent of two teenagers, and a very active and social person, I know that the people in my neighborhood want more parks, more restored wetlands, new coffee shops, gourmet markets and restaurants. That is exactly what Playa Vista is proposing.

Please endorse this plan that has been developed with the input from the people who live and work right here in our community. We, as residents, should be able to have what we want.

Sincerely,



Linda R. Shafritz  
310-641-4317

RECEIVED  
CITY OF LOS ANGELES  
DEC 11 2002

CITY PLANNING  
PLAYA VISTA UNIT

W-93

6128 W. 75th Place  
Los Angeles, CA 90045

December 7, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 N. Spring Street, Room #720  
Los Angeles, California 90012

Re: Playa Vista

Dear Ms. Chang,

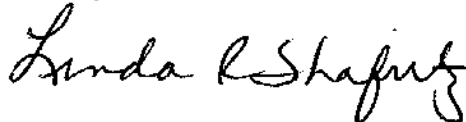
I know you will hear many opinions during the process of approvals for the Playa Vista Phase Two plan, but please take into account how much the developer has worked with the community to develop this plan. I have resided in this area for 26 years, and during all this time, there have been many various developments that have gone up, but NONE have included the community in the process the way Playa Vista has.

Many of the people who oppose this project don't even live in the area; they are literally bussed in and given an incentive to appear as though they are familiar with the project. This is something that I saw with my own eyes at the recent election of board members of the Westchester/Playa del Rey Neighborhood Council. I am offended that non-residents come into our community and tell us what we should have.

As a parent of two teenagers, and a very active and social person, I know that the people in my neighborhood want more parks, more restored wetlands, new coffee shops, gourmet markets and restaurants. That is exactly what Playa Vista is proposing.

Please endorse this plan that has been developed with the input from the people who live and work right here in our community. We, as residents, should be able to have what we want.

Sincerely,



Linda R. Shafritz  
310-641-4317

RECEIVED  
CITY OF LOS ANGELES  
DEC 16 2002

CITY PLANNING  
PLAYA VISTA UNIT

W-94

December 6, 2002

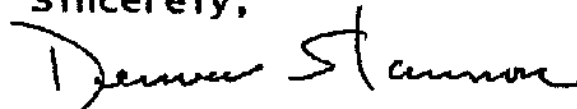
Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

Dear Ms. Chang:

I recently received a notice about Playa Vista's plans and was able to hear a presentation by Steve Soboroff. Very impressive. The "village" will definitely be a welcome addition to our community. The shopping outlets, grocery store, coffee houses and restaurants will add to our neighborhood and will be accessible for all local residents, not just those in the Playa Vista community. I'm sure that I can see myself visiting the shops.

Thanks for the opportunity to comment.

Sincerely,



Denver Shannon  
6515 Hedding Street  
Westchester, CA 90045  
(310) 216-1032

RECEIVED  
CITY OF LOS ANGELES  
DEC 10 2002

CITY PLANNING  
PLAYA VISTA UNIT

W-95

December 6, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

Dear Ms. Chang:

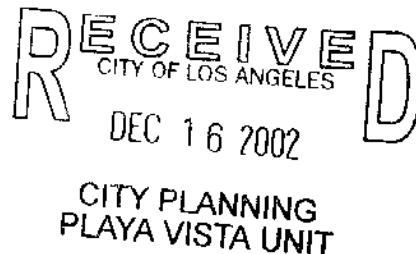
I recently received a notice about Playa Vista's plans and was able to hear a presentation by Steve Soboroff. Very impressive. The "village" will definitely be a welcome addition to our community. The shopping outlets, grocery store, coffee houses and restaurants will add to our neighborhood and will be accessible for all local residents, not just those in the Playa Vista community. I'm sure that I can see myself visiting the shops.

Thanks for the opportunity to comment.

