

Appendix C:

NOP and Scoping Comments

ENVIRONMENTAL ISSUES & IMPACTS

CEQA requires consideration of the following topics:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Traffic/Transportation
- Tribal Cultural Resources
- Utilities/Service Systems

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

I THINK THIS IS THE SLIPPERY SLOPE.
IF ONE HOUSE IS ALLOWED EVERYONE
WILL DEMAND TO DO THE SAME.
SOON THERE WILL BE NO OPEN
SPACES TO ENJOY!

CONTACT INFORMATION (Optional, please print clearly)

Name: VERNA CORNELIUS Organization: _____
Address: _____ City/State/Zip: _____

ENVIRONMENTAL ISSUES & IMPACTS

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I am relieved that they have chosen a low-profile, elegant design. The landscaping is natural and looks to be unobtrusive.

Leaving the original house intact and allowing the second kitchen seems completely reasonable.

Frankly these plans look an order of magnitude better than some existing structures in the area.

CONTACT INFORMATION (Optional, please print clearly)

Name: RYAN BELEV Organization: _____
Address: 1530 N Poinsettia PL City/State/Zip: LA 90046

ENVIRONMENTAL ISSUES & IMPACTS

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One issue I've noticed at the park is water runoff and the sand bags that are placed along the road to limit erosion. After a few months, these bags start ripping and disintegrating, which results in micro-plastics entering the eco-system. In my opinion, it is imperative that this project does not exacerbate the runoff issue, or, even better, that it does something to improve the situation within the physical scope of the parcel.

CONTACT INFORMATION (Optional, please print clearly)

Name: _____ Organization: _____
Address: _____ City/State/Zip: _____

----- Forwarded message -----

From: **Kristine Belson** <kbelson@gmail.com>

Date: Mon, Apr 16, 2018 at 6:15 AM

Subject: 3003 Runyon Canyon

To: erin.strelich@lacity.org

As I am not able to attend the public meeting taking place on April 17, I am passing along my concerns in this e-mail. Thank you for reading.

My family and I have been living in Nichols Canyon for over 20 years, and have been hiking in Runyon several times a week over those two decades. So we have experienced firsthand what you already know: in a very crowded city that has limited park space, Runyon has increasingly become a lifeline for Angelenos.

While I sympathize with the resident of 3003 Runyon, it seems that the renovation that is being planned is so extreme in size, that the construction and end result could dramatically impact a large population's ability to still reap the benefits of the precious public space that Runyon provides. The needs of the many have to outweigh the needs of one family in my opinion. Having a residence inside Runyon is a privilege and also a responsibility.

Thanks, Kristine Belson
7520 Lolina Lane

----- Forwarded message -----

From: <lindeebower@aol.com>

Date: Thu, Apr 19, 2018 at 3:57 PM

Subject: Runyon Canyon proposed house

To: Alejandro.huerta@lacity.org

Hi Alejandro

I met you at the meeting Tuesday night and am currently working on putting an e-mail together to inform my neighborhood - Nichols Canyon.

I checked the link provided by the Dept of Planning - but it is really hard / impossible to get the full impact of this project from the pics that are provided. Do you have pics of the proposed house, how it sits on the property and into the hillside? Also, can you confirm the size. I've heard 11,000 sq. ft. which includes the basement. I've heard 11,000 + a 4 car garage.

We really need to get the correct info out there so people can put their thoughts together based on accurate facts. I would love to get this e-mail out to everyone in the neighborhood in the next few days and would appreciate any info you can provide me with.

Any other info you have that you think would be useful???

I already know that people are concerned about this house being turned into a party house. Verbal agreements not to do this just don't cut it as they wouldn't hold up. There is also a concern that if this homeowner doesn't turn it into a party house, the next owner probably will. "The Park" needs to be protected against this. Some type of formal document needs to be drafted to protect the park now and in the future.

I have heard that the 1st potential homeowner that put the house into escrow was told he could not build a completely new structure, so the house fell out of escrow. I have also heard since this project is moving forward that he is going to sue the city. You can't tell 1 potential homeowner NO and tell the next one YES. He will / they will have our neighborhoods full support.

As I was driving from the Cahuenga Pass to home earlier this afternoon, I paid particular attention to what the view is from Mulholland. I realize that over the last few years, and I really wasn't paying close attention, the view of the park from Mulholland has changed significantly. All you use to see was a rustic park. You never really noticed there was a house there. Now with all the landscaping changes, the piece of property that is privately owned looks huge! You see a huge manicured lawn and beautiful landscaping. It's beautiful! But - completely out of place for a rustic park. A rustic park which when my parents and the other homeowners voted for in the 80's, they intended for it to always remain a "rustic" park. While beautiful - it's too bad Manny didn't go with landscaping which was much more consistent with the environment.

Would appreciate any info you can provide.

Thanks

Lindee

310 415-0832

LindeeBower@aol.com

----- Forwarded message -----

From: <lindeebower@aol.com>

Date: Thu, May 3, 2018 at 6:45 PM

Subject: New House Proposed in Runyon Canyon

To: erin.strellich@lacity.org, alejandro.huerta@lacity.org, alice.roth@lacity.org, david.ryu@lacity.org, mayor.garcetti@lacity.org

Hi All -

I've always believed that when you own property you should be able to build anything you want to without the city or review boards sticking their noses into your business (as long as you build to code). BUT – in this case – with a property owner wanting to build a new home in the middle of a wildlife park that is used by 5,000 per day, I am totally against it and think the city and the review board should be as well.

We in Upper Nichols Canyon and the sounding streets around the Mulholland entrance of Runyon Canyon Park seem to be continually trying to protect and preserve our great rustic wildlife park and always seem to have to push the city and others to do the same. We love our park. We use it on a daily basis. We put in the time to push for better care, rangers and parking enforcement. We speak up when we feel someone or something will have a negative impact that will change our park forever. It takes up our time. It's frustrating to have to fight for the things the park needs when the city should be taking a proactive approach with the park's care. But honestly, our feeling is that if we don't push to protect the park and all of its critters - who will? So this is just one more thing we are willing to get involved with. I hope you will pay attention to our questions and concerns and take our dedication to our park seriously.

I am concerned with such a huge project

Basement 4,904 sq. ft.

1st Floor 3,342 sq. ft.

2nd Floor 3,700 sq. ft.

Total 11,946 sq. ft.

Garage 912 sq. ft.

Total 12,858 sq. ft. + Covered Patio 1,742 sq. ft.

being proposed that it will totally disrupt “the new norm” within the park and cause a nightmare within our neighborhood. A nightmare that would go on for several years as construction would take place.

Specifically, I am concerned that this proposed project is huge! Huge by standards within the neighborhood. Huge impact when you look at what I am assuming is at least a 2 year construction project and the negative impact there would be to the park and our neighborhood.

· This new proposed house will be huge and since it is cut into the hillside, will require bulldozers and other heavy equipment to excavate the area and I am assuming remove the dirt as I'm not sure where they would put it otherwise. This will be noisy, dirty, and lengthy. Our wildlife will be totally freaked out!

- The house will be sited to the west of the existing developed area. How will all of the heavy equipment and supplies get to that area? I don't think that there is an existing road off of Runyon Canyon Rd to reach it, so it would seem that to access that area, a road would need to be created. I assume a temporary road would need to be constructed. Would it be temporary or are there plans to make something permanent? If temporary, would the landscaping be restored to its natural state?
- Where will the workers trucks be parked? I doubt that there is enough parking for them to park on site at the current house, nor would the homeowner probably want them parking there. We are a neighborhood of limited parking. Has anyone considered that?
- What about things like Porta Potties and trash bins? Where will they be kept and will our everyday hikers have to see them every time they hike? Please note that we have continually fought the addition to Porta Potties in the park because of all of the negatives that come with them. Things like drug use in them. Homeless people taking them over. The problem with who would keep them clean. It would not be acceptable that the construction porta potties would be accessible to the public.
- It's not just the footprint of the house that is a problem. It's the surrounding area that gets disturbed (or destroyed?) for a temporary road, staging area for equipment and supplies, etc. that extends that footprint out exponentially Get the picture?
- There will be concrete truck after concrete truck on Mulholland and down Runyon Canyon Rd as construction is ongoing. And after that, the delivery of lumber and other materials. How will this affect our wildlife, hikers, our neighborhood and our traffic?
 - These big trucks are noisy and heavy. They wake up the neighbors when arriving early and how much abuse do you think Mulholland can take? Part, but not all of Mulholland has been resurfaced. I have to assume that the partial resurfacing (and why was it only partial when we were told the entire street from Laurel Canyon to Cahuenga would be resurfaced?) was done to the original standards and is not equipped to handle all of the big equipment for this job. Will there be extensive abuse/ wear and tear to Mulholland?
 - The intersection at Mulholland and Desmond Estates Rd is already a problem with park people refusing to budge once they get in line to get into the parking lot. This has been eased recently with the addition of Parking Enforcement Officers stationed there. But – if they're not there, the cars block the intersection making it impossible for residents in the area to get up to Mulholland using Lisco and Desmond Estates Rd. Park goers also stop at the Stop Signs on Mulholland, east and west bound, refusing to move. Add concrete trucks and big rigs hauling dirt to the mix – and they will be like the park people – refusing to move because they need to get thru the gate and onto Runyon Canyon Rd. Our current problem will only be exacerbated.
 - What will the impact be to the 5,000 park goers per day? It would seem that hikers on the main road will have to share the road with heavy equipment and trucks which would make for a dangerous situation for people and their dogs. Are they planning on limiting hiking access?
- I assume with a house this size that construction will go on for at least 2 years but have heard nothing about a timeline for the project. It will be a noisy and lengthy process. What will the impact be on our park, our wildlife, our neighborhood, and our animals with all of the noise, dirt, and workers for such a long period of time? What will this do to the little wildlife we have left? We can't afford to lose any more and need to work more towards restoring what use to be. If we have any coyotes left living in the park, will they too be forced into our neighborhood or the city below like many others have been?

