



**PUBLIC REQUEST TO ADDRESS  
THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS  
HOLLY J. MITCHELL  
SHEILA KUEHL  
JANICE HAHN  
KATHRYN BARGER

**Correspondence Received**

Agenda #	Relate To	Position	Name	Comments
5.		<b>Favor</b>	Anthony Quintana	Please stop the destruction of our community. Our Green Space is imperative to our quality of life.
			Brenda Baez-Guerena	<p>I am in favor of the appeal against the new condo development in the property of Glenelder Elementary School in Hacienda Height. The new development will add additional traffic and pollution to our community. The developer, Lennar has a poor record for environmental and human rights. Our constant request for an environmental impact report has been denied over and over again. Furthermore, the community has not been properly notified of this hearing, considering only a few of us were informed due to an email the Coalition Against Lennar received. Thus, citizens in the community of been denied their right to submit the concerns. In addition, the developer has failed to properly communicate with our resident in Hacienda Heights by failing to translate their documents in Spanish or Chines, ignoring our high volume of non-English speaking residents.</p> <p>The sale of the property and the planning of this development is questionable, as current and previous board members of HLPUSD should have obtained from voting or at minimum disclosed conflict of interest between themself and the sale of this property to Lennar.</p> <p>The lose of Gleneldre to condominium development has greatly impacted the youth sport program in Hacienda Heights. Our children are force to seek recreational space/activities outside our community.</p> <p>As a resident, who pays high taxes to live in this city, I, along with many, many residents request the the appeal filed by Coalition Against Lennar be approved and demand an Environmental Impact Report before further action is taken on the sale of this property to Lennar.</p> <p>The residents are tired of HLPUSD ignoring our voices. We beg that you, as our representatives and government for Hacienda Height, represent us and LISTEN to your residents and STOP this corruption by money hungry home developers and school board members. We are tired of being ignored.</p> <p>Approve the appeal and order an environmental impact report..</p>
			Cathy Rivas	Our community is not for sale. I do not support the gentrification and displacement of our community. I do not support the luxury apartments.
			Cristian Alcaraz	<p>Dear Board of Supervisors,</p> <p>As a lifelong resident of Hacienda Heights I strongly oppose the construction of luxurious condos in the Glenelder and La Subida schools by the Lennar Corporation, one of the wealthiest construction developers in the nation with a poor environmental and human rights record. I also support the Coalition</p>

As of: 9/28/2022 9:51:56 AM



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Against Lennar in their appeal of the regional planning commission decision to approve the regulatory entitlements and deficient environmental review that was the Mitigated Negative Declaration.

This project from the very beginning has warranted an Environmental Impact Report (EIR) but has been denied this review. This has happened for a couple of reasons. First the community was not properly notified of the hearing. A public hearing of notice sign was installed on Glenelder prior to the April 27, 2022, hearing but mail notification was not sent to all the residences within 500 feet. This same sign was not updated to reflect the new hearing date on May 18th, 2022, after the hearing item agenda was continued from April 27th, 2022.

In addition, neither notice was ever translated into Spanish or Chinese in a community where the predominant language is not English. This is also true for all the environmental documents relating to the Mitigated Negative Declaration which is subject to the California Environmental Quality Act (CEQA) process ensuring that the public can participate in the form of public comment. None of the studies submitted by Lennar Homes, their technical consultants, advisors, or PR firms in the form of community engagement translated the CEQA documents into Spanish or Chinese.

Keep in mind the notice violations are significant because this process has largely occurred during the pandemic. To satisfy community engagement, Lennar, and their PR Firm Lee Andrews Group, attempted to communicate with community members in a virtual format. The outreach efforts online were not accessible to the community because of the digital divide and language barriers. Lee Andrews Group is also the subject of controversy given their donations to members of the school board for Hacienda La Puente Unified School District ("HLPUSD"). Board members voted to approve the purchase and sale agreement with the HLPUSD in August 2018, and twice subsequent to the original agreement initiating escrow.

Those HLPUSD board members that voted to approve the purchase and sale agreement, and who voted to renew the purchase and sale agreement as recent as June 30th, 2022 (at a public hearing in which they violated the Brown Act and denied members of the public to participate in Public Comment prior to entering into closed session to discuss the sale of this property), should have recused themselves from the vote or at minimum, discussed any conflict of interest. This applies to Anthony Duarte and Joseph Chang but extends to past board members Gino Kwok and Martin Medrano.

The failure to comply with financial disclosures is currently under review and the renewal of the escrow agreement is currently being challenged by the Coalition Against Lennar as well as other potential Civil Rights Violations.

Both Glenelder and La Subida have for a long time been shelters for our kids and families to use the spaces for recreational purposes. The destruction of these spaces into unaffordable condos will displace working-class families



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which is a large makeup of our communities.

There are also serious environmental impacts that will permanently alter Hacienda Heights and nearby neighborhoods. The condos will contain built in garages that will incentivize more car ownership which will in time increase the traffic density in our already heavily trafficked roads.

The so-called mitigation efforts of car sharing and building a private (and at times mentioned "public" park space) are not nearly enough to mitigate the impacts of the construction of these condos. Moreover, there are inconsistencies with regards to whether the development will have 85 or 86 condos.

CEQA requires that we examine the full environmental impact. Failure to consistently disclose a uniform set of plans reflects poorly on the credibility of Lennar and their capacity to monitor and adhere to mitigation. The Regional Planning Commission must consider the loss of recreational opportunities in our already environmentally impacted community should this parcel be permanently removed.

There is nothing within the mitigated negative declaration that addresses the loss of soccer and softball fields, in addition to potential contamination from approval of a grading permit due to our proximity to lead battery smelter Quemetco, and the likelihood of asbestos emissions posing a likely risk to public health.

The proposed loss of recreational fields for youth, alone, should have immediately initiated an Environmental Impact Report. Whenever there is substantial evidence in the record supporting a fair argument that significant impacts may occur, even though other evidence supports a different conclusion, the lead agency is compelled to prepare an EIR. (No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.3d 68, 75; Friends of "B" Street v. City of Hayward (1980) 106 Cal.App.3d 988, 1000-1003.)

