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AGENDA ITEM NO. 6

PROJECT NO. 02-176-(5)

ADDITIONAL CORRESPONDENCE RECEIVED SINCE
OCTOBER 14, 2010

3 e-mails/letters (1 questions, 1 support, 1 opposition)

October 12, 2010

2043 Berryman Street
Berkeley, CA 94709

County of Los Angeles Department of Regional Planning
Attention: Ms. Jodie Sackett
Room 1382
320 West Temple Street
Los Angeles, CA 90012

SUBJECT: Fairmont Butte Motorsport Racetrack
Case # 02-176

Please do not approve the proposed Fairmont Butte Motorsport Racetrack, Case #02-176.

Building a racetrack near the Poppy Preserve is a terrible idea. I have been to the Poppy Preserve several times, but I doubt that I would ever go back if the racetrack were built. In addition, it is a terrible idea to open up this area to commercial development. What we need in California is not more development in natural areas but more open space and increased preservation of natural landscapes.

Thank you for considering my views.



Dave Halligan

OCT 14 2010

AGENDA ITEM NO. 9

PROJECT NO. TR066664-(5)

ADDITIONAL CORRESPONDENCE RECEIVED SINCE
OCTOBER 14, 2010

12 e-mails/letters of opposition

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Hello Jodie,

Re: Case # TR066664

We are writing to express our various concerns regarding the above mentioned case number and future planned development located at 8300 Longden Ave in the unincorporated area of San Gabriel.

Our home is located at 6205 Harvey Way, which is adjacent to the south east rear of the above planned development.

It is our understanding and upon reviewing the regional planning package provided by the county, that it appears the planned development is to create a street adjacent to our back yard, develop seven homes and encroach on the "Oak Tree" that is located on our property.

This plan is of immense concern to us for the following reasons:

1. The project will allow for the development of a street that will end at the rear of our back yard exposing our property to the general public through the steel iron fence that is protecting a Federal protected "Oak Tree" that is located on our property. This development will allow anyone access to our home through the proposed street which is an invasion of my family's privacy and safety.
2. The project will allow for the development of seven homes in a parcel of land that does not have sufficient width for the proposed project (i.e. sidewalk a street and seven homes) therefore the frontage of planned homes will be very close to my back yard which will be an invasion of my family's privacy and safety.
3. Or privacy and safety is of the most concern not only because we do not want the possibility of strangers lurking in our back yard on daily basis, but we are concern parents as well. We are parents to a 12 year old boy and a 14 year old girl and two registered sex offenders each having been convicted of numerous counts of rape and child molestations reside approximately one block from this property. The exact address is 6248 San Gabriel Blvd. Apartments #1 and #17.
4. Construction behind our backyard would be a huge invasion of privacy and safety as well not only by giving access to the general public, but by giving access to crews of workers that will not be under anyone's control or supervision and will be practically staring into our home on a daily basis during the construction face of said project.
5. How does the developer plan to protect us environmentally? Upon the time that this developer removed all the trees and vegetation that were previously present on the property, the property after was then neglected for months and they allowed shrub to grow over six feet high. In an effort to prevent a fire and rodent hazard to all the homes adjacent to this land; we reported the matter to the Los Angeles County Department of Environmental Health. Due to the departments quick action to our report, the developer finally cut down the shrub, however has never discarded it. It remains shoved against adjacent walls. This type of negligence disturbs us.
6. How do they plan to encroach on the oak tree that is on our property and create a street that would most likely destroy the tree?
7. Also we've owned our property since 10/01/2004 and I'm enforcing the easement rights that have been created for the protection of the "Oak Tree" in question that is on our property.
8. For your convenience attached please find pictures that will clearly show our concerns and clearly shows the "Oak Tree" in question and is being protected by and iron fence that was petitioned by the Department of Forestry during the initial development of our property.
9. And finally, how will this development affect our property value?

In our final thoughts we want to say that we are not against any improvements or developments that will show safety, environmental concerns and aesthetic taste, but we strongly believe that this is not the case here.

We know that the owners are developers and they purchased the property in question thinking that they could develop the property and make a profit. But only because you purchased a large piece of land in an R1 residential neighborhood does not give you the rights to subdivide said land for personal gains and it does not give you the rights to encroach on your neighbor's property and put them in harm's way as well!