Sincerely,



Denver Shannon  
6515 Hedding Street  
Westchester, CA 90045  
(310) 216-1032



W-96

6547 W. 85<sup>th</sup> Street  
Los Angeles, CA 90045  
10 December 2002

Ms. Sue Chang  
City of Los Angeles, Dept. City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

Subject: Playa Vista Development

Dear Ms. Chang:

As a long-time resident of Westchester, I have a vested interest in what is being planned for my community in the additional development of Playa Vista. We are already experiencing not just visual blight with those monstrous buildings right at the road edge of Jefferson and Lincoln, but the traffic congestion is already beyond human tolerance.

Why are my city/county representatives not taking into account the impact on the neighborhood of this huge project. Our neighborhood was never envisioned to be so dense as to defy all logic! Now, on top of the environmental concerns which have been totally swept under the rug, we are faced with the proposal to widen Lincoln to freeway proportions. Please! Enough already!

It would certainly be refreshing to see our elected representatives actually representing us, rather than courting and kowtowing to the big bucks of the developers. In all justice to the area so severely impacted by the already completed construction, please reject any move to further destroy the quality of life of the surrounding neighborhoods. Say "NO" to the widening of Lincoln, and reject any further development plans.

Thank you for your consideration,



Ann Shubnell

RECEIVED  
CITY OF LOS ANGELES  
DEC 11 2002

CITY PLANNING  
PLAYA VISTA UNIT

W-97

**R.E.SMITH and ASSOCIATES****FAX**Date: December 11, 2002Number of pages including cover page: 2**To: SUE CHANG**Dept of City PlanningPhone:Fax phone: 213-978-1373**From:**Robert E. SmithPhone: 310/331-1551Fax Phone: 310/331-1552Email: resmith@earthlink.net**REMARKS:**☐

Urgent

☒

For your review

☐

Reply ASAP

☐

Please comment

*Robert E. Smith*

Robert E. Smith

(310) 331-1551



# R.E. Smith and Associates

P.O. Box 91014

Los Angeles, California 90009-1014

E-mail: resmith@earthlink.net

Tel: (310) 331-1551

(800) 717-6484

Fax: (310) 331-1552

December 11, 2002

Sue Chang  
City of Los Angeles  
Dept. of City Planning  
200 North Spring St., Room 720  
Los Angeles, CA 90012

Dear Ms. Chang,

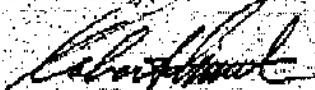
I have lived and worked in the area and have watched the Playa Vista process for many years. I have seen it go from a massive, high-rise office and hotel development to the responsible and significantly downsized version of today.

Playa Vista has repeatedly lived up to its promises. Whether it is traffic mitigation, creation of parks and open space or restoration of the wetlands, Playa Vista has never backed away from any of its promises.

That is why many of us in the community are ecstatic that Playa Vista is now promising not to develop on any of the land west of Lincoln Boulevard. We know this is a promise we can take to the bank, and we are proud that Playa Vista has repeatedly listened to our concerns.

I wish Playa Vista all the best as they move forward on their Village plans, and I look forward to enjoying the restored wetlands and new parks the project will provide. Thank you.

Sincerely,



Robert E. Smith

RECEIVED  
CITY OF LOS ANGELES

DEC 16 2002

CITY PLANNING  
PLAYA VISTA UNIT

W-98

**R.E. Smith and Associates**

P.O. Box 91014  
Los Angeles, California 90009-1014  
E-mail: resmith@earthlink.net

Tel: (310) 331-1551  
(800) 717-6484  
Fax: (310) 331-1552



December 11, 2002

Sue Chang  
City of Los Angeles  
Dept. of City Planning  
200 North Spring St., Room 720  
Los Angeles, CA 90012

Dear Ms. Chang,

I have lived and worked in the area and have watched the Playa Vista process for many years. I have seen it go from a massive, high-rise office and hotel development to the responsible and significantly downsized version of today.

Playa Vista has repeatedly lived up to its promises. Whether it is traffic mitigation, creation of parks and open space or restoration of the wetlands, Playa Vista has never backed away from any of its promises.

That is why many of us in the community are ecstatic that Playa Vista is now promising not to develop on any of the land west of Lincoln Boulevard. We know this is a promise we can take to the bank, and we are proud that Playa Vista has repeatedly listened to our concerns.

