



October 8, 2025

Dear Hidden Hills Community,

Over the past few weeks, the City of Hidden Hills and the Hidden Hills Community Association have been targets of misinformation and misplaced hostility regarding the private sale of the Boething Nursery property in the City of Los Angeles to Dignity Memorial. We are issuing this letter to help dispel any misconceptions or incorrect statements.

While the news of the sale and potential project was as surprising to us as it was to you, both your Hidden Hills Community Association (HHCA) and the City of Hidden Hills (City) have been doing their due diligence, researching and gathering details about the proposed cemetery project. As the identity of the buyer was first unveiled and shared to the community by the City, we will continue to provide reliable information openly and cooperatively when we have vetted details available.

The following are some of the most common questions raised by community members. Please understand that the information provided reflects what the City and the Hidden Hills Community Association have been able to gather to date. Since the property in question is located within the jurisdiction of the City of Los Angeles, and not Hidden Hills, we cannot fully guarantee the completeness or final accuracy of all details at this time.

1. Why didn't the City of Hidden Hills or Association buy or annex land into Hidden Hills?

Historically, the Boething family was firm in their asking price between \$28 million and \$34 million, which was and still is outside the resources of either of our two governing entities. The property's location being outside the City boundary prevented any serious consideration of purchase, as an annexation was not realistic. Further, we do not believe the Boething Property sold for \$4 million as reported in the LA TIMES. Based on the assessed value from the recorded deeds to the separate parcels alone, we estimate the land purchase price to be between \$13 million and \$14 million. Second, it is likely that not only the land, but the on-site nursery was purchased in an additional, private sale, which would explain the large gap between the original asking price and the land's purchase price. Thus, hypothetically, the total sale price could have included (1) the \$13 million for the land and (2) an additional undisclosed price for the nursery business, which may, in theory, have been more in line with the historical asking price.

Regardless of the final purchase price, the City of Los Angeles would not be interested in allowing an annexation of its land to another city, as the current tax revenue and projected future tax revenue would be significant for this property. Furthermore, a city can only

request annexation if the desired land is in their “sphere of influence”, a planning term defined as the geographic extent to which a city may expand via annexation in the future. The sphere of influence boundary of a city is determined by the county’s Local Agency Formation Commissions (LAFCo) and the Boething property is not listed in our Hidden Hills’ sphere of influence.

In short: Neither purchasing nor annexing the land were ever viable options for either the City or the HHCA to annex or purchase outright. The land exists under the full jurisdiction and statutory control of the City of Los Angeles.

2. Why haven’t the City and HHCA been more vocal or done more?

Dignity Memorial is still in their initial planning phase and has not released any final plans or a draft application, and thus, the City has few concrete items to review or comment on. Because the new owners have not initiated the City of Los Angeles permit process with an application, your Hidden Hills City and Association have limited information.

However, the City is not and has not waited for the application to be submitted before acting. A joint working group between the City and Association was formed immediately in August, before residents expressed concerns. The City’s law firm was engaged, and a special land-use attorney specializing in cemetery projects was brought on. The City’s law firm along with the cemetery special counsel have assisted the City in understanding the cemetery project and the City of Los Angeles’ permitting processes from all aspects to make better and more informed decisions in the best interests of the community’s residents.

We are, of course, determined to ensure that the environmental conditions and potential impacts of the proposed development are fully investigated and mitigated if applicable so that the health and welfare of our community is protected.

We have been working to verify facts, identify the parties and desired uses, and understand the legal, environmental, and community impacts. Any engagement involving taxpayer funds, or having Association members vote on a special assessment for this purpose, if we’re able to do so, requires investigation, legal review, and the process of association and government agencies. Moving in any direction too quickly, without complete information would risk missing key issues and would weaken the community’s position.