If the size of the land and the many city codes and laws do not allow you to do develop, you cannot do it!

We strongly believe that this developer only concern is that of his personal gain and will put our family in harm's way!!!

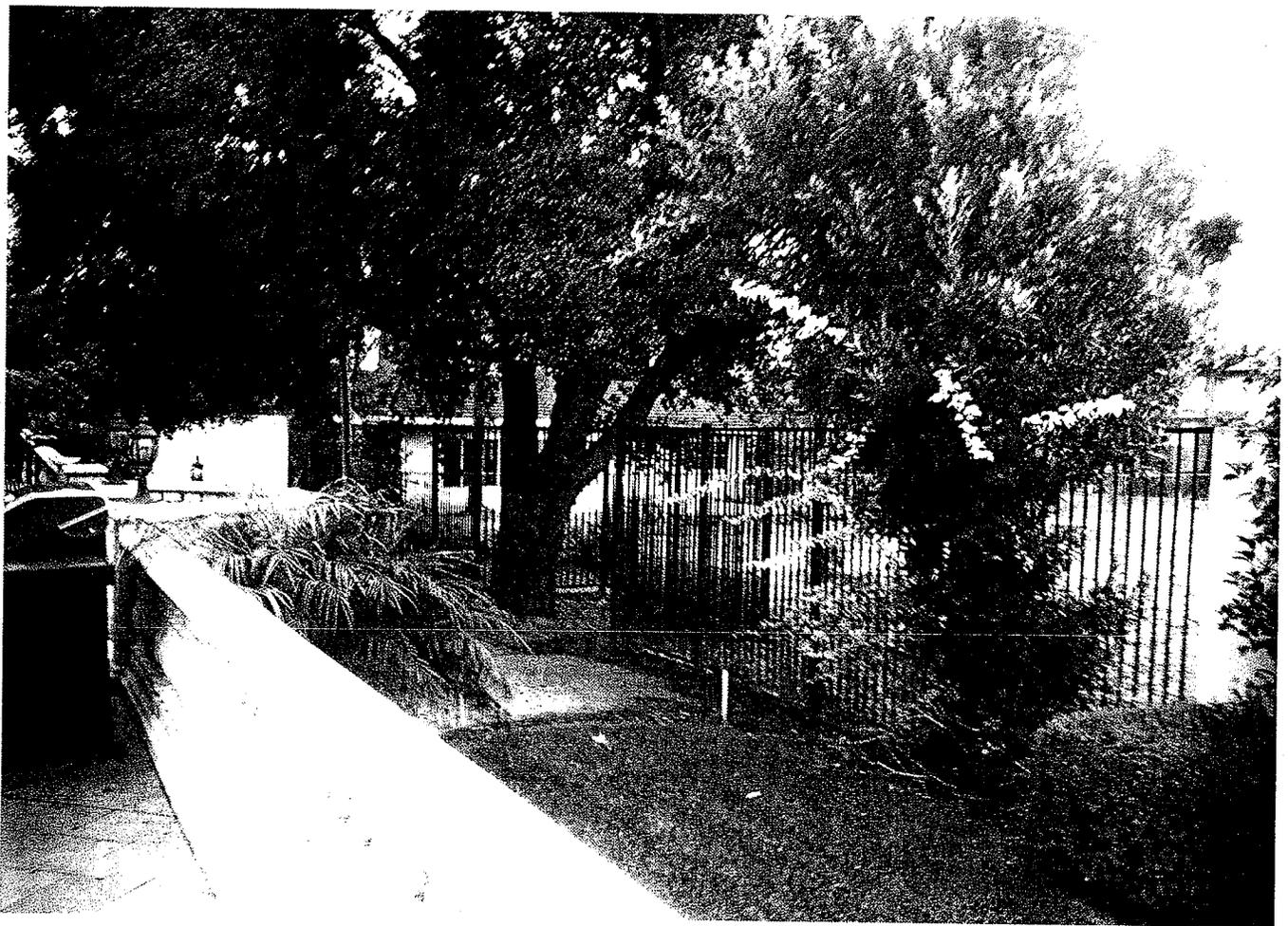
This developer should have done his due diligence before purchasing said property.