Furthermore, the Glenelder parcel sits atop the historic former native local lands of Awig-na, a village of Native Americans who were exploited and enslaved by the Mission of San Gabriel in 1792 and the families of John Rowland and William Workman in 1842.

In other words, the Glenelder land parcel is part of a historical, sacred and cultural landscape in the Hacienda Heights community. For example, Appendix E, entitled "Phase I Cultural Resources Assessment" provided by the Lennar Corporation, completely omits this history and fails to account for the proper procedures and protocols that should be in place under AB 52 § 21074.

The applicant has completely failed to address what safeguards are being put in place to protect or mitigate the "tribal cultural resources" that exist at the site. The Kizh Nation Mitigation Measures appendix by the applicant does not



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	<p>suggest that the Kizh nation has been consulted and that a plan is already in place and the document does not include a signature or even a date that suggests that anyone will follow the proposed plan.</p> <p>As such, I respectfully request that the Board of Supervisors support the appeal by the Coalition Against Lennar for an Environmental Impact Report (EIR) from the Lennar Corporation in order to have a comprehensive analysis with public input that evaluates the impact of 85 luxury condos in an area primarily with single-story houses. Thank you for your time and consideration into this important matter.</p> <p>Sincerely, Cristian Alcaraz</p>
Cruz Rivas	
Crystal Rivas	
Fred Brown	
Juan Sandoval	<p>I favor the appeal Project No. 2019-000181-(1), for a Residential Condominium Development in the Community of Hacienda Heights. As a community, we need to be heard and have the right to protect our community from any environmental harm.</p>
Laura D Farley	<p>Dear Board of Supervisors,</p> <p>I strongly oppose the construction of the so-called "luxury" condos in the Glenelder and La Subida schools by the Lennar Corporation and am in full support of this Appeal. Lennar is one of the wealthiest construction developers in the nation and has a poor environmental and human rights record. I support the Coalition Against Lennar in the appeal of the regional planning commission's decision to approve the regulatory entitlements and Mitigated Negative Declaration which is a deficient environmental review.</p> <p>From its inception, this project has warranted an Environmental Impact Report (EIR) but has been denied this necessary process. The community was not properly notified of the hearing. A public hearing of notice sign was installed on Glenelder prior to the April 27, 2022 hearing, but mail notification was not sent to all the residences within 500 feet. We live on the fence line of the Glenelder property and did not receive proper notification. Nor, was this same sign not updated to reflect the new hearing date on May 18th, 2022, after the hearing item agenda was continued from April 27th, 2022.</p> <p>In addition, neither notice was ever translated into Spanish or Chinese in a community where the predominant language is not English. This is also true for all the environmental documents relating to the Mitigated Negative Declaration which is subject to the California Environmental Quality Act (CEQA) process ensuring that the public can participate in the form of public comment. None of the studies submitted by Lennar Homes, their technical consultants, advisors, or PR firms in the form of community engagement</p>



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translated the CEQA documents into Spanish or Chinese.

It is noteworthy that the notice violations are significant because this process has largely occurred during the pandemic which created nearly insurmountable barriers to community input and participation. In order to satisfy community engagement, Lennar, and their PR Firm, Lee Andrews Group, attempted to communicate with community members in a virtual format. The outreach efforts Online were not accessible to the community because of the digital divide and language barriers. Lee Andrews Group is also the subject of controversy given their donations to members of the school board for Hacienda La Puente Unified School District ("HLPUSD"). Board members voted to approve the purchase and sale agreement with the HLPUSD in August 2018, and twice subsequent to the original agreement initiating escrow.

Those HLPUSD board members that voted to approve the purchase and sale agreement, and who voted to renew that purchase and sale agreement as recent as June 30th, 2022, should have recused themselves from the vote or at minimum, discussed any conflict of interest. At the June 30th 2022 public hearing, board members violated the Brown Act and denied members of the public to participate in Public Comment prior to entering into closed session to discuss the sale of this property. The violations apply to Anthony Duarte and Joseph Chang, and also extends to past board members Gino Kwok and Martin Medrano, as well.

The failure to comply with financial disclosures is currently under review and the renewal of the escrow agreement is currently being challenged by the Coalition Against Lennar along with other Civil Rights Violations.

Both the Glenelder and La Subida elementary schools have, for a long time, been recreational sanctuaries for our kids and families to utilize. The total destruction of these spaces will displace working-class families which is the vast majority of our communities.

There are also serious environmental impacts that will permanently alter Hacienda Heights and nearby neighborhoods. The condos will contain built-in garages that will incentivize more car ownership which will dramatically increase the traffic density on our already heavily trafficked roads. The new community will have an HOA which will limit parking within their community, leading to overflow parking filling our already densely packed neighborhood with even more cars on streets that allow only one oncoming car to pass at a time.

The so-called mitigation efforts of car sharing and building a private (and at times mentioned "public" park space) are not nearly enough to mitigate the impacts of the construction of these condos. Moreover, there are inconsistencies with regard to whether the Glenelder property development will have 85 or 86 condos. It is feared that once escrow closes and Lennar owns the properties outright, they will choose to alter their proposal and



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create larger and more dense structures.

CEQA requires that we examine the full environmental impact. Failure to consistently disclose a uniform set of plans reflects poorly on the credibility of Lennar and their capacity to monitor and adhere to mitigation. The Regional Planning Commission must consider the loss of recreational opportunities in our already environmentally impacted community should this parcel be permanently removed. The replacement of our GREEN SPACE with cement and construction materials will create a HEAT ISLAND that will directly increase our already sweltering summer temperatures and contribute further to CLIMATE CHANGE.

There is nothing within the mitigated negative declaration that addresses the loss of soccer and softball fields, in addition to potential contamination from approval of a grading permit due to our proximity to lead battery smelter Quemetco, and the likelihood of asbestos emissions posing a likely risk to public health. WE HAVE PREGNANT WOMEN IN OUR NEIGHBORHOOD...WILL YOU GUARANTEE OUR SAFETY?