3. Is the City involved in a “quid pro quo” with an easement for the Long Valley Gate, Phase 2 Project?

No. The City does not need the easement, nor is the easement tied in any way to the current concerns or questions related to the cemetery project. The easement in question is a long-standing traffic and safety consideration (adding a dedicated turn lane to the Long Valley entry from the 101 freeway on-ramp and a pedestrian walkway) meant to benefit the residents of Hidden Hills and was agreed to by the Boething Family prior to the sale. While the proposed

easement would provide more space for the Phase 2 Project, the Project is not dependent on receiving the easement. The City Engineer has confirmed that Hidden Hills can redesign the project in a way that eliminates the need for the easement while still meeting project goals.

4. Is an easement required by the Fire Department from Hidden Hills to the cemetery?

Dignity Memorial expressed to the City of Hidden Hills a desire to have emergency fire access from Long Valley Road, behind the parking lot, possibly where the main entrance to the now-closed nursery is located, as did the Boething Nursery owners before them. This would have required an easement from Hidden Hills. However, it is not known at this time if the City of Los Angeles Fire Department will legally require a gate providing emergency fire access to the property off Long Valley Road for the cemetery. For that reason, all discussions with Dignity concerning access and a potential easement are completely on hold.

5. Will there be a crematorium?

Initially, we were told “not at this time.” This was later amended to a firm “no” and put forth to the public in writing by the owners, Dignity Memorial. A crematorium CANNOT be built on this site without a discretionary review by the City of Los Angeles, which would require notice to nearby property owners and public hearings. The cemetery could apply for a permit at a future time to construct and install a crematorium or other funeral services on site. Only a legally binding restriction on the deed of the property could guarantee that there would never be a crematorium or other funeral services on site. But again, they have said NO, they will not have a crematorium. (See attached Dignity’s Q&A documents.)

6. Is there a soil report showing toxicity?

Not to our knowledge. At this time, the City does not have any such report. It’s possible that during prior escrows, a private soil study was conducted but we have no evidence of existing reports nor evidence of unusual toxicity on the property, nor anything to suggest that soil conditions influenced the purchase price. To the best of our knowledge, this was an above-ground (container) nursery. However, the owner, Dignity Memorial, has put in writing that they will be doing soil testing.

7. Will the cemetery sell parcels or build low-income housing or high-density housing?

The cemetery project proposes using the entirety of the property for the cemetery, **Dignity Memorial has put in writing they will not sell parcels or build housing.** However, unless a legally binding restriction is put on the deed of the land, their promise is not legally enforceable.

8. Has there been public input from residents to our City and our HHCA?

Yes, both the City and the HHCA have received input from residents via calls to Council Members and Board Members, along with significant discussion on social media. Both the Board and City staff have provided updates during meetings.

Bottom line: Neither the City of Hidden Hills nor the Association has made a decision regarding what additional actions, if any, they may take, what requests they may wish to make of the buyer, or whether they can use taxpayer funds or have Association members vote on a special assessment for such purposes. Any such action would only occur if additional significant measures were deemed warranted.

9. Did the Hidden Hills City Council approve the cemetery?

No. The City of Los Angeles is the only entity that has jurisdictional authority over this property to approve or change details of any project.

10. Will the cemetery utilize the Long Valley gate for funeral processions?

No. The Long Valley gate, if required by law, would only be used for emergency access and not as a public access or funeral procession access point. The entrance to the cemetery will be on Valley Circle Boulevard.

11. What is a conservation easement?

A conservation easement is a legal agreement that protects the land from certain types of development or use, thus preserving its natural and scenic value. When the landowner gives up rights in this manner in perpetuity, the value of the land decreases.

The difference between the original value and the decreased value becomes the basis for sizable income tax deduction for the owner. The owner still owns the land, must maintain it, but pays property taxes based on the decreased value and gets a sizable tax write-off against their income.

12. Can the community put together a conservation easement?

This idea has been raised before. Years ago, a Council Member informally discussed it with the Boething family, including the possibility of Mountains Recreation and Conservation Authority managing the land. The Boething family was not interested.