We strongly oppose said development and I plan to be present at the hearing on the 20th. Hopefully all of our questions and concerns will be answered and addressed.

Sincerely,

Aris and Maria O'Reilly





Sackett, Jodie

From: Chris Heckman [heck32@gmail.com]
Sent: Sunday, October 17, 2010 4:47 PM
To: Sackett, Jodie
Subject: Longden development proposal case TR066664

Dear Jodie,

Hi, my name is Chris and my family lives immediately adjacent to a proposed development. Obviously, my family and our neighbors are appalled by the events that have already occurred and the proposed continued plan, which they just shared with me in a meeting we held together. Several of my neighbors state they will be present on the 20th for the public event, I will not be able to attend due to my coverage commitment at the hospital where I am employed, but did want to voice my opinion and observations. Below is the text of a letter I sent Congressman Schiff, who, unfortunately, responded that we are not in his district (which I believe we are). The letter does state some of our concerns. My wife is adamant that we express the need for a full wall to be built around the perimeter of protection of the tree to establish a much needed barrier to the eventual construction zone (both a visual and sound barrier), which can also limit the flare ups of allergies and asthma that my four year old son suffers when dust is kicked up and soil is disturbed. According to the plan, not only do the developers not plan to provide us with a reasonable barrier, but they intend to remove the protective barrier and actually pave roadway (even though its porous rock) for a street right up against the trunk of this protected oak tree which we have as the centerpiece of our yard (it is right on the property line) and we were told by the tree expert when we purchased our home that NO alterations can be made within the radius of protection. Even though half of the protected zone is our property, we can not touch it. We have abided by the rules dictated to us six years ago and expect the owners on the other half of the tree to play by the same rules. We were devastated to read that this rule was not being enforced to the developers who have no intent to improve the quality of life or live on the property, but only intend to make money and leave any interest behind. When we purchased the house and later were told the rules about the protected zone of the tree, we did what we could to turn a negative to a positive and work it into our landscaping design. Now, literally, this will all be cancelled out and any enjoyment of our private back yard will be decimated. We could have and would have done things much, much differently if the rules were changed as they seem to have been for the developers of the connecting property.

Another seeming injustice is the fact that the developers cut many enormous trees, one tree which was possibly the largest tree in San Gabriel (look at Google maps to verify as the satellite picture still shows these trees), and seem to only had a small fine to pay. It must have been calculated because they knew they would NOT get permission to cut down the trees and the environmental impact evaluation would be significant. Thus they cut them down and paid the fine and THEN applied for a permit to build so the inspectors will come out and evaluate an empty lot rather than property that contains a large canopy of trees that are homes to many species of birds, provides considerably shade and reduced temperatures to the surrounding area and created more oxygen than any other lot in San Gabriel. This is a sneaky practice that should be illegal. We should not be debating whether or not they can build seven homes where one just stood, but rather how they are going to replace the incredible trees that they illegally chopped down. We bought this property because of the huge green canopy backdrop the property in question provided and have since experienced higher temperatures and air conditioning bills as a result of the loss of shade and coolness from the trees. We have already had a considerable negative impact on our quality of life and no one seems to want to address it. I suppose the saying that "money talks" holds in this case as the developers can pay their way through any obstacle. It is frustrating being a victim. They should be importing very large, mature trees to compensate for their illegal act and the loss of quality of life to the neighborhood. Then, maybe the birds and parrots would return as they did every morning before the trees were cut down as we would listen to a chorus of birds and my six year old son would pull out his bird identification book and get excited as he identifies the various species. What a loss we have experienced and only further peril seems to be coming.

I hope these words are falling on ears that can help bring attention and outcome to these concerns. Our entire street shares similar concerns and hopefully can convey their personal stories and dilemma to you or your representative at the meeting on the 20th. Thanks for your time and consideration.

Sincerely,

Chris Heckman

Sackett, Jodie

From: LOIS STELZER [genestelzer@sbcglobal.net]
Sent: Monday, October 18, 2010 5:02 PM
To: Sackett, Jodie
Cc: pnovak@lacbos.org
Subject: Project No. TR066664-(5); CSD Modification Case No. 201000004

Dear Sir:

My wife and I would like to protest against the proposed development at 8300 Longden Ave., since it does not conform to our Community Standards District requirements. The proposed project would be an instant eyesore, and would adversely affect the character of our community and the value of our homes.