I wish Playa Vista all the best as they move forward on their Village plans, and I look forward to enjoying the restored wetlands and new parks the project will provide. Thank you.

Sincerely,

Robert E. Smith

RECEIVED  
CITY OF LOS ANGELES  
DEC 16 2002

CITY PLANNING  
PLAYA VISTA UNIT

W-99

**RECEIVED**  
CITY OF LOS ANGELES

JAN 14 2003

January 13, 2003

Ms. Sue Chang

City of Los Angeles, Department of City Planning

200 No. Spring St., Room 720

Los Angeles, CA 90012

CITY PLANNING DEPT.  
LAX/Playa Vista Section

RE: EIR Case No. ENV-2002-6129-EIR, the Village at Playa Vista

Dear Ms. Chang:

The potential impacts listed below should be considered in the preparation of the EIR for the Village at Playa Vista.

**1. TRAFFIC MITIGATIONS REQUIRED OF THE PROJECT TO OFFSET TRIPS MUST NOT COMPROMISE OPPORTUNITIES FOR FUTURE MULTI-MODAL TRAVEL OPTIONS.**

There is little opportunity left in the project's vicinity for substantive mobility improvement by favoring automobile facility investments. Road capacity expansion in the project area has always been quickly consumed by latent travel demand. A more viable, sustainable strategy is to direct investments to public transit and multi-modal transportation facilities. Mitigation resources and utilization of local public right-of-way should not favor automobiles at the expense of other road users and community revitalization efforts.

**Background**

At a time when projects of this scale should be preparing us for a future where we will need greater mobility choices, Playa Vista is not transit-oriented development. The project has been designed with little consideration of integration with future mass transit investments (while there is a small dedication along Lincoln Blvd., ostensibly for future high-capacity transit, land uses adjacent to this are not of an appropriate type or orientation to take advantage of this proximity; the project has no locations designated for future high capacity transit stations). Residents and workers at Playa Vista cannot directly board local bus lines from convenient, inviting locations within the development. Instead, they must catch an internal shuttle to get to transit lines at the far east and west edges of the project. Every transit trip will require a minimum of one transfer.

**Recommendations**

Therefore, the Village at Playa Vista must make a concerted effort to offset these public transit insufficiencies. Mitigation fees can be based on hypothetical roadway improvements (for calculation purposes), but directed instead to transit and multi-modal facilities. A fund for future projects should be established if there are no immediate transit projects to implement. Numerous multi-modal improvements are needed in the project area:

- Improved public transit service and attractive transit stops.
- High capacity transit on Sepulveda and Lincoln Boulevards.
- Express transit service between Downtown LA and LAX.
- Low-cost, direct-to-LAX/terminals shuttle service.
- Enhanced bicycle connectivity between destinations and along all major corridors in project

- vicinity. Secure bicycle parking. Bicycle-sensitive traffic signals.
- Streetscape enhancements that improve walkability and pedestrian amenities.
  - Median and landscaping that beautify and enhance sense of place.

**2. EIR MUST CONSIDER THE IMPACT OF MITIGATIONS ON OPPORTUNITIES FOR STREETSCAPE REVITALIZATION IN NEARBY COMMUNITIES.**

An approach that focuses solely on offsetting projected automobile trip generation with automobile facility expansion ignores the impact this has on surrounding streetscape revitalization. The EIR must assess the impact that possible roadway projects will have on these opportunities.

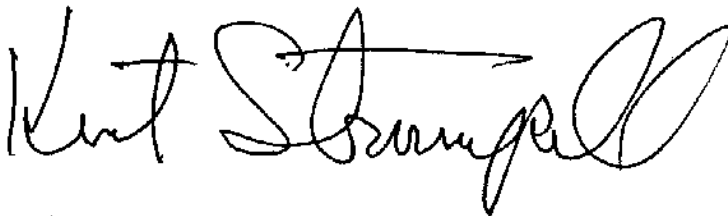
**Background**

Playa Vista is on its way to becoming a pedestrian-oriented, mixed-use development that can provide a sufficient variety of services so that residents and workers can meet many of their daily needs without an automobile trip. This strategy of providing goods and services close to home is also an important element in the City of Los Angeles' General Plan Framework. Ironically, roadway mitigations required of Playa Vista can have the affect of reducing opportunities for streetscape revitalization. For example, one mitigation required of Playa Vista Phase One is to add a seventh traffic lane to Lincoln Blvd. in a busy restaurant/retail district of nearby Westchester. This mitigation will result in the loss of sidewalk width, create added traffic volumes (and attendant noise, pollution and parking demands) thereby diminishing opportunities for streetscape beautification, enhancement of the pedestrian environment and business development.