- How long is construction actually expected to last? We've assumed a 2 year process but realize this could go up or down.
- Runyon Canyon Rd. was recently redone (after the DWP project) and resurfaced with a product to make it a cooler street for our 4 footed friends. Is the road going to be able to handle all of the heavy equipment driving on it?
- What will prevent this new house from being turned into a party house? While the owner told me he wouldn't do that, we all know that verbal agreements are worthless when it comes to real estate. When the house is eventually sold, what is to prevent the new owner from turning the home into a party house?
- Once the owner moves into the new home, what will become of the Lloyd Wright house? Will that house be turned into a party house? A house turned into a short term rental on Air B&B, Home Away, or another one of those short term rental companies? Neither of these things would be acceptable. Either house being turned into a party house or a short term rental would be devastating to our park and its wildlife.
- What will the impact be to our wildlife should the owner decide to "lite up" the house every night to either show it off or just to enjoy its beauty? I'm talking outside lighting. With respect to inside lighting - there are walls of glass on the house. It has the potential to look like the party house on La Cuesta overlooking Nichols Canyon where the lights are really intrusive and shine into the neighborhood. FYI - I don't know if the owner currently does this and I'm not saying he would. I'm just saying that the potential is there and I'm concerned about the impact on our wildlife.

The fairly new owner has completely changed the landscaping at the Lloyd Wright house to something that is while beautiful, is completely inconsistent with the area. The expansive lawn can be seen as you drive west on Mulholland from the Cahuenga Pass towards Runyon Canyon. So rather than seeing a rustic park as you drive west – you focus in on the expansive lawn and all of the new landscaping that was put in over the past few years. So your thoughts go to – wow, there must be a beautifully mansion there. While the landscaping is beautiful, it just doesn't seem to esthetically fit into the park area very well or our neighborhood. It is even more noticeable as our park is showing signs of struggling from the years of drought and erosion as people continually go off path. There's also the issue of extensive water use by having such a large grassy area.

- Will the landscaping for the projected house be equally out of place ethically?
- The person / company preparing the environmental impact report was hired by the property owner. While this is probably standard practice, in this case since the property is in the middle of a public park, I would question whether or not that relationship is a problem. Guess I'm a little skeptical since I have a scientist friend working on a project who has told me that in that field when they are hired to give an opinion, they often skew things in favor of what the person paying them is looking for. I'm not saying the person or company preparing the report is in any way unethical, I just think that perhaps in this case, it would have been more prudent if the city was paying for the study. What assurances do we have that the person / company preparing the report "remains neutral"?
- It is my understanding that the property was in escrow prior to it being purchased by Manny Valencia and that the 2 people trying to purchase it were told by the powers that be that they would not be allowed to build a new home on the property, which caused them to terminate the escrow. So why should 1 set of buyers be told one thing and the next buyer be told something completely opposite? That's just wrong.

To sum this up –

- I think Randall's house and the old version of the Lloyd Wright house property were true to the esthetics of the park. Both properties had a rather rustic look with the landscaping being consistent with the area. They were non-intrusive and just part of the history of the park.
- I think the new house proposed is gorgeous. I think modern landscaping with it would only enhance the house. I just think it belongs somewhere other than in the middle of a rustic wildlife park.
- I think a new build in a wildlife park which is used daily by so many people, would be a bad idea. How much abuse do you think our park can take and still be a great place to hike in?
- I am not opposed to a minor modification to the Lloyd Wright house.
- I think the city made a huge mistake by not purchasing the property when it originally came on the market. It was property in the middle of a public park that the city likes to promote as a tourist attraction and could have been used by the public and enhance the park. Just another short sighted screw up on their part.
- Question – Can the city purchase excess parcels from Manny so that the acreage is put back into the park and we won't be fighting a battle again at some point in the future when someone wants to develop it?

----- Forwarded message -----

From: **Joan Cashel** <jcashel@earthlink.net>

Date: Mon, Apr 30, 2018 at 5:24 PM

Subject: Re: 3003 Runyon Canyon Project Initial Study questions

To: erin.strellich@lacity.org

Cc: nicholas.greif@lacity.org

Dear Erin,

Per your suggestion, here are some of the areas of concern I have in the Initial Study, ENV-2016-4180-EIR, for the 3003 Runyon Canyon Project.

Much of this project depends on approval of the MDRB. This project was presented to the MDRB in 2015 as a 9500 sq. ft. home and the MDRB recommended that the project size should be reduced to 5,500 sq. ft. The MDRB also said that if the slope is greater than 25%, per Guideline #2, they recommend a 25' height envelope. They were also very concerned with light spillage, and maintaining the natural character of the hillside.

The current sq. footage is now 11,000, and that doesn't include the 4-car garage and the existing house of 2,000 sq. ft. It seems that before this EIR can be done, you need the recommendations of the MDRB. The retaining walls, the lighting, the hauling of dirt, the landscape aesthetic, water usage, and adherence to Guidelines 2 and 50 all need to be addressed by the MDRB before you can adequately do an EIR. Nevertheless, here are a few questions within this study:

Aesthetics -

c - It states that the Project Site is "surrounded by properties designated for low-density residential development " but stated in the surrounding Land Uses that "the Project Site is fully surrounded by Runyon Canyon Park", "160-acre park". These two statements seem to be contradictory. The proposed Project is not consistent with existing land uses in the immediate area.

d - The "new source of substantial light " has a potentially significant impact for the vistas and community below the house. Because there aren't any other houses in the immediate area, this might be considered more than "Less than Significant Impact". I would suggest focusing the EIR study on the light and glare as seen from Franklin Blvd. and the bottom entrance to Runyon Canyon. This is a three story building and the entire downside of the building is glass (including the basement). Huge light impact.

Biological Resources -

d - This area is a very strong wildlife corridor and great care should be given to this part of the EIR. Shouldn't there be a consideration for this in the "Requested Permits and Approvals"?

Geology and Soils -

a, b - This Project is dependent upon three 10-ft retaining walls to address erosion and movement of dirt and yet the applicant hasn't presented this wall plan to the MDRB. Both iv of a, and b are directly related to the decision of the MDRB and grading, hauling and Hillside Ordinance rules.

Public Services -

a - These areas are all "Potentially Significant Impact", especially when the Park is closed. Fire is a major concern for residents surrounding the Park and a new "fire station would be necessary". How is that being paid for? Where would the location be?

d - This is a critical area of concern, especially public vs private land use. It states that three people will be living in this home, what is the impact on the park and the hiking trail that would be now used as a construction road for this project? Security? Safety?

Mandatory Findings of Significance

a, b, c - This Project is in the middle of a public park that 1.8 - 2 million people use every year (2015 study). The Hillside Ordinance must be followed on this project, and FAR analyzed on the buildable portion of this lot, not the slopes, to reach the sq. footage of the lot.

Thanks, Erin, for letting me address some of my concerns and I hope that these comments makes sense. I don't quite understand why this study is being done when there hasn't been a presentation to the MDRB, because much of the study is directly linked to their decisions and recommendations. There just aren't many parks left in Los Angeles, and we are trying so hard to keep this park available for future generations. Thank you for all of your help!

Sincerely,

Joan Cashel
UNCNA

----- Forwarded message -----

From: **Joanna Connor** <joculaire@gmail.com>

Date: Thu, May 3, 2018 at 4:11 PM

Subject: Runyon Canyon Proposed Estate

To: erin.strelich@lacity.org

It would seem that the size of the proposed property on Runyon Canyon will set an unhealthy precedent for the future. We have to protect these hills from these overly zealous developers. Build the property in keeping with other properties around the area.

Thank you

Joanna Connor

----- Forwarded message -----

From: **Linda Feferman** <lfeferman@gmail.com>
Date: Mon, Apr 16, 2018 at 8:41 PM
Subject: Planning Dept.'s case ENV-2016-4180-EIR
To: erin.strellich@lacity.org
Cc: Susan Mullins <s.mullins@nicholscanyon.org>

Dear Erin,

I am writing today to strongly protest the proposed new and very large house seeking permission to be built in Runyon Canyon.

Having just completed renovating an already existing 200 square foot kitchen/family room that took 3 months, I know well the time, disruption to the neighborhood and neighbors, that even a tiny project brings. Add to that the traffic problems along the narrow Nichols Canyon roads that will ensue, especially during morning rush hour when both workers and residents will together have to compete for road space, and you have created a miserable situation for both sides that will surely take at least a year and probably two. The danger of trucks moving in and out amongst thousands of people and dogs for a year or two should also present a strong reason against him building.

And why? So a rich man can have a great view? There are tens if not hundreds of already built homes with tremendous views he could buy. There are quite a few fantastic houses with fantastic views off of private roads as well as still vacant lots off of private roads with great views. Why must he build his dream home in the middle of an extremely busy public park? Will the city next grant permits to build in Griffith Park? In Topanga? At Will Rogers? A new house on the Barnsdale grounds? In The Japanese Gardens?

It simply seems unnecessary and selfish for someone to disrupt so much and so many for something he could find, yes, in the neighborhood. Yes it might be prestigious or cool to live in Runyon Canyon, yes, he lives there now and has come to fully appreciate it's qualities, but Runyon Canyon is a recreational area, not a housing development - because what next? Will others want to petition or find loopholes to build there?

I hope to hear sensible answers to these questions someday.

Thank you for your time

Linda Feferman
Resident
2801 Westbrook Ave
Los Angeles, CA 90046-1249

Linda Feferman
www.lindafeferman.com



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



May 3, 2018

Ms. Erin Strellich, Project Planner
City of Los Angeles
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Email address: erin.strellich@lacity.org

Subject: Comments on the Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) for the 3003 Runyon Canyon (ENV-2016-4180-EIR) Project, City of Los Angeles, Los Angeles County (SCH # 2018041016)

Dear Ms. Strellich:

The California Department of Fish and Wildlife (Department) has reviewed the above-referenced NOP for the 3003 Runyon Canyon Project (Project) DEIR.