We support the proposal that a public street be built on the property with all the required street frontages, setbacks and landscaping.

Sincerely,

Eugene and Lois Stelzer
6281 N. Del Loma Are.
San Gabriel, Ca 91775

By abiding by the CSD requirements and building on the net lot size he would have to build a smaller house.

All other streets developed in recent years facing Longden have public streets, this driveway should be a public street, not private. There is no reason why we should modify our CSD requirements just to put more money in the pockets of this builder. Such large houses are not an enhancement to the area and without the required setbacks this street is going to look like a back alley with a concrete wall on one side and two- story houses built right up to the sidewalk on the other.

Lastly, the Staff Report on Page 6 indicates that there are adjacent properties that have less than street frontage and setback requirements. These few properties were built long before the CSD was established. Therefore, that argument has no validity. Also, the R-3 apartments referred to elsewhere in the report are properties that face on San Gabriel Blvd. and should have no bearing on this matter. They are not part of the of the 30 acre parcel that the local community residents successfully petitioned the Regional Planning Commission to change from R-1-5000 to R-1-7500 in 1978.

This is a community that appreciates and cares about our neighborhood, and as such we strongly urge the Planning Commission to reject this application.

Thank you,

Doreen M. Bell\
Thomas R. Bell

Sackett, Jodie

From: srbusch @dslextreme.com [srbusch@dslextreme.com]
Sent: Monday, October 18, 2010 7:12 AM
To: Sackett, Jodie
Subject: EP-ESG2

Dear Jodie Sackett,

Re: 8300 Longden Ave., San Gabriel, CA 91775 EP-ESG2

We have lived in this neighborhood for approximately 5-decades and have witnessed the dramatic change departing from the origins of this community. Exemplified by the San Gabriel Mission (still standing, despite the nature of our geologic zone of quake-faults underlying the very soil we walk on), the origin of the community name marks the Spanish heritage and character of the city. Despite the effort of those new to the area to erase the existing character, Longden Avenue does not need any more traffic. The properties adjacent to 8300 Longden Ave. have already been transformed into dead-end streets with houses aligning both sides and multiple cars residing at each. From what I can understand of the "Notice," there is not enough room for even a "street" and the 7-homes aligning one side of a "driveway," will be without proper/acceptable street frontage/yards; not to mention the lack of any backyard. All this adds up to the congestion of vehicle movement/parking and noise. If this weren't enough, the increased consumption of water for the area would be an irresponsible approval.

In light of the continued decline of the economy (due to the assault on private sector business), the added stress on our police and fire safety net would be "criminal." Packing people on top-of-each-other will not benefit the community or our infrastructure. They spent little time in determining the elimination of **all existing trees** at the site unbelievable

Do Not Let This Go Through!!!!

Sharon Busch and

Shirley Busch 6319 No. Charlotte Ave., San Gabriel, CA 91775 (Yes, we had to witness the destruction of all those trees.)

Sackett, Jodie

From: Minli Zia [minliczia@yahoo.com]
Sent: Saturday, October 16, 2010 1:30 PM
To: Sackett, Jodie
Subject: Project 8300 Longden Ave., San Gabriel EP-ESG2 CSD Modification 201000004

Dear Ms. Sackett,

My name is Minli Zia, I reside at 8309 Longden Ave in San Gabriel. I am taking a position to strongly oppose the property adjacent and across from me to build 7 single family lots. The property in question is 8300 Longden Ave, San Gabriel. (EP-ESG 2) CSDI Modification 201000004. I had admired that property the most around me. It had so many matured trees surrounding the house. The lot is big so the house was set back with a circular entrance. The house had so much character. There are tall shrubs and tree as frontage for seclusion. On this street, there is no other house can compare to that grandeur.

Months ago, to my horror, I assumed is the new owner, cut down all the big tall mature trees! I guessed there were as many 5 trees! I was so sad to see those tree go. They were there before I was born, they should remain after I am gone. Its just not right to sacrifice the matured trees for any reason. But to build 7 single houses is just ridiculoius! The lot is between properties, its not a corner lot. Now a days, there are so many different cars parked inside the lot overnight.

