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August 21, 2008

**NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT NO.
ENV-2007-2769-EAF
STATE CLEARINGHOUSE NO. 2007071145**

To: Owners of Property and Occupants and other Interested Parties

Project Name: New Leaf Hills Master Plan

SITE LOCATION: 2500 - 2529 N. Woodstock, 2500 – 2548 Thames, 2500 – 2551
Leicester, Los Angeles, CA 90046

PROJECT DESCRIPTION:

A residential project in the Mt. Olympus area of the City of Los Angeles. At the time the Notice of Preparation (NOP) for this project was sent out the project included the construction of 11 new homes (compared to the one new home now proposed) and remodeling of the five existing unfinished homes (now the applicant proposes to complete these five homes rather than substantially remodel and complete them). Since publication of the NOP the project applicant has held extensive discussions with surrounding property owners and has agreed to reduce the project to the currently proposed plan. The applicant, Alan Kapilow, now proposes to construct one new home and complete 5 partially constructed homes on a 3.37-acre site. About 0.40 acres of unimproved street would remain on the site (Leicester Drive). The full improvement of about 0.39 acres of public streets (Woodstock Road) is proposed; Woodstock Road through the site is currently graded but not paved. Woodstock Road and Leicester Drive pass through the site and terminate just southwest of the site. A large area of the site (13 lots) would be maintained as an open space easement through donation to the Santa Monica Mountains Conservancy or other means.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis contained in this DEIR, the proposed project would not result in any significant unavoidable environmental impacts. Issues addressed in the EIR: aesthetics and land use; air quality; biological resources; cultural resources, geology, soils, hydrology and water quality; noise; public services; and traffic and parking.

SMMC
Attachment
9-22-08
Item 10(e)