The proposed loss of recreational fields for youth, alone, should have immediately initiated an Environmental Impact Report. Whenever there is substantial evidence in the record supporting a fair argument that significant impacts may occur, even though other evidence supports a different conclusion, the lead agency is compelled to prepare an EIR. (No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.3d 68, 75; Friends of "B" Street v. City of Hayward (1980) 106 Cal.App.3d 988, 1000-1003.)

Furthermore, the Glenelder parcel sits atop the historic former native local lands of Awig-na, a village of Native Americans who were exploited and enslaved by the Mission of San Gabriel in 1792 and the families of John Rowland and William Workman in 1842.

In other words, the Glenelder land parcel is part of a historical, sacred and cultural landscape in the Hacienda Heights community. For example, Appendix E, entitled "Phase I Cultural Resources Assessment" provided by the Lennar Corporation, completely omits this history and fails to account for the proper procedures and protocols that should be in place under AB 52 § 21074.

The applicant has completely failed to address what safeguards are being put in place to protect or mitigate the "tribal cultural resources" that exist at the site. The Kizh Nation Mitigation Measures appendix by the applicant does not suggest that the Kizh nation has been consulted and that a plan is already in place and the document does not include a signature or even a date that suggests that anyone will follow the proposed plan.

As such, I respectfully request that the Board of Supervisors support the appeal requested by the Coalition Against Lennar for an Environmental Impact Report (EIR) from the Lennar Corporation in order to have a



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	<p>comprehensive analysis--with public input--that evaluates the impact of 85 luxury condos in an area almost entirely comprised of SINGLE story houses.</p> <p>Thank you for your time and consideration into this very important matter.</p>
Luz Sandoval	<p>I am in favor of the Hearing on Appeal of Project No. 2019-000181-(1), for a Residential Condominium Development in the Community of Hacienda Heights</p>
Max Gabaldon	<p>I strongly oppose the construction of luxurious condos in the Glenelder and La Subida schools by the Lennar Corporation, one of the wealthiest construction developers in the nation with a poor environmental and human rights record.</p> <p>Glenelder and La Subida have for a long time been shelters for our kids and families to use the spaces for recreational purposes. The destruction of these spaces into unaffordable condos will displace working-class families which is a large makeup of our communities.</p> <p>There are also serious environmental impacts that will permanently alter Hacienda Heights and nearby neighborhoods. The condos will contain built in garages that will incentivize more car ownership which will in time increase the traffic density in our already heavily-trafficked roads.</p> <p>The so-called mitigation efforts of car sharing and building a private (and at times mentioned "public" park space) are not nearly enough to mitigate the impacts of the construction of these condos. Moreover, there are inconsistencies with regards to whether the development will have 85 or 86 condos.</p> <p>CEQA requires that we examine the full environmental impact. Failure to consistently disclose a uniform set of plans reflects poorly on the credibility of Lennar and their capacity to monitor and adhere to mitigation. The Regional Planning Commission must consider the loss of recreational opportunities in our already environmentally impacted community should this parcel be permanently removed.</p> <p>There is nothing within the mitigated negative declaration that addresses the loss of soccer and softball fields, in addition to potential contamination from approval of a grading permit due to our proximity to lead battery smelter Quemetco, and the likelihood of asbestos emissions posing a likely risk to public health.</p> <p>The proposed loss of recreational fields for youth, alone, should have immediately initiated an Environmental Impact Report. Whenever there is substantial evidence in the record supporting a fair argument that significant impacts may occur, even though other evidence supports a different conclusion, the lead agency is compelled to prepare an EIR. (No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.3d 68, 75; Friends of "B" Street v. City of Hayward (1980) 106 Cal.App.3d 988, 1000-1003.)</p>





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As such, I request that the Board of Supervisors support the appeal by the Coalition Against Lennar for an Environmental Impact Report (EIR) from the Lennar Corporation in order to have a comprehensive analysis with public input that evaluates the impact of 85 luxury condos in an area primarily with single-story houses.

Sincerely,

Max Gabaldon

Rene M Jimenez

Dear Board of Supervisors,

I strongly oppose the construction of luxurious condos in the Glenelder and La Subida schools by the Lennar Corporation, one of the wealthiest construction developers in the nation with a poor environmental and human rights record. I also support the Coalition Against Lennar in their appeal of the regional planning commission decision to approve the regulatory entitlements and deficient environmental review that was the Mitigated Negative Declaration.

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There are also serious environmental impacts that will permanently alter Hacienda Heights and nearby neighborhoods. The condos will contain built in garages that will incentivize more car ownership which will in time increase the traffic density in our already heavily trafficked roads.

The so-called mitigation efforts of car sharing and building a private (and at times mentioned "public" park space) are not nearly enough to mitigate the impacts of the construction of these condos. Moreover, there are inconsistencies with regards to whether the development will have 85 or 86 condos.

CEQA requires that we examine the full environmental impact. Failure to



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			Rene Jimenez
		Susan Kovall	<p>Please support the appeal for an Environmental Impact Report from the Lennar corporation in order to have a comprehensive analysis with public input.</p> <p>The Lee Andrews group hired to provide community engagement, has recently shown itself in our community to fail at communicating openly with our community. They hold tight control as to who is actually notified and what information is allowed to be heard. So both groups together have manipulated all activity until now. Please show us Your support.</p>
		Timothy C Fox	<p>Please vote in favor of this appeal. Residents in the nearby community are overwhelmingly opposed to this construction project, as it will deny these residents of a much needed green space. This project will not help to curb homelessness, as these homes will be sold for over one million dollars. The current neighborhood cannot handle the increase in vehicles that the new condominiums will bring to the community. This project needs to have an Environmental Impact Review so that residents can fully understand what this project shall mean for them and their neighbors.</p>
	<b>Oppose</b>	Adriana Quinones	<p>Re: Hearing on Appeal of Project No. 2019-000181-(1), for a Residential Condominium Development in the Community of Hacienda Heights</p> <p>Good evening Board of Supervisors,</p> <p>As a resident of Los Angeles County I'm very disappointed in the lack of representation you have provided your constituents.</p> <p>We need for you to protect our communities from developers like Lennar that saw an opportunity with Hacienda La Puente Unified school District and took advantage of the questionable practices.</p> <p>Regional Planning does not appear to look for opportunities in protecting our communities from questionable practices.</p> <p>We ask the board to review the process for the waiver submitted to State of California Board of Education. Please keep in mind that current HLPUSD and board sis not create this problem, it was previous administrations and board.</p> <p>The environment impact should always be part of any project. In this particular case. The Planning Commission was clearly not familiar with this area. You have asked residents to live with additional 160 vehicles on a very small street. How is that acceptable?</p> <p>Supervisor Solis has not been provided with sufficient time to know the newly acquired unincorporated city of Hacienda Heights. Supervisor Hahn who previously represented this area know of the opposition with many signatures provided on a petition.</p> <p>We urge this board to represent our communities and protect us from the</p>