The Project involves the construction of an approximately 11,282 square-foot multi-level, single-family house and attached four car garage, in the City of Los Angeles (Lead Agency). The Project will leave an existing historical structure that will be converted into a guest house. The Project is surrounded on all sides by Runyon Canyon Park, owned by the City of Los Angeles.

The NOP describes Project impacts to biological resources on site primarily consisting of ornamental trees around the existing house, surrounded by native vegetation such as chaparral, scrub oak, and coastal sage scrub communities. In addition, the site may provide nesting habitat for avian fauna, including the southern California rufous-crowned sparrow (*Campylorhynchus brunneicapillus*), a California Watch List species, as well as Braunton's milk-vetch (*Astragalus brauntonii*), a federally endangered plant, mesa horkelia (*Horkelia cuneata* var. *puberula*), a critically imperiled rare plant (S1), many-stemmed dudleya (*Dudleya multicaulis*), an imperiled rare plant (S2) and, Plummer's mariposa lily (*Calochortus plummerae*), a rare plant (S4), hoary bat (*Lasiurus cinereus*) (S4), as well as support reptiles, amphibian, and bat species.

The following comments and recommendations have been prepared pursuant to the Department's authority as a Responsible Agency under CEQA (Public Resources Code § 21069; Guidelines section 15381) over those aspects of the proposed Project that come under the purview of the California Endangered Species Act (CESA, Fish and Game Code § 2050 *et seq.*), the California Native Plant Protection Act (NPPA, Fish and Game Code §1900 *et seq.*), Lake and Streambed Alteration (LSA, Fish and Game Code section 1600 *et seq.*), and pursuant to our authority as Trustee Agency with jurisdiction over natural resources affected by the project (CEQA Guidelines § 15386) to assist the Lead Agency in avoiding or minimizing potential project impacts on biological resources.

Specific Comments

- 1) Biological Resources. The City has determined, as indicated in the Initial Study Checklist, that no impact to several categories of biological resources, based solely on a search of databases which were not designed for presence/absence detection. The lack of designation from Los Angeles County as an Significant Ecological Area (SEA) does not mean that there are no candidate, sensitive, or specials status species identified by the Department or United

States Fish and Wildlife Service (FWS) within or adjacent to the Project. The National Wetlands Inventory and Navigate LA GIS Layers are not designed to provide site-specific determination of the presence of vernal pools, wetlands, or water features regulated by Resource Agencies.

To provide a complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, sensitive, regionally and locally unique species, and sensitive habitats, the DEIR should include the following information:

- a) Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]);
- b) A thorough, recent, floristic-based assessment of special status plants and natural communities, following the updated Department's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see <http://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959>). Please note this protocol has been recently updated and the 2018 version referenced here should be used;
- c) Floristic, alliance- and/or association-based mapping and vegetation impact assessments conducted at the project site and within the neighboring vicinity. *The Manual of California Vegetation (MCV)*, second edition, should be used to inform this mapping and assessment to fully allow the Department to comment on Project impact significance to vegetative communities (Sawyer et al. 2008¹). Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions;
- d) A complete, recent, assessment of the biological resources associated with each habitat type on site and within adjacent areas that could also be affected by the project. The Department's California Natural Diversity Data Base (CNDDDB) in Sacramento should be contacted to obtain current information on any previously reported sensitive species and habitat. The Department recommends that CNDDDB Field Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can be obtained and submitted at http://www.dfg.ca.gov/biogeodata/cnddb/submitting_data_to_cnddb.asp;
- e) A complete, recent assessment of rare, threatened, and endangered, and other sensitive species on site and within the area of potential effect, including California SSC and California Fully Protected Species (Fish and Game Code § 3511). Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines § 15380). 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 FWS; and,

¹ Sawyer, J. O., Keeler-Wolf, T., and Evens J.M. 2008. *A manual of California Vegetation*, 2nd ed. ISBN 978-0-943460-49-9.

- f) A recent, wildlife and rare plant survey. The Department generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if build out could occur over a protracted time frame, or in phases.
- 2) Fuel Modification. The NOP did not include information as to how the Project or adjacent conserved land may be affected by any fuel modification requirements. A discussion of any fuel modification requirements for this Project should be included in the DEIR and the Protected Tree Report to allow the Department to assess potential impacts to biological resources. The Department recommends all fuel modification requirements be met on the Project, and not in conserved habitat adjacent to the Project. Habitat being subjected to fuel modification (e.g., thinning, trimming, removal of mulch layer) should be considered an impact to these vegetation communities and mitigated accordingly. It is recommended fuel modification activities not take place on lands set aside as mitigation for other Project related impacts. The Department also recommends any irrigation proposed in fuel modification zones drain back into the development and not onto conserved habitat land as perennial sources of water allow for the introduction of invasive Argentine ants.

Please note, in 2007, the State Legislature required the Department to develop and maintain a vegetation mapping standard for the state (Fish and Game Code Section 1940). This standard complies with the National Vegetation Classification System which utilizes alliance and association based classification of unique vegetation stands. The Department utilizes vegetation descriptions found in the MCV, found online at <http://vegetation.cnps.org/>. In order for the DEIR to determine the rarity ranking of vegetation communities potentially affected by the Project, the MCV alliance/association community names should be provided as the Department only tracks rare natural communities using this classification system.

The Department considers natural communities with ranks of S1-S3 to be sensitive natural communities that should be addressed in CEQA (CEQA Guidelines § 15125[c]). An S3 ranking indicates there are 21-80 occurrences of this community in existence in California, S2 has 6-20 occurrences and S1 has less than 6 occurrences.

The Department recommends avoiding any sensitive natural communities found on or adjacent to the Project. If avoidance is not feasible, the Department recommends mitigating at a ratio of no less than 5:1 for impacts to S3 ranked communities and 7:1 for S2 communities. This ratio is for the acreage and the individual plants that comprise each unique community.

- 3) Landscaping. The Department recommends using native, locally appropriate plant species for landscaping on the Project site. The Department recommends invasive/exotic plants be restricted from use in landscape plans for this Project, including pepper trees (*Schinus* genus) and fountain grasses (*Pennisetum* genus). A list of invasive/exotic plants that should be avoided as well as suggestions for better landscape plants can be found at <http://www.ca-ipc.org/landscaping/dpp/planttypes.php?region=socal>
- 4) Bats. The Project site contains mature trees, structures, rock outcrops, is adjacent to natural open space and within one mile of a large water source (Hollywood Reservoir). The Project site has the potential to support several species of bats including the uncommon hoary bat (*Lasiurus cinereus*) which is a solitary bat that roosts in tree foliage. Bats are considered

non-game mammals and are protected by state law from take and/or harassment (Fish and Game Code §4150, CCR §251.1). Several bat species are also considered Species of Special Concern (SOC), which meet the CEQA definition of rare, threatened, or endangered species (CEQA Guidelines §15065). The Department considers adverse impacts to a SOC, for the purposes of CEQA, to be significant without mitigation.

The Department recommends bat surveys be conducted by a qualified bat specialist to determine baseline conditions within the Project and within a 500-foot buffer, and analyze the potential significant effects of the proposed Project on the species (CEQA Guidelines §15125). The Department recommends the DEIR include the use of acoustic recognition technology as well as visual surveys to maximize detection of bat species to minimize impacts to sensitive bat species. The DEIR should document the presence of any bats and include species-specific mitigation measures to reduce impacts to below a level of significance.

To avoid the direct loss of bats that could result from removal of trees, rock crevices, structures, that may provide roosting habitat (winter hibernacula, summer, and maternity), the Department recommends the following steps are implemented:

- a) Identify the species of bats present on the site;
 - b) Determine how and when these species utilize the site and what specific habitat requirements are necessary [thermal gradients throughout the year, size of crevices, tree types, location of hibernacula/roost (e.g., height, aspect)];
 - c) Avoid the areas being utilized by bats for hibernacula/roosting; if avoidance is not feasible, a bat specialist should design alternative habitat that is specific to the species of bat being displaced and develop a relocation plan in coordination with the Department;
 - d) The bat specialist should document all demolition monitoring activities, and prepare a summary report to the Lead Agency upon completion of tree/rock disturbance and/or building demolition activities. The Department requests copies of any reports prepared related to bat surveys (e.g., monitoring, demolition);
 - e) If confirmed occupied or formerly occupied bat roosting/hibernacula and foraging habitat is destroyed, habitat of comparable size, function and quality should be created or preserved and maintained at a nearby suitable undisturbed area. The bat habitat mitigation shall be determined by the bat specialist in consultation with the Department;
 - f) A monitoring plan should be prepared and submitted to the Lead Agency. The monitoring plan should describe proposed mitigation habitat, and include performance standards for the use of replacement roosts/hibernacula by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats; and,
 - g) Annual reports detailing the success of roost replacement and bat relocation should be prepared and submitted to Lead Agency and the Department for five years following relocation or until performance standards are met, whichever period is longer.
- 5) Listed Species. The Department considers adverse impacts to special status species protected by CESA and the federal Endangered Species Act (ESA, 16 U.S.C. §1531 et

seq.), for the purposes of CEQA, to be significant without mitigation. As to CESA, take of any state endangered, threatened, candidate species, or listed rare plant species pursuant to the NPPA that results from the Project is prohibited, except as authorized by state law (Fish and Game Code, §§ 2080, 2085; Cal. Code Regs., tit. 14, §786.9). Take is defined in Section 86 of the Fish and Game Code as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill”. Consequently, if the Project, Project construction, or any Project-related activity during the life of the Project will result in take of a species designated as rare, endangered or threatened, or a candidate for listing under CESA, the Department recommends that the Project proponent seek appropriate take authorization under CESA prior to implementing the Project. Appropriate authorization from the Department may include an Incidental Take Permit (ITP) or a consistency determination in certain circumstances, among other options (Fish and Game Code §§ 2080.1, 2081, subds. [b],[c]). Early consultation is encouraged, as significant modification to a Project and mitigation measures may be required in order to obtain CESA authorization. Revisions to the Fish and Game Code, effective January 1998, may require the Department issue a separate CEQA document for the issuance of an ITP unless the Project CEQA document addresses all Project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the fully mitigated requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for an ITP.