I strongly suggest the Planning Commission to come out to this property at 8300 Longden Ave., San Gabriel to study it carefully before making a decision to grant some "Quick Get Rich" developer who did not care for our environment or believed the County is easier to be dealt with! I appreciated the opportunity to express my view on this matter.

Sincerely,
Minli C. Zia
8309 Longden Ave,
San Gabriel, CA 91775
(626) 3188818

Frank & Irma Kearney

8370 Wendon St.

San Gabriel, CA 91775

October 12, 2010

Los Angeles Co. Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

ATTN: Jodie Sackett

jsackett@planning.lacounty.gov

RE: 8300 Longden Ave., San Gabriel. CSD Modification Request #201000004

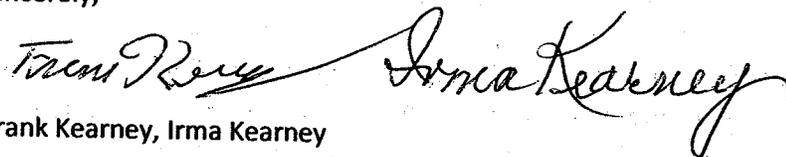
We are opposed to the building of 7 houses at 8300 Longden Ave., because they violate the existing Community Standards. The existing homes in this part of Longden Ave are large, beautiful single houses, plus smaller lovely homes with neat front yards, which make for a charming community. The crowding of 7 houses all lined up on a lot that doesn't meet the required specifications will be a hideous anomaly in the neighborhood! We worked very hard to establish and maintain our Community Standards, and we cannot have them overthrown! We don't want high density housing in our R1-7500 neighborhood.

The postcard which we received about this project, includes a permit to "prune" the oak trees on the property. Have you visited the property recently? They have already razed ALL of the trees; there aren't any to be pruned! Our CSD's have been flagrantly violated; apparently, this developer has no respect for our Community, or its Standards.

Longden Ave. is one of the principal arteries in the San Gabriel Valley that working people drive getting to and from their jobs; the traffic on Longden is comparable to that on Huntington drive in the morning, and late afternoons. High density housing will only compound the traffic problem.

Please do not grant their request for building this high density housing development in our community. Thank you for giving your careful consideration to our request.

Sincerely,



Frank Kearney, Irma Kearney

OCT 13 2010

James & Jennifer Cole
8418 Santa Ynez St.
San Gabriel, CA 91775
626-274-9903

10/10/2010

Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
213-974-6433

ATTN: Jodie Sackett
jsackett@planning.lacounty.gov

RE: 8300 Longden Ave., San Gabriel. CSD Modification Request # 201000004

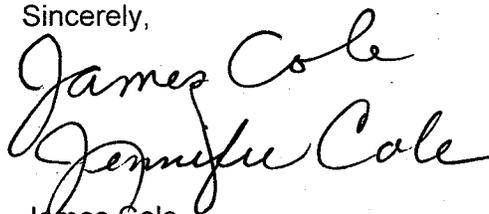
I have read the important parts of the Staff Report. Longden Street is zoned for 7500 square foot lot minimum size in that area. The builder is proposing a flag lot development with 7 houses all lined up one in front of the other. We do not want flag lot developments in our neighborhoods. This is exactly what local residents successfully opposed on 8375 Beverly Drive just three years ago. If this project is allowed to be built as is, then builders will want to do the same on other large lots in the area, including on Beverly.

On page 10 of the Staff Report it states that only 2 feet of landscaping will be in each front yard (east side of the new homes along the fire lane), while 18 feet will be paved over by the fire lane. This is way short of the required 50% landscaping called for by CSD standards. I would object to the project on the basis that it attempts to completely overthrow the Community Standards for which we all worked so hard.

Also the Staff Report claims that the development blends nicely into the neighborhood. I would disagree. Have you seen those 6-pack and 12-pack developments in Arcadia and other areas? They look like prison cell blocks. The neighboring homes on and near Longden, in most cases, are built facing public streets and have conforming street frontage and landscaping. A 7-pack development will not be at all compatible with the neighborhood, and will in fact be of a higher density than the lot sizes indicate. Roughly 1872 square feet of each lot will be covered by the private driveway, which leaves only about 6000 square feet for each lot. The builder will be able to use the gross lot area (including the 26 foot wide fire lane) to determine the CSD permitted size of each house. This will result in the "stuffed in" appearance of the development.