As of: 9/28/2022 9:51:56 AM

				developers such as Lennar that only care about making money and not how they affect the quality of life.
			David Lopez	
			Eloy Armendariz	
			Inez Lopez	
			Jacqueline Lopez	Please do not allow these condos to be built. Our community is already suffering with the influx of crime that has been occurring with the massive homeless/drug issues here in the heights, as well as project room key. Many of us have lived here our entire lives and with purchase prices in the millions we should not have to deal with insane street parking issues and theft. All these condos will do is ruin our suburban neighborhood and further minimize safe places for our children to play. This will only lead to more street parking from multiple tenants in these condos and will lead to further theft and property value declines.
			Joan P Licari	I am a long-term resident since 1965 and have served 6 years on the Hacienda Heights Improvement Association Board. The HLPUSB has not worked in good faith with local residents in going forward with the sale of this property and also the La Subida School Property--two school sites. While on the HHIA Board I took part in County Park Assessment. This site and the La Subida sites were deemed park-poor areas of the community. The Hacienda La Puente Unified School District claimed the sites were not needed. But many of the district schools have temporary buildings for classrooms. The project was approved a number of years ago with a negative declaration without a full environmental report. Community meetings were at times difficult for local residents to attend and often in rooms with no AC in summer and inadequate seating. Traffic will be a problem. The sale of these two school sites will be designed to fund the construction of another school designed to bring in foreign students to the district with their expensive tuition rather than really serving this community. The sites should remain as open space for recreation, dog-walking, and children's/residents' sports activities. This and the La Subida school site are the last open space in our area. NO ON THIS PROJECT
		Item Total	20	
Grand Total			20	

September 26, 2022

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Board of Supervisors,

I am writing in regards to the Appeal of project No. 2019-00081-(1) for a residential Condominium Development in the unincorporated area of Hacienda Heights. I support the Coalition Against Lennar in their advocacy for this appeal.

Both Glenelder and La Subida have for a long time been shelters for our kids and families to use the spaces for recreational purposes. The destruction of these spaces into unaffordable condos will displace working-class families which is a large makeup of our communities. We need affordable housing, but this luxury Condominium Development does not even set aside a percentage of affordable units. The outreach efforts of Lennar Corporation online were not accessible to the community because of the digital divide and language barriers.

CEQA requires that we examine the full environmental impact. Failure to consistently disclose a uniform set of plans reflects poorly on the credibility of Lennar and their capacity to monitor and adhere to mitigation. The Regional Planning Commission must consider the loss of recreational opportunities in our already environmentally impacted community should this parcel be permanently removed.

Furthermore, the Glenelder parcel sits atop the historic former native local lands of Awig-na, a village of Native Americans who were exploited and enslaved by the Mission of San Gabriel in 1792 and the families of John Rowland and William Workman in 1842.

In other words, the Glenelder land parcel is part of a historical, sacred and cultural landscape in the Hacienda Heights community. For example, Appendix E, entitled "Phase I Cultural Resources Assessment" provided by the Lennar Corporation, completely omits this history and fails to account for the proper procedures and protocols that should be in place under AB 52 § 21074.

The applicant has completely failed to address what safeguards are being put in place to protect or mitigate the "tribal cultural resources" that exist at the site. The Kizh Nation Mitigation Measures appendix by the applicant does not suggest that the Kizh nation has been consulted and that a plan is already in place and the document does not include a signature or even a date that suggests that anyone will follow the proposed plan.

As such, I respectfully request that the Board of Supervisors support the appeal by the Coalition Against Lennar for an Environmental Impact Report (EIR) from the Lennar Corporation in order to have a comprehensive analysis with public input that evaluates the impact of 85 luxury condos in an area primarily with single-story houses. Thank you for your time and consideration into this important matter.

Sincerely,

*Elke Tapia*

Elke Tapia  
HLPUSD School Board Candidate, Trustee Area 4  
[Elketapia4schoolboard@gmail.com](mailto:Elketapia4schoolboard@gmail.com)

September 26, 2022

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

I write with regards to the Appeal of Project No. 2019-000181-(1), for a Residential Condominium Development in the Community of Hacienda Heights.

I implore you to **accept this appeal** and heed the requests of the Coalition Against Lennar which has been organizing over the past year to ensure the sale of the Glenelder School property does not succeed without the completion of a comprehensive Environmental Impact Report (EIR).

We are in desperate need of housing, but of **affordable housing**. This proposed Condominium Development of luxurious apartments does not even set aside a percentage of affordable units which defies the goal of the [Inclusionary Housing Ordinance](#) that this very Board adopted nearly two years ago on November 10, 2020. As a concerned resident of La Puente City, a city neighboring Hacienda Heights where this development project is planned, and as a candidate for the La Puente City Council, I am extremely concerned about a project of this magnitude that defies the needs of our communities in the La Puente and Hacienda Heights regions.

Moreover, the Lennar Corporation, one of the wealthiest construction developers in the nation, has a poor environmental and human rights record. As such, a mitigated negative declaration (MND) is insufficient to assess the extent of environmental damages this development would bring. For example, the MND does not address the loss of soccer and softball fields, in addition to potential contamination from approval of a grading permit due to our proximity to lead battery smelter Quemetco, and the likelihood of asbestos emissions posing a likely risk to public health. It is therefore critical that this project adhere to the California Environmental Quality Act (CEQA) and require an EIR for this project, considering the loss of recreational opportunities in our already environmentally impacted community should this parcel be permanently removed.