**Recommendations**

All roadway investments considered for the project must be evaluated for their impact on local communities before being approved. They must not compromise opportunities for local communities to create more pedestrian-friendly streetscapes nor diminish opportunities for economic development of retail/commercial districts. Mitigation fees should also be directed for improving walkability, providing streetscape improvements that enhance locally-serving businesses and improvements in related public amenities in adjacent communities.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Strumpell". The signature is fluid and cursive, with a large, stylized "K" and "S".

Kent Strumpell  
6483 Nancy Street  
Los Angeles, CA 90045  
310-215-0114, kentstrum@aol.com

W-100

17 December 2002

**RECEIVED**  
**CITY OF LOS ANGELES**

JAN 06 2003

Ms Sue Chang  
Dept of City Planning 200 N. Spring St., Rm. 720  
Los Angeles, CA

**CITY PLANNING DEPT.**  
**LAX/Playa Vista Section**

Ms Chang,

Reference is made to the EIR Scoping meeting with respect to the Village at Playa Vista held 12 December 2002. I was unable to address the chair at that gathering and I was told that I could communicate to you my feelings on this matter through the mail. I am so doing and not using the sheets provided at that meeting. Reference is further made to ENV-2002-6129-EIR.

I have been a resident of Westchester at the address noted on my envelope for the past 37 years. I have seen many changes that have taken place in the immediate area of Westchester. Some have been good and some have been bad. I have seen some revitalized business activity in the center of Westchester and this is good. I have not liked the expansion that the airport has made. I still remember the nice homes that were taken out just north of the airport. I have been involved with a local group fighting airport expansion so that this sort of thing will not happen again.

I also remember the open space area that was where the Hughes Center is now. I have seen the traffic congestion that project has added to the local traffic. The shopping complex and theaters there have also added to that problem.

With respect to the Playa Vista project, I have not seen that as progress from day one of its construction. I would much rather have seen an open area there than the huge project that is now going on there. The ecology of the area has been negatively affected. If there are to be buildings there, I could support a much smaller project. It just grieves me to see row upon row of housing where there used to be open land. I have heard and read reports of the studies made with reference to the impact on the local automobile traffic. It is bad now and will get much worse when the whole project is finished, if plans proceed as they are now. I do not believe the city studies that indicate that the impact on traffic will be minimal. The area's entire traffic pattern will have to be revised in order to accommodate the many people that are projected to move there.

Another concern is the under ground gases that apparently have developed over the years. From the studies that I have read, there is a catastrophe waiting to happen if many people are allowed to live there. This concern alone should dissuade anyone from living there.

There are other concerns that I have about the huge project. I understand that there is a need for housing in Los Angeles, but I do not believe that Playa Vista is going to alleviate that need. I can only see the project as a very unwise endeavor that has impacted us in a very negative way. I would hope that in whatever capacity you have that deals with this project, that you will weigh all the problems connected with Playa Vista and see if all of these offset any positive results. Thank you for your attention.

**ARNOLD TENA**

Arnold Tena  
7728 Hindry Ave.  
Los Angeles, CA 90045

W-101

November 29, 2002

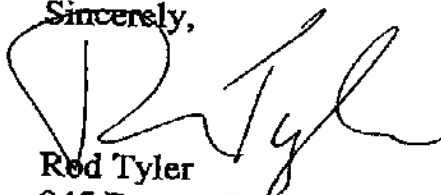
Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

RE: The Village at Playa Vista

Dear Ms. Chang:

I attended a recent presentation about Playa Vista's new plans, and came away both impressed and a little surprised. The amount of open space that will be preserved will really benefit the whole community. Plus, Playa Vista seems to be focusing more on new homes and small shops and restaurants is what remains. This is a really good plan for local residents. I hope that the planning process focuses on these benefits and moves forward without unnecessary delay.