For a conservation easement to happen now on the land, a group would first need to purchase the property from the current owner, if the current owner is willing to sell. While there are many upsides to this concept, some concerns were previously voiced, even about leaving the land as open space: open space in a highly visible, highway-adjacent location could attract homeless encampments and campfires and create a threat to our community. Such a 32-acre site would not be fenced or secured. Security would be limited or nonexistent.

The upside is clear, preserved open space. But if toxic soils are a concern, those concerns would apply with a conservation easement as well. And again, the owner would need to have a desire to sell the property and while we have repeatedly asked if they have any interest in such an arrangement, they have not provided an answer.

13. Can the City or the Association request an Environmental Impact Report (EIR) on the proposed cemetery development?

The California Environmental Quality Act, (CEQA) is a state law that requires government agencies to study and disclose the environmental impacts of any discretionary actions, including but not limited to permitting development projects when those projects are not “by-right”. The City of Los Angeles, which has jurisdiction over the Boething property, has the sole authority to determine whether the cemetery project qualifies for a certain type of permitting process which would dictate whether CEQA applies.

At this time, the City understands that an application for the project has not been submitted to the City of Los Angeles. When an application is submitted, there are three known scenarios for processing the project application, but there may be more:

SCENARIO 1: If the cemetery is determined to be a “by-right” Public Benefit Project, without needing discretionary approvals, the permitting would not be subject to CEQA and consequently exempt from a process of evaluation for environmental impacts or any public hearings. In this case the role of the City of Los Angeles is ministerial, and the project will be approved if the performance standards are met, and no public input will be taken.

SCENARIO 2: If the cemetery is determined to be a Public Benefit project in the City of Los Angeles, but the application does not meet all the performance standards for a Public Benefit project, then the applicant would be required to continue through the Class 2 Conditional Use Permit process. The CUP process is a discretionary approval process that requires CEQA review and a public hearing for the community to participate and provide comments. In this scenario, the City of Los Angeles will review the proposal and determine whether the City will process a (i) Negative Declaration (a determination that the project has no significant impacts), or a (ii) Mitigated Negative Declaration (the project has potential significant impacts that can be mitigated to an insignificant level), or an (iii) Environmental Impact Report (a study showing that whether the project has significant impacts that cannot be fully mitigated) and can, in their sole discretion, deny or approve the project. The Conditional Use Permit will provide an opportunity for the City to assess the environmental consequences of the project in some manner, and the City must make its determination in a public process and allow for public input through public hearings.

SCENARIO 3: If the project is neither “by-right” nor Public Benefit with a CUP, the applicant would be required to potentially rezone the parcels through a larger planning permitting process. Similar to Scenario 2, the City of Los Angeles would need to assess the environmental impacts of that decision and likely proceed with a (i) Negative Declaration, or a (ii) Mitigated Negative Declaration, or an (iii) EIR and can, in their sole discretion, deny or approve the rezoning project. Though this scenario is unlikely based on Dignity’s representations to date,

there is no certain path forward at this time as the landowner has not submitted their initial application yet, and thus, all options are on the table.

14. If CEQA is triggered for various reasons regarding the cemetery project, our City as a “commenting agency” or YOU as an individual can submit concerns to the City of Los Angeles during the CEQA evaluation process which allows for public input.

Our current strategy is straightforward: keep gathering facts, legal and otherwise, keep gathering information from the buyer and if the Association Board and Hidden Hills City Council agree, pursue avenues of enforceable restrictions, or additional oversight where possible, and explore other potential solutions as well.

15. Is there an upside to the cemetery?

Potentially: The upsides potentially include open green space, watered grounds that reduce fire risk, security presence, fencing, less disruptive than housing developments previously proposed. Well-run cemeteries can be quiet, green spaces that protect land from being developed into high-density housing. The City of Los Angeles District 3 has shared they believe this usage is positive and will benefit their communities.