The parcel where the former Glenelder School is located has for a long time been a shelter for children and families to use the spaces for recreational purposes. The destruction of these spaces into unaffordable condos will displace working-class families which make up a large makeup of our communities. There are also serious environmental impacts that will permanently alter Hacienda Heights and nearby neighborhoods such as the City of La Puente. The condos will contain built in garages that will incentivize more car ownership which will in time increase the traffic density in our already heavily-trafficked roads. The proposed loss of recreational fields for youth, alone, should have immediately initiated an EIR. *Whenever there is substantial evidence in the record supporting a fair argument that significant impacts may occur, even though other evidence supports a different conclusion, the lead agency is compelled to prepare an EIR.* (No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.3d 68, 75; Friends of “B” Street v. City of Hayward (1980) 106 Cal.App.3d 988, 1000-1003.)

Furthermore, the Glenelder parcel sits atop the historic former native local lands of Awig-na, a village of Native Americans who were exploited and enslaved by the Mission of San Gabriel in 1792 and the families of John Rowland and William Workman in 1842. In other words, the Glenelder land parcel is part of a historical, sacred and cultural landscape in the Hacienda Heights community. For example, Appendix E, entitled “Phase I Cultural Resources Assessment” provided by the Lennar Corporation, completely omits this history and fails to account for the proper procedures and protocols that should be in place under AB 52 § 21074.

Lennar Homes, the applicant, has completely failed to address what safeguards are being put in place to protect or mitigate the “tribal cultural resources” that exist at the site. The Kizh Nation Mitigation Measures appendix by the applicant does not suggest that the Kizh nation has been consulted and that a plan is already in place and the document does not include a signature or even a date that suggests that anyone will follow the proposed plan.

In conclusion, I am respectfully requesting that the Board of Supervisors support the appeal by the Coalition Against Lennar for an Environmental Impact Report (EIR) from the Lennar Corporation in order to have a comprehensive analysis with public input that evaluates the impact of these luxurious condos in an area primarily with single-family homes.

Thank you for your time and consideration into this important matter.

Sincerely,

*Ricardo Martinez*

Ricardo Martinez  
Candidate for La Puente City Council  
(626) 949-0378  
[Ricardoforcitycouncil.com](http://Ricardoforcitycouncil.com)

**From:** [Laura D. Farley](#)  
**To:** [PublicComments](#)  
**Cc:** [Concerned Person](#)  
**Subject:** Hearing on Appeal of Project No. 2019-000181-(1) Item No. 5  
**Date:** Monday, September 26, 2022 6:45:19 PM

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Dear Board of Supervisors,

I *strongly oppose* the construction of the so-called "luxury" condos in the Glenelder and La Subida schools by the Lennar Corporation and am in **full support** of this **Appeal**. Lennar is one of the wealthiest construction developers in the nation and has a poor environmental and human rights record. I support the *Coalition Against Lennar* in the appeal of the regional planning commission's decision to approve the regulatory entitlements and Mitigated Negative Declaration which is a deficient environmental review.

From its inception, this project has warranted an Environmental Impact Report (EIR) but has been denied this necessary process. The community was **not** properly notified of the hearing. A public hearing of notice sign was installed on Glenelder prior to the April 27, 2022 hearing, but mail notification was **not** sent to all the residences within 500 feet. We live on the fence line of the Glenelder property and did not receive proper notification. Nor, was this same sign not updated to reflect the *new* hearing date on May 18th, 2022, after the hearing item agenda was continued from April 27th, 2022.

In addition, neither notice was ever translated into Spanish or Chinese in a community where the predominant language is not English. This is also true for all the environmental documents relating to the Mitigated Negative Declaration which is subject to the California Environmental Quality Act (CEQA) process ensuring that the public can participate in the form of public comment. None of the studies submitted by Lennar Homes, their technical consultants, advisors, or PR firms in the form of community engagement translated the CEQA documents into Spanish or Chinese.

It is noteworthy that the notice violations are significant because this process has largely occurred during the pandemic which created nearly insurmountable barriers to community input and participation. In order to satisfy community engagement, Lennar, and their PR Firm, *Lee Andrews Group*, attempted to communicate with community members in a virtual format. The outreach efforts Online were not accessible to the community because of the digital divide and language barriers. *Lee Andrews Group* is also the subject of controversy given their [donations to members of the school board](#) for Hacienda La Puente Unified School District ("HLPUSD"). Board members voted to approve the purchase and sale agreement with the HLPUSD in August 2018, and twice subsequent to the original agreement initiating escrow.

Those HLPUSD board members that voted to approve the purchase and sale agreement, and who voted to renew that purchase and sale agreement as recent as June 30th, 2022, should have recused themselves from the vote or at minimum, discussed any conflict of interest. At the June 30th 2022 public hearing, board

members *violated* the Brown Act and denied members of the public to participate in Public Comment prior to entering into closed session to discuss the sale of this property. The violations apply to **Anthony Duarte** and **Joseph Chang**, and also extends to past board members **Gino Kwok** and **Martin Medrano**, as well.

The failure to comply with financial disclosures is currently under review and the renewal of the escrow agreement is currently being challenged by the *Coalition Against Lennar* along with other Civil Rights Violations.

Both the Glenelder and La Subida elementary schools have, for a long time, been recreational sanctuaries for our kids and families to utilize. The total destruction of these spaces will displace working-class families which is the vast majority of our communities.

There are also serious environmental impacts that will permanently alter Hacienda Heights and nearby neighborhoods. The condos will contain built-in garages that will incentivize more car ownership which will dramatically increase the traffic density on our already heavily trafficked roads. The new community will have an HOA which will limit parking within their community, leading to overflow parking filling our already densely packed neighborhood with even more cars on streets that allow only one oncoming car to pass at a time.