As an alternative, I would propose that a public street be built on the property with all the required street frontages, setbacks and landscaping. We don't want high density flag lot housing in our R1-7500 neighborhoods. And we don't want our hard won Community Standards to be overthrown for the benefit of one developer.

Sincerely,



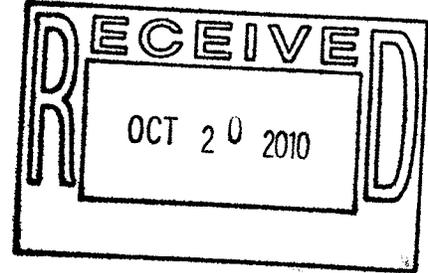
James Cole
Jennifer Cole

OCT 13 2010

Item # 9

October 16, 2010

Department of Regional Planning
320 W. Temple Street
Los Angeles, CA. 90012



Attn: Jodie Sackett
jsackett@planning.lacounty.gov
cc. pnovac@lacbos.org

Re: 8300 Longden Avenue, San Gabriel. Modification Request #20100000-4

With regard to the subdivision of the above property and the request to the Regional Planning Commission to grant a modification of the Community Standards District (CSD), we state the following:

That we are opposed to this request on the grounds that it is violation of our CSD, which was established in 2001 after over three years of work by both County authorities and local residents. This sub-division as proposed will not be compatible with surrounding properties.

We ask that the Commission **NOT** grant this request.

Name	Address
<u>Doreen McBell</u>	<u>6330 N. Del Loma SG</u>
<u>Thomas R. Bell</u>	<u>" " " "</u>
<u>Laura Hertz</u>	<u>6336 N. Del Loma Ave SG.</u>
<u>Elizabeth Spurr</u>	<u>6351 N. Del Loma Ave. S.G.</u>
<u>Dan M</u>	<u>6339 N. Del Loma Av.</u>
<u>Brenda Green Matthews</u>	<u>6329 N. Del Loma Ave. S.G.</u>
<u>Yes Ball</u>	<u>" " "</u>
<u>John Maguire</u>	<u>6318 N. Del Loma Ave S.G.</u>
<u>Steve Gering</u>	<u>6329 " "</u>
<u>Don Jones</u>	<u>8364 Longden Ave, S.G.</u>

8300 Longden Avenue, San Gabriel. Modification Request #20100000-4

Name

Address

Delia L. Puentes

8366 Longden, SG

Engene Helzer

6281 Del Loma Ave, San Gabriel

Juan LE

6962 Del Loma AV San Gabriel

~~Spencer D. Puentes~~

6263 DEL LOMA, ~~AVE~~ SAN GABRIEL

Kawana O'May

6251 Del Loma Ave, San Gabriel

Helen O'May

6251 Del Loma Ave, San Gabriel

Margaret G. Dyrek

6245 Del Loma San Gabriel

Richard T. Dyrek

6245 Del Loma San Gabriel

Isabella M. Seguid

4318 N. Del Loma Ave, San Gabriel

~~Marylee Laportas~~

6354 N. Del Loma Ave, San Gabriel

Nana Wezel

6336 N. Del Loma San Gabriel

George Remy

6324 N. DEL LOMA AVE San Gabriel

Elizabeth B. Remy

6324 N. DEL LOMA AVE San Gabriel

Rachel Solis

6355 N. Del Loma Ave S. Gabriel 91775
Blvd S. 6

25

JK

6355 N. DEL LOMA AVE, SAN GABRIEL, CA 91775

Good Morning,

I'm Doreen Bell. My husband, Thomas, and I have resided at 6330 N. Del Loma for 46 years. We have worked with the committee that implemented the CSD and I have spoken to the Commission on 4 or 5 previous occasions involving modifications..

My address is

My husband Tom & I have lived there

on committee for years.

4 or 5 times defending the CSD. I've been this in many

We were also part of a group in 1978 that successfully petitioned the county to change this 30 acre parcel from R1-5000 to R1-7500. This was done precisely because we knew eventually there would be subdivision of the very large properties on the south side of Longden, and also to protect the many existing houses that sit on large lots.