16. Were Council Members campaigning for the cemetery to residents?

No. None of the Council Members have reached final conclusions and have varied opinions about the pros and cons. However, for clarity: Council Members are allowed by law and encouraged to speak to residents outside public meetings. It is common and expected that they will reach out to members of the community on issues, as well as taking incoming inquiries. Each Council Member is expected to speak their views about various issues impacting the community, without it being a reflection of, or the position of, the entire Council, which is the same for the Community Association Board Members. As practice, representatives when speaking individually – speak for themselves.

17. What has the City done to communicate our concerns with the City of Los Angeles Planning Department?

The City of Hidden Hills, on October 6, 2025, issued a letter (see attached) to the Department of City Planning of Los Angeles stating that the zoning of the property could not support a cemetery project through the Public Benefit Project “by right” permit process. More specifically, the project does not meet the first Performance Standards listed in Los Angeles Municipal Code (LAMC) 14.00.A. for Cemetery Projects. The Public Benefit Project permit process would inhibit any CEQA review or public hearing. The letter issued to the Department of City Planning details how the project does not comply with the zoning required by the Public Benefit Project Performance Standards. Instead, the Department of City Planning should require Dignity Memorial to pursue a Class 2 Conditional Use Permit which would require CEQA analysis and fully transparent public hearings.

Dignity Memorial has made public a draft grading plan. This grading plan shows how the property would be contoured to account for interments in plots. It also includes a proposed location for their main office for the cemetery. This office is located centrally on the larger property but within a residentially zoned parcel. Based on this draft grading plan, as opposed to a draft construction or engineering diagram, the City was able to conclude that the project does not align with the Performance Standards required under the “by-right” permit process. Thus, the cemetery project should be required to apply for the process with heightened standards of review including a CEQA analysis and fully transparent public hearing.

Furthermore, in its letter to the City of Los Angeles, the City of Hidden Hills has also raised concerns and urged the City of Los Angeles to protect our community in a legally binding manner from the impacts of potential toxic contamination of the land, prevent, in perpetuity, the construction and operations of mortuary services such as a crematorium, raise traffic issues, and request legal protections from the use of herbicides and pesticides for maintenance purposes- if the City of Los Angeles would approve the project.

*** As of October 8, 2025, when this letter was sent to print, the City received an updated site plan from Dignity Memorial, which we were able to attach to this letter at the last minute.**

18. Is the Woodland Hills–Warner Center group represented by an attorney from Hidden Hills?

No.

19. Will the cemetery use toxic materials and grass sprays?

We have inquired about this matter and are awaiting a response from Dignity.

20. If I’d like to give my opinions, and would like to contact the agency that has jurisdiction and authority to make decisions regarding the cemetery project, who should I contact?

Bob Blumenfield’s office: jenny.m.portillo@lacity.org, elizabeth.ene@lacity.org, and ashley.mashian@lacity.org

21. Can I come to a Hidden Hills City Council or HHCA meeting if I have opinions about the cemetery or send in my thoughts in writing?

Yes, the City takes comments on any topic. You can send written comments any time to staff@hiddenhillscity.org or attend a City Council meeting in person or on Zoom to make your public comment live. But again, the City of Hidden Hills is not a decision-making party in the approval process of the cemetery development, thus your comments should also be made to the City of Los Angeles (3rd District), which is the agency with jurisdiction and authority to decide on the cemetery project.

To speak on City of Los Angeles District 3 items, attend a Los Angeles City Council meeting at City Hall (John Ferraro Council Chamber, 200 N. Spring St., Room 340, Los Angeles, CA 90012), typically held Tuesdays, Wednesdays, and Fridays at 10:00 a.m. (check the posted agenda for changes); residents may offer public comment in person on specific agenda items. You can also submit written comments via the City Clerk's Public Comment Portal (cityclerk.lacity.org/publiccomment), which are added to the official Council File. The District 3 Field Office (19040 Vanowen St., Reseda, CA 91335; (818) 774-4330; cd3.lacity.gov) does not host Council meetings but occasionally holds community meetings and can assist constituents.

The Association takes comments before a meeting via email and in each meeting during residents' Open Forum.