Sincerely,



Red Tyler  
945 Pepper St. #309  
El Segundo, CA 90245  
(310) 322-0106

RECEIVED  
CITY OF LOS ANGELES  
DEC 16 2002

CITY PLANNING  
PLAYA VISTA UNIT

W-102

November 29, 2002

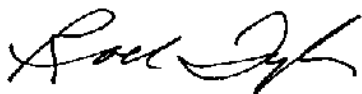
Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

RE: The Village at Playa Vista

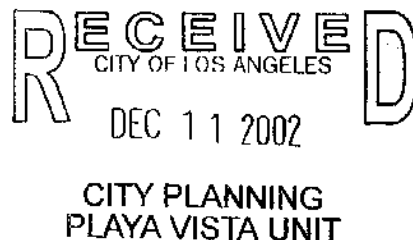
Dear Ms. Chang:

I attended a recent presentation about Playa Vista's new plans, and came away both impressed and a little surprised. The amount of open space that will be preserved will really benefit the whole community. Plus, Playa Vista seems to be focusing more on new homes and small shops and restaurants is what remains. This is a really good plan for local residents. I hope that the planning process focuses on these benefits and moves forward without unnecessary delay.

Sincerely,



Rod Tyler  
945 Pepper St. #309  
El Segundo, CA 90245  
(310) 322-0106



**VOSS &  
ASSOCIATES**  
ATTORNEYS AT LAW

DAVID C. VOSS, JR., ESQ.†

AMES E. WALKER, III, ESQ.†

RACHEL S. SILVERMAN, ESQ.†

ELIZABETH QUINN, ESQ.

OF COUNSEL:

J. BRYAN BRANNAN, ESQ.

(BANKRUPTCY LAW)

VINA MARINO, ESQ.

(CRIMINAL LAW)

ART SWERDLOFF, ESQ.

(TRUSTS & ESTATES)

LEGAL INTERNS:

ARA S. TAYLOR

CHARLES F. ADAMS, III

MARINA TOWERS

1640 ADMIRALTY WAY

SUITE 800

MARINA DEL REY

CALIFORNIA

10292-6602

110.306.0515

110.306.5368 fax

dw@vossassociates.com email

www.vossassociates.com web

Also admitted to U.S. Tax Court

Also admitted in Virginia

Also admitted to U.S. Supreme Ct.

W-103

December 5, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

Re: Playa Vista's Phase II

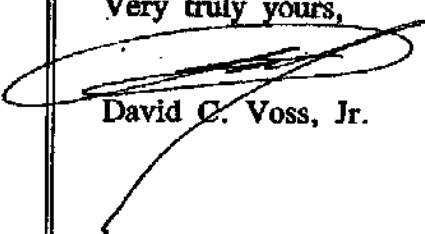
Dear Ms. Chang,

Not all development is bad. Playa Vista means more jobs, more parks and more restored wetlands in our community.

Playa Vista's Phase II plan makes a great deal of sense. It allows the developer to earn its fair share of money after so many years of planning and it allows our community to get what it really wants, like parks and wetlands. I do not want to see uncoordinated development for this area, but rather a well conceived plan. It is quite truly the best of both worlds.

As an area homeowner, I believe that this downsized plan makes sense for everyone. I hope the city will make sure the approval process moves smoothly so that we can benefit as soon as possible.

Very truly yours,

  
David C. Voss, Jr.

RECEIVED  
CITY OF LOS ANGELES  
DEC 09 2002

CITY PLANNING  
PLAYA VISTA UNIT



W-104

MEW

Mary Woodworth  
300 Kelp Street Apt B  
Manhattan Beach, CA 90266

Dear Ms. Chang,

I am writing to show my support for Playa Vista's plan for the Village. The plan seems to offer the best of both worlds for everyone who lives in and around the project. Not only will Playa Vista's plan involve restoring the wetlands, but the plan will also offer more open space than was ever expected. In addition to restoring the wetlands and more space, a town center with small retail stores and a new market will complete Playa Vista's community friendly plan.