Many ~~of~~ residents are We have many long time homeowners, some over 40 years. This older part of North San Gabriel has a semi-rural feeling, many, many trees, no sidewalks or streetlights, and we feel strongly about developers who do not live here and are only interested in their bottom line. Thus the CSD in 2001. This project, seven houses without proper setbacks is not something we want.

The Plot Plan shows gross lots of 10,017 with a net lots of 7842 after deducting the road and sidewalk. Using this figure to determine the footage of the building site there would be ample room for the 20ft. setback. But by using the gross lot figure the developer can get a bigger house but it results in less than the 20ft. setback. So he's actually violating two standards; not only the setback but also the building lot maximum of 25% plus 1,000ft of the net lot as set forth in the CSD.

This is why he wants a private street. And I question who would own and maintain the 2ft landscaping on the east. This 2ft strip is not included in the net footage according to the plot plan. If the builder does then the net lot would be reduced by 145sq.ft. ~~And then~~ this sounds like a condominium project. All recent developments on Longden have public streets. Why should this be different? yet they talk about single family homes

I ~~did find~~ ^{found} the staff report quite confusing. It seems to contradict itself several times. On page 5 it states that 18ft of the 20ft setback would be covered by hardscape.- only 10% will be landscaped. Yet on page 6 it states there is enough front yard area, and page 6 states all proposed front yards have enough area to contain 30 ft of softscape. What does that mean? On page 4 it states the entire parcel would be big enough for 9 units. At 70,573 sq.ft. divided by 7500 9 units would not leave room for any kind of a street. The report also talks about adjacent lots that do not meet the CSD. Those few were built prior to the CSD, probably prior to the 60's. The mention of apartments should not apply since that is an R-3 zone that faces San Gabriel Blvd. . And nowhere, either on the plot plan or the staff report does it actually tell us how big these houses are going to be - no. of bedrooms - parking. Monster homes add nothing to our neighborhood and only bring more congestion, cars, and traffic. Longden is already a major thruway at rush hours.

This request is all about money. I ask that you deny it. Thank you

Please support our hard won CSD. I see no reason to modify our CSD it just to put more money in the pockets of the developer. I ask that you deny this request.

30x?

Tary San Marino

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AGENDA ITEM NO. 10

PROJECT NO. TR068400-(5)

ADDITIONAL CORRESPONDENCE RECEIVED SINCE
OCTOBER 14, 2010

1 e-mail with questions/concerns

1 letter of opposition

Craig V. Manning
2823 Mayflower Avenue
Arcadia, California 91006

OCT 18 2010

October 14, 2010

VIA EMAIL AND U.S. MAIL

Chair, Wayne Rew
Vice Chair, Pat Modugno
Mr. Leslie G. Bellamy
Mr. Harold V. Helsley
Ms. Esther L. Valadez
Los Angeles County Regional Planning Commission
303 W. Temple St.
Los Angeles, California 90012

Re: Project No. TR068400-(5)

Dear Honorable Commissioners:

This letter serves as a formal objection to the project proposed to be located at 4241 E. Live Oak Avenue in Arcadia, Project No. TR068400-(5) ("Project"). As it is currently proposed, the Project will create aesthetic and visual blight, is inconsistent with the character and zoning of the neighborhood, and will unduly impact the surrounding residential community with increased traffic, air and noise pollution, greenhouse gas emissions, and infrastructure demands.

In addition, the Mitigated Negative Declaration for this Project is legally insufficient to meet the requirements of the California Environmental Quality Act ("CEQA"). First, the Mitigated Negative Declaration does not address at all the Project's greenhouse gas emission impacts, as required by the California Code of Regulations. This alone necessitates a denial of the current Project and a new environmental investigation. Second, a Mitigated Negative Declaration is inappropriate for the size and scale of this Project, which proposes to build 318 units of residential housing with a subterranean garage, over 740 parking spaces, a clubhouse, a pool and spa, and a village green. The "fair argument" standard requires that an Environmental Impact Report ("EIR") be prepared.