Closing thoughts:

Updates about the cemetery will be posted on the City website. Expect this topic to be discussed at upcoming City Council and HHCA meetings. Strategies will not be posted online. Please remember that every email, letter, and City Council meeting is open to the public, including individuals outside of Hidden Hills, and accessible to all.

Summary of Events to Date:

- *The Boething property was sold September 5, 2024, to a buyer that identified itself as a nursery.*
- *In late June 2025 after more inquiries, the City found the address listed on paperwork connected to the sale was the address of the headquarters of Service Corporation International, a large cemetery company.*
- *In July 2025, after the City felt it had identified the right buyer, the City notified The City of Los Angeles (District 3) of our findings, but neither Los Angeles Council Member Blumenfield, nor his office claimed to know that a cemetery was planned for that location, but they agreed to investigate.*
- *In early August 2025, Director of Planning and Land Use of Los Angeles City Council District 3, confirmed that the new buyer was indeed Service Corporation International, and that the buyer confirmed they planned to develop a cemetery in that location.*
- *On August 13, 2025, our City sent an email notification to you, our residents. As a result, local social media picked up the story, as well as information discussed and distributed in council meetings, since they are public.*
- *Within two days, a Hidden Hills Council Member called for an informal working group to consider implications of a cemetery; and invited the HHCA President, who joined. A commercial architectural consultant was invited to provide informal feedback on early concerns. Both entities discussed asking their Board/Council to ask their managers to*

use their discretionary spending to investigate all details of the land use and consider bringing forward formal agenda items and requests of the buyer as appropriate and investigate what was appropriate in terms of use of members' and public money on a project in another jurisdiction. A request was also made to our City's law firm, Best Best & Krieger, to bring in a land use attorney and discuss with the City of Los Angeles and County the possibility of hearings, processes, etc. City lobbyist was informed of the buyer as well.

- On August 21, 2025, the new owner's local representatives and a representative of the owner (who flew out to Los Angeles for this meeting) met with one member of your City Council, one member of your Association Board, City staff, and our jointly engaged architectural consultant to talk about the proposed cemetery.*
- On October 7, 2025, the City issued a letter to the City of Los Angeles Department of City Planning informing them of the City's position that the cemetery project cannot be permitted unless done through a transparent public hearing process via a Class 2 Conditional Use Permit.*

The preceding information has been developed by the City of Hidden Hills and the Hidden Hills Community Association to better inform the community about the events that have occurred over the past few months regarding the cemetery project.

Regards,

The City of Hidden Hills and the Hidden Hills Community Association

Attachments:

1. City of Hidden Hills Letter to the Los Angeles Department of City Planning Regarding the Proposed Cemetery (October 6, 2025)
2. Proposed Cemetery – Draft Grading/Overlay Site Plan
3. Dignity Memorial Q&A – Woodland Hills Cemetery (October 6, 2025)
4. Dignity Memorial Woodland Hills – Site Plan (October 8, 2025)



October 6, 2025

VIA E-MAIL AND U.S. MAIL

Vincent Bertoni
Director of City Planning
City of Los Angeles
200 N Spring Street
Room 525
Los Angeles, CA 90012

RE: Proposed Cemetery at 23475 Long Valley Road (see Case No. PAR-2024-1518-CM)

Dear Vincent Bertoni:

As you are aware, there is growing concern about the proposed cemetery project from residents in Hidden Hills and surrounding areas at the former Boething Treeland Nursery site (23475 Long Valley Road). For the reasons I will explain below, the City of Hidden Hills believes that discretionary CUP review is required for this application, including a thorough CEQA review. Not only is there a compelling argument for why a CUP is required; but it is sound public policy to provide a transparent and public process when considering a development of this magnitude that is immediately adjacent to residential properties. Further, there should be a permanent and perpetual restriction on the title to the land that prohibits the construction and use of any mortuary, crematorium, or other facility for funeral homes services (i.e. casket sales and embalming). This matter is of critical importance to our community and our residents, and I hope you will agree to provide a transparent and public review process.