The so-called mitigation efforts of car sharing and building a private (and at times mentioned “public” park space) are not *nearly* enough to mitigate the impacts of the construction of these condos. Moreover, there are inconsistencies with regard to whether the Glenelder property development will have 85 or 86 condos. It is feared that once escrow closes and Lennar owns the properties outright, they will choose to alter their proposal and create larger and more dense structures.

CEQA requires that we examine the full environmental impact. Failure to consistently disclose a uniform set of plans reflects poorly on the credibility of Lennar and their capacity to monitor and adhere to mitigation. The Regional Planning Commission must consider the loss of recreational opportunities in our already environmentally impacted community should this parcel be permanently removed. The replacement of our GREEN SPACE with cement and construction materials will create a HEAT ISLAND that will directly increase our already sweltering summer temperatures and contribute further to CLIMATE CHANGE.

There is nothing within the mitigated negative declaration that addresses the loss of soccer and softball fields, in addition to potential contamination from approval of a grading permit due to our proximity to lead battery smelter Quemetco, and the likelihood of asbestos emissions posing a likely risk to public health. WE HAVE PREGNANT WOMEN IN OUR NEIGHBORHOOD...WILL YOU GUARANTEE OUR SAFETY?

The proposed loss of recreational fields for youth, alone, should have *immediately* initiated an Environmental Impact Report. Whenever there is substantial evidence in the record supporting a fair argument that significant impacts may occur, even though

other evidence supports a different conclusion, the lead agency is compelled to prepare an EIR. (No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.3d 68, 75; Friends of "B" Street v. City of Hayward (1980) 106 Cal.App.3d 988, 1000-1003.)

Furthermore, the Glenelder parcel sits atop the historic former native local lands of Awig-na, a village of Native Americans who were exploited and enslaved by the Mission of San Gabriel in 1792 and the families of John Rowland and William Workman in 1842.

In other words, the Glenelder land parcel is part of a historical, sacred and cultural landscape in the Hacienda Heights community. For example, Appendix E, entitled "Phase I Cultural Resources Assessment" provided by the Lennar Corporation, completely omits this history and fails to account for the proper procedures and protocols that should be in place under AB 52 § 21074.

The applicant has completely failed to address what safeguards are being put in place to protect or mitigate the "tribal cultural resources" that exist at the site. The Kizh Nation Mitigation Measures appendix by the applicant does not suggest that the Kizh nation has been consulted and that a plan is already in place and the document does not include a signature or even a date that suggests that anyone will follow the proposed plan.

As such, I respectfully request that the Board of Supervisors **support the appeal** requested by the *Coalition Against Lennar* for an Environmental Impact Report (EIR) from the Lennar Corporation in order to have a comprehensive analysis--with public input--that evaluates the impact of 85 luxury condos in an area almost entirely comprised of SINGLE story houses.

Thank you for your time and consideration into this very important matter.

Sincerely,  
~**Laura D. Farley, MBA**  
BROKER ASSOCIATE  
949.554.9180 - *mobile*

**From:** [Judy Fox](#)  
**To:** [PublicComments](#)  
**Cc:** [Concerned Person](#)  
**Subject:** September 27th, 2022, Public hearing item No. 5 Project No. 2019-000181-(1)  
**Date:** Monday, September 26, 2022 8:59:31 PM

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To Whom It May Concern,

My name is Judy Jones Fox. I am a member of the Coalition Against Lennar and a resident of Hacienda Heights since 1978. I write to you today to vote YES on the appeal of the Glenelder property. I believe a full Environmental Impact Review regarding the proposed Lennar Condos is necessary because the construction of these condos will have a much greater impact than those outlined by the Mitigated Negative Declarations.

The first reason why a full Environmental Impact Review needs to be conducted is because of the scientifically linked relationship between air pollution and asthma. 6 million children suffer from asthma with over 100,000 children each year visiting emergency rooms for asthma related illnesses. Environmental exposures to pollutants influence asthma severity and play a role in asthma inception. Children are disproportionately affected by the negative health effects of air pollution. The Glenelder site exposes three forms of air pollution: the first being the machinery involved with the construction, the second is the giant influx of automobiles these condos would bring with them, and the third is the site's proximity to a natural gas power plant. The average household in California has 1.8 cars, with Lennar proposing to build more than 80 condos that is an increase of almost 150 automobiles into the area, greatly effecting the air quality. Until an Environmental Impact Review is conducted, homeowners in the surrounding area have no way of knowing the air quality for them and their children will not be negatively impacted.

Secondly, as a mother and an elementary school teacher for over 40 years, I worry about the growing pandemic of childhood obesity. Numerous studies have shown that children with little to no physical activity have a much greater risk of becoming obese, which would lead to various health issues. Glenelder has been used for years as a place where softball and other sports were played. If this construction project is completed, many young athletes in the area will be forced to relocate to alternate fields in La Puente and the City of Industry. This increase in driving time and planning will be a burden that many families cannot afford. For families facing economic hardships, the cost of youth sports is cost prohibitive. There are also many mental health benefits to playing team sports, including higher self esteem, deeply rooted friendships, leadership skills, teamwork skills, which will all help children later in life. Families that cannot afford the cost of youth sports also now have no green spaces in which their children can receive physical activity for free. If condos are built where green space used to be, children have been deprived of any chance for physical activity, for there will be no space for one mile around them suitable for playing. These children would be at a greater risk for obesity and mental health issues. They would be denied the opportunity to connect with nature as one of the last green spaces in their neighborhood would be gone.

In conclusion, the building of these condos would be a two fronted assault on the children of Hacienda Heights. The children would now face both an increase of air pollution, potentially leading to higher asthma numbers as well as a greater risk of childhood obesity and mental health issues related to a loss of green space. Either one of these issues alone should be enough to cause us stop everything and conduct an Environmental Impact Review so the parents of Hacienda Heights can know for certain their children won't be harmed. With both of these issues, there is no excuse. Without an Environmental Impact Review, there is no way of knowing that the children of Hacienda Heights will not be negatively effected. And if the children of Hacienda Heights are in danger, the future of Hacienda Heights is in danger.