- 6) Other Special Status Species. CEQA provides protection not only for CESA listed and candidate species but for any species including: SSC that can be shown to meet the criteria for State-listing; and plants designated as 1A, 1B and 2 of the California Native Plant Society Inventory of Rare and Endangered Vascular Plants of California, which consist of plants that, in a majority of cases, would qualify for listing (CEQA Guidelines §§ 15380[d] and 15065 [a]). The DEIR should discuss impacts to special status species, from both direct and indirect effects including fuel modification, including but not limited to the following: southern California rufous-crowned sparrow (*Campylorhynchus brunneicapillus*), a California Watch List species, Braunton's milk-vetch (*Astragalus brauntonii*), a federally endangered plant, mesa horkelia (*Horkelia cuneata* var. *puberula*), a critically imperiled rare plant (S1), many stemmed dudleya (*Dudleya multicaulis*), an imperiled rare plant (S2) and, Plummer's mariposa lily (*Calochortus plummerae*), a rare plant (S4), hoary bat (*Lasiurus cinereus*).
- 7) Conserved Land. The Department recommends the DEIR include mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats as identified above. Mitigation measures should emphasize avoidance and reduction of project impacts. For any impacts that have been adequately demonstrated to be unavoidable, the Department recommends that the City should require a scientifically rigorous monitoring and management program as part of the Project's CEQA mitigation, monitoring and reporting program (MMRP) that would include adaptive management strategies (Public Resources Code 21081.6 and CEQA Guidelines Section 15097). If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity may be appropriate.

For any land that is proposed for preservation and/or restoration, the CEQA document should include measures to protect the targeted habitat values from direct and indirect negative impacts in perpetuity. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed

include, but are not limited to, restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, invasive plant removal, and increased human intrusion. An appropriate non-wasting endowment should be set aside to provide for long-term management of open space preservation/mitigation lands.

The Department recommends that all open space preservation/mitigation land be protected in perpetuity with minimal human intrusion by recording and executing a perpetual conservation easement in favor of an approved agent dedicated to conserving biological resources. The Department recommends all lands counting as habitat to mitigate environmental impact under CEQA be owned and managed by an entity with experience in managing habitat and be placed under a conservation easement. The Department has encountered problems with using portions of privately owned lots as open space habitat mitigation under CEQA. Homeowners may grade and remove vegetation on their land and there is little legal recourse to remedy this loss under CEQA. The better option is to place ownership of any land being counted as avoidance under CEQA with a conservancy or other land management company to allow for legal remedies should trespass and clearing/damage occur. A management and monitoring plan, including a funding commitment, should be developed for any conserved land, and implemented in perpetuity to protect existing biological functions and values. Permeable wildlife fencing should be erected around any conserved land to restrict incompatible land uses and signage posted and maintained at conspicuous locations communicating these restrictions to the public.

- 8) Lake and Streambed Alteration (LSA). As a Responsible Agency under CEQA, the Department has authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (including vegetation associated with the stream or lake) of a river or stream, or use material from a streambed. For any such activities, the project applicant (or "entity") must provide written notification to the Department pursuant to Fish and Game Code Section 1600 *et seq.* On October 9, 2017, the Department received an LSA Notification (1600-2017-0205-R5) from the project applicant. Based on this Notification and other information, the Department will determine whether a LSA Agreement with the applicant is required prior to conducting the proposed activities. The Department appreciates the applicant's early consultation with the LSA Notification process and looks forward to continued coordination.
- a) The Department's issuance of a LSA for a project that is subject to CEQA will require CEQA compliance actions by the Department as a Responsible Agency. As a Responsible Agency, the Department may consider the Negative Declaration or Environmental Impact Report of the local jurisdiction (Lead Agency) 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 stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the LSA².
 - b) The project area may support aquatic, riparian, and wetland habitats; therefore, a preliminary delineation of the streams and their associated riparian habitats should be included in the DEIR. The delineation should be conducted pursuant to the U. S. Fish

² A notification package for a LSA may be obtained by accessing the Department's web site at www.wildlife.ca.gov/habcon/1600.

and Wildlife Service (FWS) wetland definition adopted by the Department³. Be advised 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' Section 404 permit and Regional Water Quality Control Board Section 401 Certification.

- c) In project areas which may support ephemeral or episodic streams, herbaceous vegetation, woody vegetation, and woodlands also serve to protect the integrity of these resources and help maintain natural sedimentation processes; therefore, the Department recommends effective setbacks be established to maintain appropriately sized vegetated buffer areas adjoining ephemeral drainages.
- d) Project-related changes in upstream and downstream drainage patterns, runoff, and sedimentation should be included and evaluated in the DEIR.
- e) As part of the LSA Notification process, the Department requests the 100, 50, 25, 10, 5, and 2-year frequency storm event for existing and proposed conditions. The Department recommends the DEIR evaluate the results and address avoidance, minimization, and/or mitigation measures that may be necessary to reduce potential significant impacts.

General Comments

- 9) Project Description and Alternatives. To enable the Department to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in the DEIR:
- a) A complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas and access routes to the construction and staging areas; and,
 - b) A range of feasible alternatives to project component location and design features to ensure that alternatives to the proposed project are fully considered and evaluated. The alternatives should avoid or otherwise minimize direct and indirect impacts to sensitive biological resources and wildlife movement areas.
 - b) The Fish and Game Commission's Water policy guides the Department to ensure the quantity and quality of the waters of this state should be apportioned and maintained respectively so as to produce and sustain maximum numbers of fish and wildlife; to provide maximum protection and enhancement of fish and wildlife and their habitat; encourage and support programs to maintain or restore a high quality of the waters of this state, and prevent the degradation thereof caused by pollution and contamination; and endeavor to keep as much water as possible open and accessible to the public for the use and enjoyment of fish and wildlife (see <http://www.fgc.ca.gov/policy/>). The Department recommends avoidance of project-related practices and structures that use excessive amounts of water, and minimization of impacts that negatively affect water quality, to the maximum extent feasible.

³ Cowardin, Lewis M., et al. 1970. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, FWS.

- 10) Biological Direct, Indirect and Cumulative Impacts. To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the DEIR:
- a) A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage. The latter subject should address project-related changes on drainage patterns and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site. The discussion should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary and the potential resulting impacts on the habitat, if any, supported by the groundwater Mitigation measures proposed to alleviate such impacts should be included;
 - b) A discussion regarding indirect project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a NCCP). Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR;
 - c) The impacts of zoning of areas for development projects or other uses nearby or adjacent to natural areas, which 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; and,
 - d) A cumulative effects analysis, as described under CEQA Guidelines section 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.
- 11) Nesting Birds. To avoid impacts to nesting birds the DEIR should require that clearing of vegetation and construction occur outside of the peak avian breeding season, which generally runs from February 1st through September 1st (as early as January 1 for some raptors). If Project construction is necessary during the bird breeding season, a qualified biologist with experience in conducting bird breeding surveys should conduct weekly bird surveys for nesting birds within three days prior to the work in the area, and ensure that no nesting birds in the Project area would be impacted by the Project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer should be a minimum width of 300 feet (500 feet for raptors), be delineated by temporary fencing, and remain in effect as long as construction is occurring or until the nest is no longer active. No Project construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the Project. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.
- 12) Translocation/Salvage of Plants and Animal Species. Translocation and transplantation is the process of moving an individual from the project site and permanently moving it to a new

location. The Department generally does not support the use of, translocation or transplantation as the primary mitigation strategy for unavoidable impacts to rare, threatened, or endangered plant or animal species. Studies have shown that these efforts are experimental and the outcome unreliable. The Department has found that permanent preservation and management of habitat capable of supporting these species is often a more effective long-term strategy for conserving sensitive plants and animals, and their habitats.

- 13) Move Out of Harm's Way. The proposed project is anticipated to result in clearing of natural habitats that support many species of indigenous wildlife. To avoid direct mortality to wildlife, the Project should include a mitigation measure that a qualified biological monitor, approved by the Department, be on site prior to and during ground and habitat disturbing activities to move out of harm's way special status species or other wildlife of low mobility that would be injured or killed by grubbing or project-related construction activities. It should be noted that the temporary relocation of on-site wildlife does not constitute effective mitigation for the purposes of offsetting project impacts associated with habitat loss.

- 14) Revegetation/Restoration Plan. If the Project includes plans for restoration and/or re-vegetation, they should be prepared by persons with expertise in southern California ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum:
 - a) the location of restoration sites and assessment of appropriate reference sites;
 - b) the plant species to be used, sources of local propagules, container sizes, and seeding rates;
 - c) a schematic depicting the mitigation area;
 - d) a local seed and cuttings and 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. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.
 - a) The Department recommends that local on-site propagules from the project area and nearby vicinity be collected and used for restoration purposes. On-site seed collection should be initiated in the near future in order to accumulate sufficient propagule material for subsequent use in future years. On-site vegetation mapping at the alliance and/or association level should be used to develop appropriate restoration goals and local plant palettes. Reference areas should be identified to help guide restoration efforts. Specific restoration plans should be developed for various project components as appropriate.
 - b) Restoration objectives should include providing special habitat elements where feasible to benefit key wildlife species. These physical and biological features can include, for example, retention of woody material, logs, snags, rocks and brush piles (see Mayer and Laudenslayer, 1988⁴, for a more detailed discussion of special habitat elements).

⁴Mayer, K. E. and W. F. Laudenslayer, Jr. 1988. Editors: A guide to wildlife habitats of California. State of California, The Resources Agency, Department of Forestry and Fire Protection, Sacramento, CA.

Ms. Erin Strelch, Project Planner
City of Los Angeles
May 3, 2018
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The Department appreciates the opportunity to comment on the NOP. Questions regarding this letter and further coordination on these issues should be directed to Kelly Schmoker, Senior Environmental Scientist at (626) 848-8382 or email at kelly.schmoker@wildlife.ca.gov.

