

Google Groups

BASPOA supports APPEAL - CCF Number 15-0672-S1

Bel Air Skycrest

Jun 12, 2017 12:42 PM

Posted in group: **Clerk-PLUM-Committee**

Dear Zina Cheng,

Please share the attached letter from BASPOA opposing the Archer School Haul Route Approval with Councilmember Huizar and all members of the PLUM Committee (in time for tomorrow's hearing). Thank you.

Lois Becker
BASPOA Community Liaison

June 11, 2017

Planning and Land Use Management (PLUM) Committee
 Los Angeles City Council
 200 N. Spring St. Ste. 340
 Los Angeles CA 90012-3239
 c/o Deputy City Clerk Zina H. Cheng,
clerk.plumcommittee@lacity.org

Re: Support for **Appeal** of Archer School Haul Route Permit Application, CCF
 Number 15-0672-S1

Honorable Chair Huizar and Committee Members:

I write to you on behalf of Bel Air Skycrest Property Owners' Association (BASPOA) to express our community's concerns regarding Building and Safety's issuance of a Haul Route Approval for the Archer School expansion project. As you know, since the Environmental Impact Report (EIR) for this project was published, there have been very significant changes in project scheduling, the impacts of which have yet to be properly analyzed. The compression of construction activities from a 74 to a 36 month period means that construction truck traffic will be far more intense than originally reported, as will other construction impacts.

Bel Air Skycrest is one of several communities of roughly a hundred homes each, located in the northeast corner of Brentwood, in the Santa Monica Mountains. Although we do not live in the heart of Brentwood, residents of these "satellite" communities are nonetheless dependent on access to Brentwood for our daily needs. And, like all who must regularly travel to, or through, the Brentwood Village/Sunset Boulevard west-of-the-405 area, we are impacted on a daily basis by all the construction on (and off) Sunset. We therefore support the Sunset Coalition, Brentwood Residents Coalition, and Brentwood Hills Homeowners Association in their haul route appeal and request for a legally adequate Supplementary EIR that gives full consideration to the following issues and their mitigation:

- ❖ Increased disruption and slowing of traffic due to intensification of truck usage and increased frequency of traffic stoppage on Sunset as flagmen halt traffic an average of every 3 minutes to allow vehicles to enter or exit Archer's unsignalized driveway.
- ❖ Increased air quality impacts of the construction phase, due to intensification of truck usage. Higher concentrations of diesel particulate matter and smog forming gasses will create adverse health impacts that the EIR did not analyze.

IN ADDITION:

The original health risk assessment for the Archer project used scientifically outdated information and miscalculations, resulting in understatement of health risks. This assessment needs to be revised using *up-to-date information and accurate calculations*.

Air quality analysis should have been done using the *updated Office of Environmental Health Hazard Assessment (OEHHA) Guidelines*, with the analysis submitted to the Planning Department prior to construction and shared with the public before Haul Route approval (CUP mitigation measure PDF-B2). What happened?

The City has abandoned the neighborhood protection measure of a "no-right-turn-on-red" sign on Barrington northbound at Sunset. Why? Without this mitigation, Sunset traffic will experience further slowing and disruption.

Also abandoned: one of the conditions of approval required widening Chaparal Street. Loss of this mitigation measure means that haul route traffic using this small residential street will give rise to additional safety and disruption problems.

And what about the failure to implement necessary mitigation measures (a separation wall for noise and dirt) before commencement of construction activity -- i.e., the demolition of homes on Chaparal! Abandoned?

With the unanalyzed changes to the haul route schedule, and the lapses in process in so many other areas, *abandoned* seems to be the operative word here. The community feels *abandoned*. We need a supplemental EIR to disclose new project impacts, correct old mistakes, and provide accurate information and adequate mitigations. And we need the City to follow its own rules and fulfill its responsibilities with realistic actions, not false news and empty promises. What we particularly do NOT need is premature approval of an inadequately analyzed haul route that will increase and intensify negative impacts of the already cumulative construction nightmare on Sunset, the main traffic artery on which we rely. Please hear our voice and protect our community.

Sincerely,



Lois Becker

BASPOA Community Liaison

Google Groups

Haul route letter from PPRA

Sarah White Conner

Jun 12, 2017 12:16 PM

Posted in group: **Clerk-PLUM-Committee**

Please see attached letter.

Regards,

Sarah Conner

President, PPRA

PPRA



Pacific Palisades Residents Association

June 12, 2017

Hon. Jose Huizar, Chair
and Hon. Committee Members
Planning and Land Use Management (PLUM)
Committee of The Los Angeles City Council
City of Los Angeles
200 N. Spring St. Ste. 340
Los Angeles CA [90012-3239](tel:90012-3239)
c/o Deputy City Clerk Zina H. Cheng,
clerk.plumcommittee@lacity.org

Re: Support for Appeal of Haul Route Permit Application for Archer School,
11725 West Sunset Boulevard After Approval By the Board of Building and
Safety Commissioners; City Council File Number 15-0672-S1;
PLUM Hearing on June 13, 2017

Honorable Chair Huizar and Committee Members:

Pacific Palisades Residents Association supports the appeal of Sunset Coalition, Brentwood Residents Coalition, and Brentwood Hills Homeowners Association of the Board of Building and Safety Commissioners' approval of a haul route for the Archer School expansion project.

For decades, Pacific Palisades Residents Association (PPRA) has worked to preserve the environment and scenic nature of Pacific Palisades and surrounding areas and to ensure that all development and infrastructure improvements are done in compliance with applicable law. Residents of Pacific Palisades traveling down Sunset Boulevard to or past the 405 freeway will be negatively affected every day by heavy construction trucks using the Archer School haul route, especially around the Sunset/Barrington intersection.

--Construction truck traffic will be far more intense than was reported in the environmental impact report (EIR) for the Archer School expansion project because of the compression of construction activities into a 36-month schedule rather than 74-month schedule.

--Construction traffic will be made even worse because of the intensity of truck traffic and frequency of traffic stoppage on Sunset as flagmen stop traffic an average of every 3 minutes to allow vehicles to enter or exit Archer School's unsignalized driveway.

PPRA, established 1958, a 501(c)(3) nonprofit, all volunteer, community-wide organization

--The intensity of truck usage will more than double the air quality impacts of the construction phase compared to that in the approved EIR. Increases in diesel particulate matter and smog forming gasses will create adverse health impacts that the approved EIR did not analyze.

--Therefore, the health risk assessment for the project now includes scientifically outdated information and miscalculations resulting in understatement of health risks from the project. **These calculations need to be updated with current and correct information.**

--The City in CUP mitigation measure PDF-B2 required that Archer conduct an air quality analysis using the updated Office of Environmental Health Hazard Assessment (OEHHA) Guidance to be submitted to the Department of City Planning prior to construction using heavy-duty construction equipment. **That analysis must be conducted and shared with the public before the Haul Route is approved.**

--A condition of approval required the widening of Chaparral Street. However, this mitigation measure will not be implemented. Therefore, haul route traffic using this small residential street will cause significant safety and disruption problems.

Construction activity (demolition of homes on Chaparral) already has begun, but necessary mitigation measures (separation wall for noise and dirt) are NOT being implemented.

Because of the changes in the intensity of construction activity, and lack of mitigation measures for the impacts, a supplemental EIR must be prepared

Before further consideration of the issuance of a Haul Route permit for the Archer expansion project, the City must require preparation of a legally adequate supplemental EIR to disclose the impacts of the haul route as it is now proposed and provide for ways to reduce significant impacts not previously addressed.

Respectfully,



Sarah Conner
President