Historical documents have shown that the Glenelder site was once in the home territory of the Kizh nation, one of the indigenous people groups of Southern California. The Glenelder site deserves to remain as a community park for all the reasons I mentioned above, and it deserves to be preserved for its

historical significance. If Lennar is allowed to build on this site, they will be depriving the neighborhood of a much needed green space and a group of American Indians of their heritage and legacy.

Please make the right decision for our children and approve this appeal. Please conduct a full Environmental Impact Review for this project. Thank you for your time and consideration.

Sincerely,

Judy Jones Fox

**From:** [Margarita Caldera](#)  
**To:** [PublicComments](#)  
**Subject:** Public hearing item No. 5  
**Date:** Monday, September 26, 2022 9:43:42 PM

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LACO Board of Supervisors,

I respectfully request that the Board of Supervisors support the appeal by the Coalition Against Lennar for an Environmental Impact Report (EIR) from the Lennar Corporation in order to have a comprehensive analysis with public input that evaluates the impact of 85 luxury condos in an area primarily with single-story houses.

Thank you for your time and consideration into this important matter.

Margaret Caldera  
Chapter President  
CSEA 115



**From:** [Sue Kovall](#)  
**To:** [PublicComments](#)  
**Cc:** [Concerned Person](#)  
**Subject:** Agenda number 5 on Sept.27th,2022  
**Date:** Monday, September 26, 2022 10:22:57 PM

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Dead Board of Supervisors,

I strongly oppose the construction of luxurious condos in the Glenelder and La Subida schools by the Lennar Corporation, one of the wealthiest construction developers in the nation with a poor environmental and human rights record. I also support the Coalition Against Lennar in their appeal of the regional planning commission decision to approve the regulatory entitlements and deficient environmental review that was the Mitigated Negative Declaration.

This project from the very beginning has warranted an Environmental Impact Report (EIR) but has been denied this review. This has happened for a couple of reasons. First the community was not properly notified of the hearing. A public hearing of notice sign was installed on Glenelder prior to the April 27, 2022, hearing but mail notification was not sent to all the residences within 500 feet. This same sign was not updated to reflect the new hearing date on May 18th, 2022, after the hearing item agenda was continued from April 27th, 2022.

In addition, neither notice was ever translated into Spanish or Chinese in a community where the predominant language is not English. This is also true for all the environmental documents relating to the Mitigated Negative Declaration which is subject to the California Environmental Quality Act (CEQA) process ensuring that the public can participate in the form of public comment. None of the studies submitted by Lennar Homes, their technical consultants, advisors, or PR firms in the form of community engagement translated the CEQA documents into Spanish or Chinese.

Keep in mind the notice violations are significant because this process has largely occurred during the pandemic. To satisfy community engagement, Lennar, and their PR Firm Lee Andrews Group, attempted to communicate with community members in a virtual format. The outreach efforts online were not accessible to the community because of the digital divide and language barriers. Lee Andrews Group is also the subject of controversy given their donations to members of the school board for Hacienda La Puente Unified School District ("HLPUSD"). Board members voted to approve the purchase and sale agreement with the HLPUSD in August 2018, and twice subsequent to the original agreement initiating escrow.

Those HLPUSD board members that voted to approve the purchase and sale agreement, and who voted to renew the purchase and sale agreement as recent as June 30th, 2022 (at a public hearing in which they violated the Brown Act and denied members of the public to participate in Public Comment prior to entering into closed session to discuss the sale of this property), should have recused themselves from the vote or at minimum, discussed any conflict of interest. This applies to Anthony Duarte and Joseph Chang but extends to past board members Gino Kwok and Martin Medrano.

The failure to comply with financial disclosures is currently under review and the renewal of the escrow agreement is currently being challenged by the Coalition Against Lennar as well as other potential Civil Rights Violations.

Both Glenelder and La Subida have for a long time been shelters for our kids and families to use the spaces for recreational purposes. The destruction of these spaces into unaffordable condos will displace working-class families which is a large makeup of our communities.

There are also serious environmental impacts that will permanently alter Hacienda Heights and nearby neighborhoods. The condos will contain built in garages that will incentivize more car ownership which will in time increase the traffic density in our already heavily trafficked roads.

The so-called mitigation efforts of car sharing and building a private (and at times mentioned "public" park space)

are not nearly enough to mitigate the impacts of the construction of these condos. Moreover, there are inconsistencies with regards to whether the development will have 85 or 86 condos.

CEQA requires that we examine the full environmental impact. Failure to consistently disclose a uniform set of plans reflects poorly on the credibility of Lennar and their capacity to monitor and adhere to mitigation. The Regional Planning Commission must consider the loss of recreational opportunities in our already environmentally impacted community should this parcel be permanently removed.

There is nothing within the mitigated negative declaration that addresses the loss of soccer and softball fields, in addition to potential contamination from approval of a grading permit due to our proximity to lead battery smelter Quemetco, and the likelihood of asbestos emissions posing a likely risk to public health.

The proposed loss of recreational fields for youth, alone, should have immediately initiated an Environmental Impact Report. Whenever there is substantial evidence in the record supporting a fair argument that significant impacts may occur, even though other evidence supports a different conclusion, the lead agency is compelled to prepare an EIR. (No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.3d 68, 75; Friends of "B" Street v. City of Hayward (1980) 106 Cal.App.3d 988, 1000-1003.)

Furthermore, the Glenelder parcel sits atop the historic former native local lands of Awig-na, a village of Native Americans who were exploited and enslaved by the Mission of San Gabriel in 1792 and the families of John Rowland and William Workman in 1842.

In other words, the Glenelder land parcel is part of a historical, sacred and cultural landscape in the Hacienda Heights community. For example, Appendix E, entitled "Phase I Cultural Resources Assessment" provided by the Lennar Corporation, completely omits this history and fails to account for the proper procedures and protocols that should be in place under AB 52 § 21074.

The applicant has completely failed to address what safeguards are being put in place to protect or mitigate the "tribal cultural resources" that exist at the site. The Kizh Nation Mitigation Measures appendix by the applicant does not suggest that the Kizh nation has been consulted and that a plan is already in place and the document does not include a signature or even a date that suggests that anyone will follow the proposed plan.