Sincerely,


for Betty J. Courtney
Environmental Program Manager I
South Coast Region

cc: Ms. Erinn Wilson, Los Alamitos
Mr. Scott Harris, Ventura
Mr. Eric Chan, Los Alamitos
Mr. Brock Warmuth, Ventura
Mr. Andrew Valand, Los Alamitos
Mr. Scott Morgan, State Clearinghouse, Sacramento

References:

CDFW, 2018. *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see <http://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959>). March 2018.

Fish and Game Commission. Wetland and Water policies (<http://www.fgc.ca.gov/policy/>).

Mayer, K. E. and W. F. Laudenslayer, Jr. 1988. Editors: A guide to wildlife habitats of California. State of California, The Resources Agency, Department of Forestry and Fire Protection, Sacramento, CA.

Sawyer, J. O., Keeler-Wolf, T., and Evens J.M. 2008. A manual of California Vegetation, 2nd ed. ISBN 978-0-943460-49-9.

----- Forwarded message -----

From: **Rick Frio** <rickfrio@sbcglobal.net>

Date: Tue, May 1, 2018 at 2:23 PM

Subject: Runyon Canyon Project

To: "erin.strelich@lacity.org" <erin.strelich@lacity.org>

Why can't we protect our canyons ? Is this really necessary ?

This area is a beautiful respite in an otherwise overbuilt city.

Please give the people in this Metro area a space where they can enjoy the free outdoors.

Runyon Canyon is a retreat even if its only for a day.

Thank you for your attention to preserving our Canyon.

Richard Frio

----- Forwarded message -----

From: **Joe Gallagher** <joegallag2@sbcglobal.net>

Date: Sun, Apr 15, 2018 at 8:05 PM

Subject: re. building house in Runyon Park

To: "erin.strelich@lacity.org" <erin.strelich@lacity.org>

Hi Folks,

This is a really bad idea. Trade him some land elsewhere, change zoning or whatever. Runyon is a gem and my friends and I have used it for years.

Thanks,

Joe Gallagher

[1404 N. Gardner St. #3](#)

[Los Angeles, CA 90046](#)

----- Forwarded message -----

From: **Jordana Glick-Franzheim** <jgfranzheim@gmail.com>

Date: Wed, May 2, 2018 at 7:26 PM

Subject: 3003 Runyon Canyon Project Case Number: ENV-2016-4180-EIR

To: erin.strelich@lacity.org

Erin,

For 22 years I have lived in the Santa Monica mountain range, first in Benedict Canyon and now in Nichols Canyon. I have had the pleasure to experience the amazing Runyon Canyon as a public park shared by over 2 million people and a wonderful city canyon that has maintained its beauty. I am against any further developments of the property that is currently owned by a single family in the Runyon Canyon area and I further believe that there should be no variances or exemptions given to the property owner in order to construct an 11,000 foot single family home for a family of 4.

If this construction is allowed to proceed there will be many negative impacts in Runyon Canyon. Some of the obvious impacts are light pollution, ground erosion, loss of habitat for animals and a tremendous amount of strain on the Runyon Canyon public park area for several years during and after the construction. These may appear to be small impacts but over the course of time will domino into unmanageable situations that will not only have a cost to the city.

I strongly advise that an exhaustive study be conducted that takes into account not only the immediate effect of this construction but the long term effects that we often times don't consider until its too late.

It is my opinion that once you take something down you can't replace it. So moving earth, altering the ecosystem and disrupting systems already in place to protect the environment dramatically affects not only the animals and humans that live and enjoy the park but the whole community that resides around the park.

Thank you for your time.

Respectfully,

Jordana Glick-Franzheim

[+1 424.285.0551](tel:+14242850551)

----- Forwarded message -----

From: **Jason Gonzalez** <jason7735@gmail.com>

Date: Tue, May 1, 2018 at 5:11 PM

Subject: 3300 Runyon Canyon Proposed Project

To: erin.strelich@lacity.org

Dear Erin,

We live near the Runyon Canyon park (walking distance) and have used the park for nearly the 18 years living in the neighborhood. We were happy to endure the park closure when it was updated with water pipes, better hiking trails and all the other improvements that the community now enjoys.

It is almost painful to know that one homeowner on a landmark site might change the look and access (during construction). The idea that the natural wildlife will be greatly affected by an individual to have a trophy home in the most precious of landscapes here in Los Angeles is beyond belief.

As a homeowner, please note that I and my husband are completely against this proposed project from the beginning of its inception!!

If you would like to contact me, my information is below. Thank you for noting this letter.

Best,

Jason

323-377-0233 c

Jason Gonzalez
JRG Design, LLC
7735 Chandelle Place
Los Angeles, CA 90046
jason7735@gmail.com

----- Forwarded message -----

From: **Alex Hardcastle** <alexhardcastle@me.com>

Date: Tue, May 1, 2018 at 2:12 PM

Subject: Runyon Canyon

To: erin.strelich@lacity.org

Dear Sir

As a resident of Nichols Canyon, and daily user of Runyon Canyon Park, I wanted to write to voice my objection to the planned construction of an 11,000ft property at the Frank Lloyd Wright house. I strongly object to the idea of additional building in one of the finest natural parks we have in our community, and I believe it would negatively impact myself and all the countless thousands of individuals who use the park on a daily basis.

Many thanks & Best Wishes

Alex Hardcastle

[7670 Seattle Place](#)

[Los Angeles, CA 90046](#)

ALEX HARDCASTLE

US Cell: +(1) 310-729-5783

e-mail: alexhardcastle@me.com

web: www.alexhardcastle.com

From: Anastasia Mann <anastasiamann@icloud.com>

Date: April 23, 2018 at 1:21:37 PM PDT

To: Erin Strelch <erin.strekich@lacity.org>

Cc: Jeffery Jon Masino <jmasino28@gmail.com>, "Anthony Paul (AP) Diaz" <ap.diaz@lacity.org>, Joe Salaices <joe.salaices@lacity.org>, Alice Roth <Alice.Roth@lacity.org>, Nicholas Greif <nicholas.greif@lacity.org>

Subject: **3003 Runyon Canyon Rd - proposed development**

Hello Erin,

As you know, I am president of HHWNC, however, at this point I am writing as a private citizen, a resident and stakeholder who lives less than a mile from the RUNYON Canyon Mulholland entrance. Also, the back of my hillside leads directly to RUNYON Canyon, approximately 300 yards.

I'm hoping the EIR will focus on the welfare of our wildlife as well as impact now and forever in residents and park users. This area is the passageway for our precious cougars, etc and is in their territory. There is a great deal to consider and literally thousands of people including adjacent and nearby home owners, regular hikers and tourists from around the world who will be impacted by these decisions. There is also a serious risk of this property becoming a "party house" with its size, layout and views.

There are infrastructure issues as well as Emergency Services. No one has even contacted Rec & Parks about this situation.

There is also a great deal of controversy connected to this property as former folks (neighbors) who were in escrow on the parcel were denied any kind of construction, and this was not that long ago. I'm afraid the city is not only being duplicitous in letting this go this far (rumors have it the owner is "connected") but opening up grounds for a possible lawsuit.

11,000 square ft (including basement) is ludicrous for the center of a public wilderness park. Also it may well set a precedent for future development in the Park. The city owns the land now and this has happened before.

The city sold the land known as "The Peak" behind the Hollywood Sign to a developer not so many years ago (during Tom LaBonge's reign over CD4). Panic ensued and the public had to raise funds to buy it back for more than 20x what it sold for to cover the developers potential profit. It was very frightening. The landscape of the invaluable brand "Hollywood" was literally at stake.

When the city needs funds, there's no telling what will happen, be sold or developed - especially during these times of housing shortages.

It is our obligation to protect this park and the wildlife that inhabit it.

Please add my name to those who fervently object to this project.

Thank you.

Anastasia

Anastasia Mann
Anastasiamann@icloud.com
[7220 Outpost Cove Drive](#)

[LA, CA 90058](#)

310-753-9777 cell

From: **Chitra Mojtabai** <chitrafm@me.com>

Date: Wed, May 9, 2018 at 1:50 PM

Subject: Proposed Construction to a private home in Runyon Canyon

To: david.ryu@lacity.org, mayor.garcetti@lacity.org, alice.roth@lacity.org, alejandro.huerta@lacity.org, erin.strelich@lacity.org

Cc: lindeebower@aol.com, Mojtabai Chitra <chitrafm@me.com>

Dear Policy Makers,

In a city with thousands of homeless people, a withering middle-class, and a lack of zoning turning our once iconic neighborhoods into McNeighborhoods, we have always had respite and solace in a few parks that attempt to be true to the indigenous and native and still wild flora and fauna of Los Angeles.

That someone who somehow owns land in the middle of one of our treasured parks, wants to expand his ostentatious footprint over land that right now is in its much damaged, but still essentially natural state, create more stress to the environment of the park, dislocate park visitors, and force us to view his blight from Mulholland Drive, is upsetting to say the least. And for the benefit of a family of 4.

I realize that the distasteful factor is not one that you can take into consideration when making policy.

Also, my idea of distasteful might not be everyone's.

However, I believe that somehow, Runyon Canyon park must have grown up around the existing houses, and they were essentially Grandfathered into what is now Public, or City, or County Land.

Letting someone mar the hillside that we are lucky enough to Communally own most of, just seems selfish and in really bad taste. There are many other Privately owned hillsides they could take over and ruin. Even if they own every inch of the land they are hoping to build on, there must be some kind of rider written into the agreement when the private residences were allowed to remain in the middle of the park, that the land and buildings should remain as is.

In these divided times, I don't believe any permission should be given to build a huge mansion in the middle of our park.

I don't know what kind of person thinks that is okay.

And again, for a family of 4!

Don't let them do it!