The cemetery company that purchased the large property, Dignity Memorial, has been reporting that the project will be approved by right, without any opportunity for public comment or environmental review. This leaves the residents and the City of Hidden Hills with many unanswered questions as to the potential impacts associated with converting the ~32-acre nursery property into a cemetery. By way of example only, there is no information on the potential environmental impacts (soils contamination due to years of nursery operations or the effects on the area's high-water table) or impacts to traffic due to the services. Further, the site is directly adjacent to a large protecting mitigation parcel and may be impacted by the construction and operation of the cemetery. The City of Los Angeles should request a full environmental review with complete mitigations for all environmental impacts. Further, the environmental review should include a review of the operations of the cemetery including but not limited to restrictions on pesticides/herbicides or other harmful chemicals as part of the grounds maintenance

programs to protect the further degradation of the lands and protect the health and welfare of the surrounding residents. Granting this project a permit via the by right Public Benefit Project process would rob the communities of their voice and concern through this process.

For background, all the parcels that are part of the site are zones A or R, except for one narrow PF zoned parcel on the east side of the site. Under a Public Benefit Project permit process and based on our early review, it appears that a cemetery may be built on the Boething Treeland Nursery lands under the LAMC. However, to receive the permit, the applicant must fully comply with all Performance Standards listed in LAMC Section 14.00.A.1.(a)(1-10). The first criteria is that "All buildings on the site are at least 300 feet from any adjoining street or any A or R zoned property or residential use." Currently, the applicant's draft grading plan shows a building within an RA/A1 zoned parcel, which appears to clearly and unequivocally conflict with the first Performance Standard. How can a building that is sited on an A or R zone be considered more than 300 feet from "any A or R zoned property?" Thus, as currently proposed, the City of Los Angeles may not permit said project *by right*. Even if a cemetery use may be permitted on the Nursery Lands through this process, we would argue that the applicant could not plan for any building on the site through a by right approval, as no building would be able to be built at least 300 feet from "any A or R zoned property or residential use." To receive by right approval would mean that the cemetery would not be planned with an office building, a maintenance shed, covered communal gathering areas, mausoleums, or covered columbarium facilities, as these are all "buildings" as that term is defined in the LAMC. This is unlikely.

Hidden Hills strongly recommends to the City of Los Angeles that the project as proposed cannot comply with the Performance Standards required for by right review and instead should be required to pursue a Class 2 Conditional Use Permit. The Conditional Use Permit would require California Environmental Quality Act analysis, which should include the desired assessments on issues such as traffic and dust, along with a fully transparent and open public hearing with all due notice as statutorily required and allow the Zoning Administrator to consider the project, the public's concern, and the applicant's record. The residents want to understand the traffic patterns for the use, the grading plans and dust mitigation and want assurances that the facility will not have a crematorium or allow public access off of Long Valley Road. These issues are of critical importance to our constituents.

In the Case Management – City Planning PDM Notes addressed to Jessica Pakdaman from Susan Wong for Case No. PAR-2024-1518-CM on March 7, 2024, the notes reflect the conclusion that "All buildings associated with a cemetery use are permitted on the proposed Cemetery site and shall be at least 300 feet from any adjoining street or any A or R zone property or residential use per LAMC Section 14.00A.1(a)(1)." Though this letter may only be used for guidance, the statements made above are all but guidance and appear completely conclusory so that the project could meet the standards. Further, the City of Hidden Hills objects to the interpretation of the code and believes it to be illogical to conclude that a building constructed on an A or R zoned property complies with the referenced Performance Standard. The purpose of the distance limitation is not to limit the distance from only the property line but to require a distance away

from the entirety of an A or R zoned parcel. Placing a building in the middle of an A or R zoned parcel cannot be used as a loophole around the restriction, especially when it triggers a ministerial review with no public input.

The City of Hidden Hills respectfully requests that the Department of City Planning provide a written response, as soon as possible, on their interpretation of Performance Standard 1 of the Public Benefit Project permit requirement for cemeteries, and whether a building placed on an A or R zoned parcel complies with said Performance Standard. Further, please indicate how the Department of City Planning intends to ensure that the concerns raised in paragraphs 1 and 2 are protected in a legally binding way.