Since Playa Vista's plan creates so many positive opportunities, I hope the city will move quickly to make this a reality for those of us who live near Playa Vista. Thank you for your time.

Sincerely,

  
Mary Woodworth

RECEIVED  
CITY OF LOS ANGELES  
DEC 11 2002

CITY PLANNING  
PLAYA VISTA UNIT



December 2, 2002

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

**RE: The Village at Playa Vista**

Dear Ms. Chang:

As a local business owner, I have been pleased by the balanced approach to development that Playa Vista has taken over the years. They've been very responsive to local business leaders and have been sensitive to our concerns. The newest plan, the Village, is a good example of this. The focus is on housing, which is still in a shortage situation here, and on a limited number of small businesses to serve them. At the same time, the plan seems to create opportunities for local businesses such as mine to reach out to these residents.

This smaller Playa Vista is good for the local business community and good for local residents.

Sincerely,



Lew Wright  
FASTFRAME of Westchester  
8925 S. Sepulveda Boulevard  
Westchester, CA.  
90045-3606  
(310) 215-3000

RECEIVED  
CITY OF LOS ANGELES  
DEC 11 2002

CITY PLANNING  
PLAYA VISTA UNIT

8925 S. Sepulveda Boulevard • Westchester, CA 90045-3603  
Telephone: (310) 215-3000 • FAX (310) 215-3535  
fastframe@thewrightlook.com • www.fastframe.com

Over 200 Locations Worldwide

December 2, 2002

W-106

Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

**RE: The Village at Playa Vista**

Dear Ms. Chang:

As a local business owner, I have been pleased by the balanced approach to development that Playa Vista has taken over the years. They've been very responsive to local business leaders and have been sensitive to our concerns. The newest plan, the Village, is a good example of this. The focus is on housing, which is still in a shortage situation here, and on a limited number of small businesses to serve them. At the same time, the plan seems to create opportunities for local businesses such as mine to reach out to these residents.

This smaller Playa Vista is good for the local business community and good for local residents.

Sincerely,



Lew Wright, Sr.  
FASTFRAME of Westchester  
8925 S. Sepulveda Boulevard  
Westchester, CA.  
90045-3606  
(310) 215-3000

**RECEIVED**  
CITY OF LOS ANGELES  
DEC 11 2002

CITY PLANNING  
PLAYA VISTA UNIT

W-107  
RECEIVED  
CITY OF LOS ANGELES  
DEC 17 2002

JIM YARBROUGH  
4126 GREENWOOD ST.  
NEWBURY PARK, CA 91320  
DEC. 15, 2002

DEAR MS. CITY PLANNING  
PLAYA VISTA UNIT

This letter concerns Phase 2 of Playa Vista.

There are many negative impacts of the Playa Vista project which must be studied further.

My first concern is traffic. How will Playa Vista impact frequency and volume of traffic on the 405 and 101? If there is increased traffic because of Playa Vista, how will that (and other Playa Vista development) affect air quality?

How will Playa Vista impact water quality in the Santa Monica Bay?

What impacts will Playa Vista have on quality of life in the Los Angeles region? Los Angeles already has too little park land, so one questions the wisdom of "developing" some of the last open space left in the region.

What impact will Playa Vista have on biodiversity (plant and animal species, etc.) in the region? Ninety-five percent (95%) of all coastal wetlands in California have already been developed. What negative impacts will destruction of the last 5% (or any fraction thereof) have on the region?

What impacts will Playa Vista have on the visual, aesthetic and spatial beauty of the region and of Los Angeles? Will tourism be affected negatively if wetlands are destroyed?

How will public health be impacted by Playa Vista? For example, if traffic and air pollution increase, what costs will L.A. incur in the area of emergency services, hospitalization, decreased life expectancy, decreased worker productivity, etc.?

If Playa Vista negatively impacts quality of life in L.A., how will ~~this~~ impact investment in the city of L.A.?

Sincerely, Jim Yarbrough  
THANK YOU