Thanks,

Chitra Mojtabai
2752 La Cuesta Drive, Los Angeles, CA 90046

----- Forwarded message -----

From: Susan Whittaker Mullins <s.mullins@nicholscanyon.org>

Date: Tue, May 1, 2018 at 5:18 PM

Subject: Comments ENV-2016-4180-EIR

To: Erin Strellich <erin.strellich@lacity.org>

Dear Ms. Strellich,

We are very concerned about the proposed development of an 11,000+ sq. foot house in the middle of Runyon Canyon Park. Having attended the 2015 MDRB meetings when this owner proposed a 9500 sq. foot project and was denied, he now has returned with a new, bigger proposal that is 11,000+ sq feet with a semi-basement and 4 car garage which add more to the square footage. On the face of it, there is an arrogance in this and the look of someone who is playing a game. Those are only suppositions. There are serious concerns well beyond that.

This project requires several significant variances. 1. it significantly outsizes the 10 closest houses. 2. It also needs a variance to sit so close to the ridge line. It will be able to be seen from Mulholland Drive as well as the hills far to the east, west and Hollywood below. At night, when it is lit up it will be even more a "beacon on the mountaintop" and 3. it will either require a significant haul route variance for all the proposed excavation or it is going to build massive retaining walls to hold the dirt and rock thus reshaping significantly the contour and potential stability of the hills.

The immediate impact of such a huge construction project is years of heavy vehicular traffic on what are essentially "country lanes" built for foot and paw traffic and a couple cars and Park and Rec pickups daily. Having to negotiate with construction vehicles at the Mulholland access to Runyon Canyon will be impossible for both park goers on foot and in cars, as well as Nichols Canyon residents who use those streets around it to get to and from their homes. It will be years of construction noise and dirt which will kill Runyon as the peaceful urban park. It will mean significant damage to the environment as they carve away at the land and the native shrubs which shelter the wildlife and hold down the erosion of the fragile hills.

The long term damage is equally as significant.

For over 9 years we have fought off developers of adjacent western acreage and raised money to acquire the land for Runyon Canyon Park and protect last piece of urban wild lands. The goal of the City, County, Trust for Public Land and all the donors large and small who paid for that land was to protect the ecosystem, the significant wildlife, and the integrity of the entire runyon Canyon Park from development like this. We wanted to protect it for the 2 million visitors who hike there now and for generations to come. This house is pulling the thread. Any concession to this hopefully "scaled back" project must include a legal stipulation that nothing else can be built on this land and it cannot be subdivided.

This proposed house, which currently is for 2 adults and 2 kids, is a "trophy home". It is designed to be a showplace not a simple residence like the historic Lloyd Wright house which they want to turn into a guest house. Regardless who owns this house now or owns or rents it in the future, without a doubt this will be a site for parties and large events. This will bring traffic and noise inside the park at night thus destabilizing further the wildlife and the residential life from the top of the mountain to the bottom. The massive 3 stories of glass will create light pollution which will impact all.

Last but not least, we are concerned about the water resources this house will require and whether the new system DWP put in to bring water to Hollywood will be impacted. There is also the significant question of what resources will be needed to protect and defend the area from fire. All of us in Nichols Canyon know

first hand how dangerous the combination of human behavior, dry brush, and canyon winds are for our community.

For all these reasons and more, we believe this project cannot go forward at anything near the scope being proposed and, if at all possible, should be denied completely. There should be no variances given and stringent protections of the wildlife, flora and human ecosystem.

Sincerely,

Susan Mullins

Susan Mullins - President

Upper Nichols Canyon Neighborhood Assn.

s.mullins@nicholscanyon.org

323.251.6769

----- Forwarded message -----

From: **mary robinson** <maryrobinson0266@sbcglobal.net>

Date: Tue, May 1, 2018 at 5:28 PM

Subject: Re: Comments ENV-2016-4180-EIR

To: Erin Strellich <erin.strellich@lacity.org>

Dear Ms. Strellich:
Ms. Mullins letter to you succinctly addresses all of the issues that are of deep concern to me and to the community.

Sincerely,
Mary M Robinson
(323) 656-6131

On Tuesday, May 1, 2018 5:19 PM, Susan Whittaker Mullins <s.mullins@nicholscanyon.org> wrote:

Dear Ms. Strellich,

We are very concerned about the proposed development of an 11,000+ sq. foot house in the middle of Runyon Canyon Park. Having attended the 2015 MDRB meetings when this owner proposed a 9500 sq. foot project and was denied, he now has returned with a new, bigger proposal that is 11,000+ sq feet with a semi-basement and 4 car garage which add more to the square footage. On the face of it, there is an arrogance in this and the look of someone who is playing a game. Those are only suppositions. There are serious concerns well beyond that.

This project requires several significant variances. 1. it significantly outsizes the 10 closest houses. 2. It also needs a variance to sit so close to the ridge line. It will be able to be seen from Mulholland Drive as well as the hills far to the east, west and Hollywood below. At night, when it is lit up it will be even more a "beacon on the mountaintop" and 3. it will either require a significant haul route variance for all the proposed excavation or it is going to build massive retaining walls to hold the dirt and rock thus reshaping significantly the contour and potential stability of the hills.

The immediate impact of such a huge construction project is years of heavy vehicular traffic on what are essentially "country lanes" built for foot and paw traffic and a couple cars and Park and Rec pickups daily. Having to negotiate with construction vehicles at the Mulholland access to Runyon Canyon will be impossible for both park goers on foot and in cars, as well as Nichols Canyon residents who use those streets around it to get to and from their homes. It will be years of construction noise and dirt which will kill Runyon as the peaceful urban park. It will mean significant damage to the environment

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Last but not least, we are concerned about the water resources this house will require and whether the new system DWP put in to bring water to Hollywood will be impacted. There is also the significant question of what resources will be needed to protect and defend the area from fire. All of us in Nichols Canyon know first hand how dangerous the combination of human behavior, dry brush, and canyon winds are for our community.

For all these reasons and more, we believe this project cannot go forward at anything near the scope being proposed and, if at all possible, should be denied completely. There should be no variances given and stringent protections of the wildlife, flora and human ecosystem.

Sincerely,

Susan Mullins

Susan Mullins - President
[Upper Nichols Canyon Neighborhood Assn.](http://www.uppernicholscanyonneighborhood.org)
s.mullins@nicholscanyon.org
323.251.6769

NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710



May 1, 2018

Erin Strelch
City of Los Angeles
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

Also sent by e-mail: erin.strelch@lacity.org

RE: SCH# 2018041016, 3003 Runyon Canyon Project, City of Los Angeles; Los Angeles County, California

Dear Ms. Strelch:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for Draft Environmental Impact Report for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd. (a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

This process should be documented in the Cultural Resources section of your environmental document.

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. 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.
 - a. 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.

----- Forwarded message -----

From: mary robinson <maryrobinson0266@sbcglobal.net>

Date: Tue, May 1, 2018 at 5:03 PM

Subject: Runyon canyon 11,000+ sq. ft hm

To: "erin.strelich@lacity.org" <erin.strelich@lacity.org>

To: LA Planning Commission:
Subject: 11,000+ square foot private home
in the middle of Runyon Canyon Park.

<https://planning.lacity.org/eir/nops/3003RunyonCanyon/IS.pdf>

Comment:

Earlier efforts to purchase the Lloyd Wright house ran aground because the MDRB said the house was an historic building and could only have limited renovations. The new owner purchased the Lloyd Wright house and surrounding area in 2015 without those caveats. The owner initially proposed building a 9500 sq. ft house to the Mulholland Design Review Board (MDRB). The MDRB rejected his plan and said they would approve a 5500 sq. foot house with many other changes required to lessen the impact of the new house on the Park. The project has been resubmitted and has instead grown to 11,000 sq. ft. with a 4 -car garage and a mostly above-ground basement that isn't counted in the square footage.

ISSUES OF CONCERN:

- The size and mass of home, placed high on the ridge, in the middle of a heavily used public park.
- House requires multiple variances from MDRB's protective codes including that it is considerably larger than the 10 nearest homes and would be built closer to the top of the ridgeline than is allowed.
- Impact - short term
- Construction will negatively impact the use of the park, the important wildlife, and will damage the narrow roads which were built mostly for hikers and Park Ranger pickup trucks, not built for heavy construction equipment.
- Massive excavation and land grading will require considerable movement of tons of dirt and rock either off the property or behind large to-be-constructed retaining walls.
- Disruption of the use of park and surrounding neighborhoods through long construction phase.
- Impact - long term
- The impact on the "Headley/Handley House, which is a designated Historic-Cultural monument will become a guest house with variances requested.
- The potential impact on the environmental habitat and wildlife contained in the park
- The intended use of what could be a "trophy home" which impacts the use of

the park roads, wildlife, noise and light pollution. Current family of 4 cannot govern future ownership and use.

- Issues of water usage and availability from current DWP system in Park
- Fire and safety during after-park hours has been raised as a concern especially by hillside neighbors and, we believe, the LAFD
- Need legal assurance that property cannot be subdivided which would open Runyon Canyon for more home development.

This proposed 11,000+ construction poses serious problems for the park, the surrounding community and the environment.

Thank you for considering my issues with this proposed project.

Mary Margaret Robinson
[8086 Woodrow Wilson Drive](mailto:maryrobinson0266@sbcglobal.net)
[Los Angeles, CA. 90046](mailto:maryrobinson0266@sbcglobal.net)
(323) 656-6131
maryrobinson0266@sbcglobal.net

----- Forwarded message -----

From: **Lee Rose** <lrose2050@aol.com>

Date: Tue, May 1, 2018 at 12:43 PM

Subject: From Lee Rose Nichols Canyon resident

To: erin.strelich@lacity.org

I object to the size scope and impact of the Runyon canyon proposed estate.... it will upset the balance of the park... wildlife and entire neighborhood ...

Sent from my iPhone

----- Forwarded message -----

From: **Jennifer Ross** <jennjune2002@yahoo.com>

Date: Thu, May 3, 2018 at 11:03 AM

Subject: Proposed construction in Runyon Canyon Park

To: erin.strelich@lacity.org, alejandro.huerta@lacity.org, alice.roth@lacity.org, david.ryu@lacity.org, mayor.garcetti@lacity.org

All,

I live very near & often hike with my dog in Runyon Canyon Park.