As a resident and home-owner on Mayflower Avenue since 1992, two blocks from the proposed Project, I will be acutely affected by the Project's many negative impacts. I respectfully request that the Project be denied. In the least, further

impact on the environment, an EIR must be prepared even if the overall effect of the project is beneficial. 14 C.C.R. §15063(b)(1).

The fair argument test is a “low threshold” for requiring the preparation of an EIR. *No Oil Inc.*, *supra*, 13 Cal.3d at 84. This standard reflects a preference for requiring an EIR to be prepared and for resolving doubts in favor of environmental review. *Mejia v. City of Los Angeles*, 130 Cal.App.4th 322, 332 (2005). As one court has stated:

“The EIR has been aptly described as the heart of CEQA. Its purpose is to inform the public and its responsible officials of the environmental consequences of their decisions before they are made. Thus, the EIR protects not only the environment but also informed self-government. (T)he ultimate decision of whether to approve a project, be that decision right or wrong, is a nullity if based upon an EIR that does not provide the decision-makers, and the public, with the information about the project that is required by CEQA. The error is prejudicial if the failure to include relevant information precludes informed decision making and informed public participation, thereby thwarting the statutory goals of the EIR process.”

Napa Citizens for Honest Government v. Napa County Bd. of Supervisors, 91 Cal.App.4th 342, 355-56 (2001).

Here, a fair argument exists to require an EIR. The Mitigated Negative Declaration admits that the Project could substantially increase ambient noise levels due to its parking lots and parking structure. Yet the only mitigation measures included in the Mitigation Monitoring Program relate to noise during construction. There has been no mitigation measures implemented to address the noise that will result from the Project once it is completed, including the noise related to increased traffic. Noise pollution must be adequately addressed through an EIR.

The Mitigated Negative Declaration also admits that the Project may create dust during grading and that it “has the potential to contribute to a cumulative net

3. The Proposed General Plan Amendment and Zone Change Are Inappropriate

The County's Zoning Ordinance requires that an applicant requesting a zone change prove:

- A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
- B. That a need for the proposed zone classification exists within such area or district; and
- C. That the particular property under consideration is a proper location for said zone classification within such area or district; and
- D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice."

Los Angeles County Code, § 22.16.110.

The applicant cannot do so here. There are no modified conditions in the community and there is no need for the proposed zone classification to support a zone change beyond the particular "needs" or "conditions" of this applicant alone. The surrounding community is a single-family neighborhood, as it has been for generations. There has been no shift toward R-3-22U-DP compatible uses in the parcels immediately adjacent to the Project, which are zoned for single-family residences. The difference between the proposed zoning designation and the current R-A zoning applicable to a majority of the Project's property is substantial and has no similar counterpart in the area. The Project will stand alone in this neighborhood as a monolith of high-density residential use, towering above the homes around it. Approving the requested zone change will constitute impermissible "spot zoning" and should be denied.

The same is true of the requested General Plan amendment, which seeks to change the Countywide General Plan Land Use Policy Map applicable to the entirety of the Project's 12.1 acre property from Category 1 to Category 3. This alteration more than doubles the number of units allowed per acre without any regard to the low-density residential parcels surrounding the Project.

In addition, the Project eliminates a crucial segment of the County's low-income housing by replacing a mobilehome park. In these economic times, mobilehome parks provide much-needed housing to those with limited means. Yet, rather than accommodate these needs, the applicant explicitly declined to include any low-income units because of concerns for its own bottom line. This is inconsistent with the County's Housing Element of the General Plan.

The County Zoning Ordinance and General Plan were put in place to reflect the current state of the community and to protect it. The Project promises to irreversibly obliterate these protections for the surrounding residential community if it is approved through permanent modifications to these essential County provisions.

Please deny this Project. The proper environmental review has not been conducted, including an analysis of greenhouse gas emissions, and the Project proposes a high-density use that is wholly incompatible with the surrounding community, the General Plan, and the zoning designation. It will also place an undue burden on its neighbors through increased traffic, air quality impacts, and visual blight.

Thank for your time and consideration of these issues.

Sincerely,

A handwritten signature in cursive script that reads "Craig V. Manning". The signature is written in black ink and is positioned above the typed name.

Craig V. Manning

cc: Mr. Jodie Sackett