As noted above, not only do we believe that a CUP is required; but it is sound public policy to provide a transparent and public process when considering a development of this magnitude that is immediately adjacent to residential properties. Thank you for your consideration on this matter and immediate attention to our concerns. We would welcome a discussion on the topics referenced above and look forward to cooperatively and collaboratively finding an equitable solution for all parties concerned.

Sincerely,



Gloria Molleda
City Manager
City of Hidden Hills

Cc:

Seth R. Samuels, Planning Deputy & Woodland Hills Field Deputy, Office of Councilmember Bob Blumenfield

Susan Wong, City Planner
Councilmember Blumenfield

Woodland Hills Cemetery Project – Neighbor Q&A

Property Ownership

Q: Who owns the property?

A: Dignity Memorial and its parent company are leading providers of funeral, cremation, and cemetery services. The families we serve trust us for professionalism, compassion, and attention to detail.

Q: Will any portion of the land on this site be sold or donated in order to build housing?

A: No. We have no plans to sell or donate any of the land on site. We intend to develop the site into a cemetery and funeral home.

Traffic and Noise

Q: Will there be more traffic during funerals?

A: Funeral services are small and happen during midday hours, not during rush hour. You might notice a few more cars for a short time, but surrounding neighborhoods will see minimal impacts.

Q: Will there be construction noise?

A: Construction will only happen during approved daytime hours. We'll work closely with neighbors and elected officials to ensure we remain sensitive to impacts on surrounding communities, and to ensure they are informed of construction schedules.

Visual Impact

Q: What will it look like from my house?

A: Think of a park-like setting with trees, shrubs, and green lawns. We're planning landscaped buffers around the entirety of the property, thus neighbors and passersby will see greenery, not buildings or parking areas.

Q: Will there be fencing or landscaping?

A: Yes. There will be a mix of fencing and landscaping to create privacy, mark the property boundary, and keep the view pleasant.

Environmental Concerns

Q: Will it affect groundwater or cause flooding?

A: No. We have to meet strict environmental and drainage requirements before anything gets built. Those plans are reviewed and approved by the City agencies to make sure water flows safely and doesn't create runoff issues.

Q: Are chemicals used for embalming a risk?

A: No. Embalming is done indoors following strict safety rules. It doesn't pose a risk to the water, soil, or the surrounding neighborhood.

Zoning and Notification

Q: Was the land zoned for this?

A: Yes. The property's zoning allows for a cemetery, among other more impactful uses. By utilizing the site for this cemetery purposes, this prevents the site from being developed into a more dense or disruptive use and guarantees it as a quiet and green space.

Q: Why weren't we notified sooner?

A: Our plans for the property have been under development for some time, and we are still in the process of finalizing our plans for the site. We did not want to share plans that were incomplete, which could have created confusion if the plans were updated. We are committed to answering questions and sharing updates to ensure surrounding neighborhoods aren't in the dark.

Cultural/Personal Discomfort

Q: I'm uncomfortable living next to a cemetery. Can anything be done?

A: Our goal is to make the property a calm, beautiful, and respectful space. The landscaping, design, and upkeep will ensure the site blends into the neighborhood aesthetic as a peaceful and quiet green space.

Q: Will there be a crematorium on site?

A: No. There will be no crematorium on this site.

Lighting and Hours

Q: Will there be nighttime lighting?

A: There will be no bright lights operating at the site at nighttime, though there will be smaller, downlights for safety purposes. Any lighting will be soft, shielded, and directed downward to prevent spillage into neighboring properties.

Q: What are the hours of operation?

A: The grounds will be open during daylight hours. Funerals and other services are primarily daytime events with occasional nighttime activities such as evening services, memorials and visitations.

We're committed to being a good neighbor.

If you have more questions, please reach out to us at WoodlandHillsInquiries@gmail.com.