I'm very concerned to hear about a proposed 11,000 square foot home to be constructed in the park. Even larger when considering the additional 912 sq ft. garage plus an additional 1,742 sq. ft. covered patio.

My concerns fall into 3 main categories outlined below.

1. Legal issues:
 - a. It is my understanding that previous proposals, that were not this large, were denied because of their size – why is another even larger project even being considered?
 - b. I've heard that there were other offers on the property – but those buyers were told that new construction would NOT be allowed on the property. Why was this changed for the current owner?
 - c. Is the city doing its own environmental impact report since this is a park? Or are they just relying on the owner to provide – which can lead to unintentional / intentional bias in favor of the home owner.
2. Impact on wildlife & flora in Runyon Canyon Park.
 - a. During construction: Noise, trucks, Need for additional roads for construction vehicles, landscaping, smoking by workers & individuals not aware of or those who don't care about fire danger, demolition of hillsides for construction... etc. & what are the plans for the owner to restore the areas of the park that they damage or disturb with construction related issues?
 - b. Post construction: A house of this size makes me think that there will be a lot of entertaining. Which would mean more noise, vehicle traffic & light at night. Including outdoor lighting – which can affect wildlife. Also – would the Frank Lloyd Wright house be used as an Airbnb? Or other short term rental? Would the main house risk becoming another problem "Party House" in the neighborhood?
 - c. They already have done a TON of landscaping on the property with, I'm sure, more to come. This must be taking a massive amount of water. We are all trying to conserve & instead of having native landscaping they have put in many things that take a lot of water & don't blend it with the wilderness of the Park.
3. Duration of construction if it is allowed to go through.
 - a. Parking/Traffic: Where will the construction workers park? There is already a quite large traffic & parking issue at the Mullholland entrance – which impacts our neighborhood. Hopefully they wouldn't start allowing parking in our neighborhood. Where will all of the hikers park if construction workers be allowed to park in the lot? How much

traffic in and out will there be if they are allowed to park on the property? Would they be allowed to park w/in the park but not on the property?

b. Hiking: How will this impact our use of the Mullholland entrance to the park? Will it remain open for use? What safety precautions are under consideration for the hikers & dogs vs construction vehicles?

c. Trash/Materials/Facilities: For a job this scale – I imagine the duration would be long and the amount of workers very large- where would they be putting porta-potties? All the trash? All the supplies?

Jennifer Ross
Concerned Neighbor
Nichols Canyon

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SOPHIA PIÑA-CORTEZ
ASSISTANT GENERAL MANAGER

(213) 202-2633, FAX (213) 202-2614

May 29, 2018

Department of City Planning
Major Projects Section
Erin Strelch, City Planning Associate
221 N. Figueroa Street, 14th Floor
Los Angeles, CA 90012

RUNYON CANYON PARK – COMMENT TO THE INITIAL STUDY

Environmental case: ENV-2016-4180-EIR

Project Name: 3003 Runyon Canyon

Project Address: 3003 Runyon Canyon Road, Los Angeles 90046

The proposed project consists in a single family home to be built along the western ridge of APN 5572026001, including a four car garage, in the middle of Runyon Canyon Park. The site already contains a single family residence, listed as City of Los Angeles Historic Cultural Monument (HCM) #563, which will be preserved and used as a guest house.

The parcel is in the middle of Runyon Canyon Park, a 141.5 regional park facility that serves about 3 million residents and 1 million households in the Los Angeles Metropolitan Area.

The Initial Study (IS) for the proposed project analyzes potential impacts on aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emission, hazard and hazardous materials, hydrology and water quality, land use/planning, noise, public services, transportation/traffic, and tribal resources.

The Department of Recreation and Parks (RAP) observes that some of the conclusions of the IS are not substantiated. While describing the project characteristics, the proponent should provide more detail on the construction phase and an analysis of the impacts of the construction activities on a number of environmental resources.

The IS claims that the project would not have substantial adverse impact on candidate, sensitive or special status species, but does not support the claim with a biological survey of the project area nor any in depth analysis of the ecological condition of the site. In RAP's opinion, in order to draw informed conclusions on the impact of the project on biological resources, especially in the construction phase, the EIR should include such an analysis. The proposed project is going to require earth movement, staging areas, the construction of retaining walls, etc. that are going



May 29, 2018
Erin Strellich, City Planning Associate
Page 2

to affect the existing natural habitat. In order to understand whether these actions will have an impact on candidate, sensitive or special status species (both animal and plants) and envision mitigation measures, a more in depth analysis is needed. Furthermore, considering the project area is located in a designated Very High Fire Hazard Severity Zone, more detail on the construction phase should be provided to understand how wildfire risks will be prevented during construction.

Also, the IS claims that the proposed project will not have a significant impact on recreation. Considering Runyon Canyon Park is a very popular hiking destination in the Hollywood Hills and surrounds the project area, more information about how construction will affect park access is needed in order to draw conclusions on the project impacts on recreational activities. It is the opinion of the City of Los Angeles Department of Recreation and Parks that no impact on recreation activities means that public access to the Runyon Canyon Road would never be interrupted during construction or occupation of the project.

Hoping that our comments will contribute to a fair evaluation of the project, thank you for involving RAP in the process.

If you have any questions, please contact, Paul Davis, Supervisor II, at (213) 202-2667.

Sincerely,



PAUL DAVIS
Environmental Supervisor II
Planning, Maintenance, and Construction Branch

PD/EM:ar

cc: Reading File

SENT VIA USPS AND E-MAIL:

May 1, 2018

Erin.strellich@lacity.org

Erin Strellich
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

**Notice of Preparation of Environmental Impact Report for the
3003 Runyon Canyon (ENV-2016-4180-EIR)**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Environmental Impact Report (EIR). Please send SCAQMD a copy of the EIR upon its completion. Note that copies of the EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the EIR directly to SCAQMD at the address shown in the letterhead. **In addition, please send with the EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files¹. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from SCAQMD's Subscription Services Department by calling (909) 396-3720. More guidance developed since this Handbook is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to SCAQMD's CEQA regional pollutant emissions significance thresholds to determine air quality impacts. SCAQMD's CEQA regional pollutant emissions significance thresholds can be found here: <http://www.aqmd.gov/docs/default->

¹ Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

[source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf](http://www.scaqmd.gov/source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf). In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by SCAQMD staff or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. 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, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment (“*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*”) can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board’s *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB’s Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance² on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

Mitigation Measures

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project, including:

- Chapter 11 of SCAQMD’s CEQA Air Quality Handbook

² In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB’s Air Quality and Land Use Handbook: A Community Health Perspective. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- SCAQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf>
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Alternatives

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a “no project” alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits

In the event that the Proposed Project requires a permit from SCAQMD, SCAQMD should be identified as a responsible agency for the Proposed Project. For more information on permits, please visit SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to SCAQMD's Engineering and Permitting staff at (909) 396-3385.

Data Sources

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

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and any significant impacts are mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov or call me at (909) 396-3308.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

LAC180405-01

Control Number

----- Forwarded message -----

From: **Rob de Vrij** <robdevrij@icloud.com>

Date: Thu, May 3, 2018 at 4:20 PM

Subject: 11,000+ square foot private home in the middle of Runyon Canyon Park

To: erin.strellich@lacity.org

Dear Erin,

we have read about the proposed building of an 11,000+ square foot private home in the middle of Runyon Canyon Park.

Somebody stretching the limits and stressing the rules by building a very big house in Runyon Canyon Park, will cause several years of heavy trucks driving up and down the newly made footpath (and of course Mulholland Drive, scenic byway), transporting countless tons of soil, wood, iron, concrete, glass, and whatever else it takes for the completion of that project.

Knowing how much this recreational park means to us and, very obviously, to so many other people, we totally object to permitting this project, because it represents an unreasonable and excessive demand.

With kind regards,

PS, we have expressed our concerns about the immediate impact. The longterm impact is about animal migration, the house changing the natural ridge, the risk of increased erosion, and last but not least complete misappropriation on what Runyon Canyon and this house were meant to be.

Rob de Vrij & Hannie Schwarzenberger

[7456 Mulholland Drive](#)

[Los Angeles, CA 90046, USA](#)

robdevrij@icloud.com

jcschwarz@aol.com

mobile Rob+1 213 880 1882

mobile Hannie+1 917 539 4039

SANTA MONICA MOUNTAINS CONSERVANCY

RAMIREZ CANYON PARK
 5750 RAMIREZ CANYON ROAD
 MALIBU, CALIFORNIA 90265
 PHONE (310) 589-3200
 FAX (310) 589-3207
 WWW.SMMC.CA.GOV



May 21, 2018

Erin Strellich
 City of Los Angeles, Department of City Planning
 221 N. Figueroa Street, Suite 1350
 Los Angeles, California 90012

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Dear Ms. Strellich:

The Santa Monica Mountains Conservancy (Conservancy) offers the following comments on the Notice of Preparation for 3003 Runyon Canyon. Given both the ecological and visual sensitivity of Runyon Canyon Park, the Draft Environmental Impact Report (DEIR) must include alternatives with combined development locations and designs that, to a maximum extent possible, minimize the project's visibility from all public view locations and minimize direct and indirect biological impacts. Without question it is in the public interest to minimize the size of the development footprint and to pull it northward as close to the existing house as possible. The DEIR should also address impacts to recreation given the extensive public trail use on the proposed narrow paved access road. Those potential recreation impacts include construction impacts.

The DEIR visual analysis must include a constraints envelope that shows where a single story (18-foot-tall) house can best be sited to minimize its visibility from public view areas including the Mulholland Scenic Parkway and the Jerome C. Daniel - Hollywood Bowl Overlook. On some road sections, many Italian stone pines in the road rights-of-ways partially obscure the site's visibility from Mulholland Drive. The life span and health of those trees must be considered in the analysis.