Please do not allow these groups to continue with their manipulation of the facts and situation. They have had a lot of experience in getting what they need. But the community needs your help in being heard not to be out-voiced by this group very experienced and having a lot of funds to continue with their law suits. I ask you to take the time to understand why this coalition is fighting so hard.

As such, I respectfully request that the Board of Supervisors support the appeal by the Coalition Against Lennar for an Environmental Impact Report (EIR) from the Lennar Corporation in order to have a comprehensive analysis with public input that evaluates the impact of 85 luxury condos in an area primarily with single-story houses. Thank you for your time and consideration into this important matter.

Sincerely,  
Sue Kovall ( community member in Hacienda Heights.)  
Sent from my iPad

**From:** [Tim Fox](#)  
**To:** [PublicComments; CoalitionAgainstLennar@gmail.com](#)  
**Subject:** Project No. 2019-000181-(1)  
**Date:** Monday, September 26, 2022 11:36:38 PM

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Dead Board of Supervisors,

My name is Tim Fox. I am a lifelong resident of Hacienda Heights, and am currently campaigning for Trustee Area #5 in the Hacienda-La Puente Unified School District. I strongly oppose the construction of luxury condos at the Glenelder and La Subida school sites by the Lennar Corporation, one of the wealthiest construction developers in the nation with a poor environmental and human rights record. I urge this Board to stand with the people of Hacienda Heights, and vote to approve this appeal.

This project from the very beginning has warranted an Environmental Impact Report (EIR) but has been denied this review. The community was never properly notified of the hearing. A public hearing of notice sign was installed on Glenelder prior to the April 27, 2022, hearing but mail notification was not sent to all the residences within 500 feet. This same sign was not updated to reflect the new hearing date on May 18th, 2022, after the hearing item agenda was continued from April 27th, 2022. In addition, neither notice was ever translated into Spanish or Chinese in a community with many non-English language speakers. This is also true for all the environmental documents relating to the Mitigated Negative Declaration which is subject to the California Environmental Quality Act (CEQA) process ensuring that the public can participate in the form of public comment. None of the studies submitted by Lennar Homes, their technical consultants, advisors, or PR firms in the form of community engagement translated the CEQA documents into Spanish or Chinese. The notice violations are significant because this process largely occurred during the coronavirus pandemic. To satisfy community engagement, Lennar and Lee Andrews Group attempted to communicate with community members in a virtual format. The outreach efforts online were not accessible to the community because of the digital divide and language barriers.

In addition, California and the whole of the western United States is experiencing a significant drought. If this project continues and condominiums are constructed, there will be a loss of green space that will contribute to the growing climate crisis and the aridification of California. If the fields at Glenelder are removed in favor of luxury condominiums, rain water from this state's infrequent showers will do nothing to replenish underground aquifers that have been depleted in California. The construction project will also displace wildlife that use the fields. Previous construction developments in Hacienda Heights have caused habitat loss, and an increased presence of wild animals in suburban neighborhoods: coyotes, raccoons, possums, skunks, rabbits, and others. When these creatures come into contact with human civilization, they put themselves at risk through being struck by automobiles, eating inedible items, and general harassment from the humans living here. Likewise, the people living in these neighborhoods may see property damage as a result of these animals foraging, and these animals can pose a danger to young children and pets.

Glenelder has long been a shelter for neighborhood kids and families to use the fields for recreational purposes. The destruction of these spaces into unaffordable condos will displace working-class families. There are also serious environmental impacts that will permanently alter Hacienda Heights and nearby neighborhoods. The condos will contain built in garages that will incentivize more car ownership which will increase the traffic density in our already heavily trafficked roads. The so-called mitigation efforts are not nearly enough to mitigate the impacts of the construction of these condos. Moreover, there are inconsistencies with regards to whether the development will have 85 or 86 condos. CEQA requires that we examine the full environmental impact. Failure to consistently disclose a uniform set of plans reflects poorly on the credibility of Lennar and their capacity to monitor and adhere to mitigation. The Regional Planning Commission must consider the loss of recreational opportunities in our already environmentally impacted community should this parcel be permanently removed. There is nothing within the mitigated negative declaration that addresses the loss of soccer and softball fields, in addition to potential contamination from approval of a grading permit due to Glenelder's proximity to lead battery smelter Quemetco (aka Ecobat), and the likelihood of asbestos emissions as risks to public health. The proposed loss of recreational fields for youth, alone, should have immediately initiated an Environmental Impact Report. Whenever there is substantial evidence in the record supporting a fair argument that significant impacts may occur, even though other evidence supports a different conclusion, the lead agency is compelled to prepare an EIR. (No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.3d 68, 75; Friends of "B" Street v. City of Hayward (1980) 106 Cal.App.3d 988, 1000-1003.)

Furthermore, the Glenelder parcel sits atop the historic former native local lands of Awig-na, a village of Native Americans who were exploited and enslaved by the Mission of San Gabriel in 1792 and the families of John Rowland and William Workman in 1842. In other words, the Glenelder land parcel is part of a historical, sacred and cultural landscape in the Hacienda Heights community. For example, Appendix E, entitled "Phase I Cultural Resources Assessment" provided by the Lennar Corporation, completely omits this history and fails to account for the proper procedures and protocols that should be in place under AB 52 § 21074. The applicant has completely failed to address what safeguards are being put in place to protect or mitigate the "tribal cultural resources" that exist at the site. The Kizh Nation Mitigation Measures appendix by the applicant does not suggest that the Kizh nation has been consulted and that a plan is already in place and the document does not include a signature or even a date that suggests that anyone will follow the proposed plan.

As such, I respectfully request that the Board of Supervisors support the appeal by the Coalition Against Lennar for an Environmental Impact Report (EIR) from the Lennar Corporation in order to have a comprehensive analysis with public input that evaluates the impact of 85 luxury condos in an area primarily with single-story houses. Thank you for your time and consideration on this important matter.

Sincerely,  
Timothy Fox  
Candidate for HLPUSD Board of Education, Trustee Area #5