

March 15, 2018

Mr. Tony Dahlerbruch, City Manager
City of Palos Verdes Estates
340 P.V. Drive West, Palos Verdes Estates, CA 90474

Dear Mr. Dahlerbruch,

Re: Torrance Project SCH# 2017071061

I vehemently oppose the proposed Butcher-Solana Project at Via Valmonte and Hawthorne Boulevard at the PVE Border for the following reasons:

Increased Traffic - We already have near-gridlock conditions along Hawthorne and Crenshaw Boulevards. The 248-unit Butcher-Solana Project, which is NOT allowed under current zoning regulations, will dump another 500 cars onto the surrounding streets and neighborhoods, creating significant congestion, longer commute and trip times and increased accidents and injuries. Traffic will flow onto PVE streets to avoid the project, and tie up the only Northeast exit/entrance for PVE. Emergency response times both to and from PVE will increase.

Decrease in Home Values – This high-density apartment complex and the large population (e.g., 750) is not compatible with the surrounding neighborhood, and the Project effects will greatly lower our home values. This is NOT acceptable. PVE homes will lose value.

Air Pollution and Hazards: The Department of Toxic Control report and Reylenn Developers sampling data shows historic contamination of the site. Soils and debris contain benzene, toluene and other carcinogenic dumping wastes Diatomaceous earth/diatomite contains inhalable silica (Pm<2.5) which are Group 4 and Group 1 carcinogens. Radon is also associated with the fine silica particles. During construction and after, the site is expected to be sources of inhalable particulate and gaseous carcinogens which would be well beyond the control of most mitigation.

Earthquakes, Liquefaction, and Landslides: The Project site will be subject to earthquake shaking and resulting liquefaction and landslides. Residents observed landslides even from vibrations of heavy equipment operations and ponds and waterlogged shafts and tunnels. Homes along Lucera Circle, Via Pavion, Via Pinzon and Via Valmonte are in danger.

We voted the City Council into office, and they have hired you, so that you both will protect the health, welfare and home values of the residents of Palos Verdes Estates.

Walteria is simply not the place to build high-density apartments and a 6-story parking garage. Our home values and our health depend upon your involvement in stopping this non-compatible and detrimental project.

Very truly,

Printed Name _____

Address: _____

cc: Palos Verdes Estates City Council – please forward