The potential visual impacts of the project include annual Fire Department-required brush clearance (fuel modification). Fire burns faster moving uphill. The whole of the project area is on a ridge line. With the proposed project, the required 200-foot-wide fuel modification zone would require the permanent alteration of every square foot of native vegetation on the site and some offsite on City parkland. It appears that the proposed project would result in approximately two acres of permanently disturbed chaparral adjacent to one of the City's most popular hiking trails. The more the proposed structure

Erin Strellich
3003 Runyon Canyon NOP Comments
May 21, 2018
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is moved northward towards the existing house, the less the amount of permanently required fuel modification. It also appears that moving the structure northward would reduce the structure's visibility.

The nighttime visibility of the project and every DEIR alternative must be thoroughly addressed in the DEIR. The project includes both indoor lighting and outdoor lighting. It may also include driveway lighting. Both the visual impact analysis and the biological impact analysis must address how all of the potential indoor and outdoor lighting could adversely impact night viewsheds and wildlife well being for the largest native mammals to birds and key native insects. The subject property is surrounded by parkland that comprises a 353-acre habitat block (Habitat Block No. 42 on the Santa Monica Mountains Conservancy's ! "#\$%&' ()"" \$(* +' , -" (* +. ' \$" , ' # (/ " 0, \$" \$ (1, ' 2" 3% (45" ' ' , ' 3 (* " 6). The project lighting impacts would radiate 365 degrees into the largest south slope habitat block between the Stone Canyon Reservoir and Griffith Park. Twenty-four hour vehicle use on the approximately 1500-foot-long drive would also potentially disrupt wildlife at night and early morning hours.

The site already has a house with protected historic status. The DEIR must address if it is a taking to not allow an additional house or a major house expansion based on the fact that the Mulholland Scenic Parkway Specific Plan requires an exception to allow construction located within 50 feet of a prominent ridge as specified in the Specific Plan. Why would the City take any discretionary action to allow a private residence to mar a prominent ridge visible from the world famous Mulholland Scenic Parkway and that is an integral to a hugely popular City natural park?

The baseline condition for this project is the presence of an existing house with no occupants and minimal traffic. Has the applicant demonstrated that the existing house cannot be renovated to be habitable? The less development and less lighting on the site provides the greatest long-term public benefit and least direct and indirect environmental impact.

In the DEIR discussion of land use and its selection of alternatives must address how the Mulholland Scenic Parkway Specific Plan Guidelines require the Planning Director to make

Erin Strellich
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Page 3

five specific findings to allow any development or grading within 200 feet of parkland. The whole site is within 200 feet of City parkland. Those findings require a project to minimize impacts to said parkland. The current owner bought the land with the Specific Plan and its guidelines in place. The Specific Plan limits grading on prominent ridges to 1,000 cubic yards. How is it that the proposed project requires 28,012 cubic yards of grading with the majority of the project on a prominent ridge?

The DEIR alternatives must include a project with no more than a 3,000-square-foot single family house and three car garage.

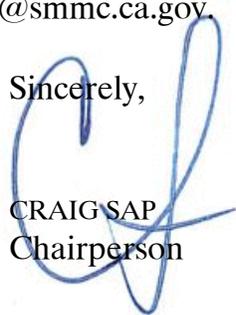
The DEIR alternatives must include a project that does not require a Specific Plan Exception, a Zone Variance, or any Zoning Administrator Determinations.

Why would the proposed house not require a twenty-foot-wide driveway?

The DEIR must address the City's recent additions to Runyon Canyon Park and how the proposed project is visible from those new parkland areas.

Please address all questions and correspondence to Paul Edelman of our staff at the above letterhead address and by email at edelman@smmc.ca.gov.

Sincerely,



CRAIG SAP
Chairperson

----- Forwarded message -----

From: **Robert Tzudiker** <bobnoni@me.com>

Date: Tue, May 1, 2018 at 1:39 PM

Subject: Headley/Handley House/ 3003 Runyon Canyon

To: erin.strelich@lacity.org

Dear Planners,

Please look with care and skepticism at the enormous expansion of the structures on 3003 Runyon. And please insist on an EIR. I cannot imagine the impact of all the necessary cement trucks to build that 11,000' house and the attendant retaining walls. The windows of the "basement" would flood the side canyon with light at night, disrupting the wildlife. And the months of trucks and other vehicles using the park road would be a hazard to the many hikers and their dogs, and likely destroy the road itself.

There is no need to build such an enormous addition to the structures within the park. A merely huge house should suffice. There would still be impact on the surroundings and park users during construction, but it would be of shorter duration and tonnage.

Thank you,
Robert Tzudiker
7534 Woodrow Wilson Dr.
LA 90046

----- Forwarded message -----

From: **MEREDITH CHILDERS** <texasmeredith@me.com>

Date: Tue, May 1, 2018 at 12:58 PM

Subject: Runyon Canyon Proposed new construction on FLW house

To: erin.strelich@lacity.org

Hello,

We are permanent residents in Runyon Canyon for 14 yrs. One of the major beauties of this canyon is the excellent park shared by the neighborhood and the whole city. The traffic of the park has increased doubled and tripled since I have lived here. It is crowded and very popular with residents and tourists alike. I am against the new massive construction inside Runyon Canyon because it will begin to take away something so precious in the middle of a huge city. This is a park not a neighborhood. It is filled with wildlife and fauna and these things will be endangered by heavy construction and dirt movement. If we begin to infringe on our sacred parks, where does the construction end? Also, adding onto a national architectural monument I find insulting to the designer and it should be protected against exactly this type of construction. I walk the Canyon twice a day with my dog and it is the only place I can get away from the hustle and bustle of Los Angeles without having to drive somewhere else. Please do not allow this project to happen. It is egotistical and elitist and this type of attitude and treatment of our sacred shared spaces should not be allowed.

Please save Runyon Canyon!! It's a sacred place!

Thank you very much for your consideration,

Meredith & Dimitrios Varlamis

& Fraula

Sent from my iPad

----- Forwarded message -----

From: **Thomas Watson** <thomasbwatson@gmail.com>

Date: Tue, Apr 17, 2018 at 8:46 PM

Subject: 3003 Runyon Canyon Rd

To: erin.strelich@lacity.org

Cc: Patrick Callan <patrickjcallan@gmail.com>, "Mr. Andrew Robert Klayman" <arklayman@yahoo.com>

Dear Ms. Strellich,

I am a homeowner at [7582 Mulholland Dr](#) and [7596 Mulholland Dr](#). I write to strongly oppose the 11,000 sq. ft. proposed home in Runyon Canyon. This is an environmentally important area and a home of this size will doubtless generate far more traffic too than is acceptable. Any EIR must include a detailed study of all these proposed harms and require extensive mitigation measures, if mitigation is even possible.

Thank you.

Regards,

Thomas Watson
310-890-9080

----- Forwarded message -----

From: **Jessica Weiner** <jaweiner@gmail.com>

Date: Thu, May 3, 2018 at 11:13 AM

Subject: Proposed House in Runyon Canyon

To: erin.strelich@lacity.org, alejandro.huerta@lacity.org, alice.roth@lacity.org, david.ryu@lacity.org, mayor.garcetti@lacity.org

Cc: Dave Rosenberg <david@macoycapital.com>, Jessica Weiner <jessicaaweiener@gmail.com>

Hi,

First of all, I want to say thank you for allowing our community to have it's voice heard on this matter. I live at 2757 La Cuesta Drive and the Upper Nichols Canyon area is very special to me. I understand that as property owners, we are all entitled to build our homes and live as we want. I was forwarded the plans of the new house that the owners wish to build and it seems a little extreme. This a monstrosity of a house.

How are we not allowed to make our houses white according to the Mulholland Board but this is remotely OK? It was my understanding that it was to preserve the landscape and the overall aesthetic to the area. I love that.

The new house is going to be huge and there is going to be huge wear and tear to our area building it. Where are the trucks all going/parking? What are they digging out? How is this going to affect the wildlife, the hikers, the community? This is going to be noisy, dirty and at least a 2 year process. This isn't a typical home renovation.

The beauty of Runyon Canyon is the ability to walk and hike in nature. That is all going to be destroyed with massive construction.

I was also informed that previous buyers were told that they would not be allowed to build a new home on the property which caused them to terminate escrow. Why the change of heart?

Thank you for hearing us all on this matter.

Jessica Weiner & David Rosenberg

2757 La Cuesta Drive
LA, 90046

----- Forwarded message -----

From: **S.W.** <mrsheepdog@sbcglobal.net>

Date: Thu, May 3, 2018 at 12:52 PM

Subject: Runyon Canyon House construction

To: "erin.strelich@lacity.org" <erin.strelich@lacity.org>

The proposal to build a large, inorganic structure in the middle of Runyon Canyon is inherently dangerous to the specific site of its proposed construction, as well as the tremendously fragile environment of a highly flammable brush area that surrounds it for miles and miles. That danger extends to life and property already situated within the broad ambit of the entire Hollywood Hills area. This is not a response from a resident of the area who hopes to keep the vast Hollywood hillsides to himself, or his neighbors. We appreciate the unique character of the hills and have always been more than willing to share it with everyone.

But to plant a huge residence in the very middle of an area where there are none matching the scale of the proposed project poses a very real threat of area wide destruction. Access to this area is gained via narrow canyon roads that can barely handle the current constant traffic between the valley and the city. Automobiles and constant numerous tourist buses use the narrow streets, roads, drives, lanes and trails that twist and turn around the proposed site. Add the accessibility of fire trucks, ambulances and other emergency vehicles to create a potentially nightmare scenario resulting from the construction

of a huge residence squarely in the middle of hundreds of acres of dry brush and highly flammable vegetation. Allowance of one badly situated residence in the middle of an otherwise empty and highly sensitive area such as Runyon Canyon will surely lead to more and more invasive construction applications for a physical area that is barely capable of sustaining its current human habitation.

Balance the willful intrusion of a single new resident seeking to impinge upon the rights of many others in this otherwise pristine area makes no sense. It endangers many lives and poses a terrible threat to already existing property. This project is an arrogant assault upon the existing rights of the many other citizens who already live, vote and pay taxes here.

Sheldon Willens
[3140 Chandelle Road](#)
[Los Angeles, CA 90046](#)
(323) 874-4313