

**APPENDIX H**

---

**Initial Study and NOP Comment Letters**

# CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK  
ROOM 614, CITY HALL  
LOS ANGELES, CALIFORNIA 90012

## CALIFORNIA ENVIRONMENTAL QUALITY ACT INITIAL STUDY AND CHECKLIST (Article IV - City CEQA Guidelines)

LEAD CITY AGENCY <i>Dept. of City Planning</i>	COUNCIL DISTRICT <i>11</i>	DATE <i>Jan. 25, 2000</i>
---	-------------------------------	------------------------------

RESPONSIBLE AGENCIES

PROJECT TITLE/NO. <i>Mountain Gate</i>	CASE NO. <i>99-3251</i>
---	----------------------------

PREVIOUS ACTIONS CASE NO. <i>T.T. 29142</i>	<input checked="" type="checkbox"/> DOES have significant changes from previous actions. <input type="checkbox"/> DOES NOT have significant changes from previous actions.
--	---

PROJECT DESCRIPTION:  
 Vesting Tentative Tract to subdivide 449.5 acres into 35 lots, 29 of which would be developed for single family residential lots varying between 33,132 to 116,027 sq. ft. Zone change from [LQ]A-1 to RE 40-1-H to permit residential development on 4.25 acres. Remaining acreage to be left open space.

ENVIRONMENTAL SETTING:  
 449.5 acres (net/lea) of undeveloped land in the Santa Monica Mountains area of the Brentwood - Pacific Palisades community.

PROJECT LOCATION  
*2050 Stoney Hill Road*

PLANNING DISTRICT <i>Brentwood - Pacific Palisades</i>	STATUS: <input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> PROPOSED <i>July 23, 1977</i> <input type="checkbox"/> ADOPTED
---	--

EXISTING ZONING <i>RE 40-1-H; [LQ]A-1; [LQ]A-1; PF-1-XL</i>	MAX. DENSITY ZONING <i>.5+ to 1</i>	<input checked="" type="checkbox"/> DOES CONFORM TO PLAN  <input type="checkbox"/> DOES NOT CONFORM TO PLAN  <input type="checkbox"/> NO DISTRICT PLAN
PLANNED LAND USE & ZONE <i>Minimum Density A-1; RE 40-1-H</i>	MAX. DENSITY PLAN <i>.5+ to 1</i>	
SURROUNDING LAND USES <i>OS, Single Family</i>	PROJECT DENSITY <i>.5+ to 1</i>	

**DETERMINATION (To be completed by Lead Agency)****On the basis of this initial evaluation:**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards; and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Don Paul

CPA

SIGNATURE

TITLE

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.

- b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) **Mitigation Measures.** For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
  - 7) **Supporting Information Sources:** A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
  - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
  - 9) The explanation of each issue should identify:
    - a) The significance criteria or threshold, if any, used to evaluate each question; and
    - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics           | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agricultural Resources          | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Air Quality          | <input type="checkbox"/> Land Use/Planning                        | <input checked="" type="checkbox"/> Transportation/Traffic             |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Utilities/Service Systems          |
| <input checked="" type="checkbox"/> Cultural Resources   | <input checked="" type="checkbox"/> Noise                         | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils        | <input type="checkbox"/> Population/Housing                       |  |

**INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)**

**BACKGROUND**

<b>PROPOSER NAME</b> Castle & Cooke California, Inc.	<b>PHONE NUMBER</b> 310-208-3636
<b>PROPOSER ADDRESS</b> 10900 Wilshire Blvd., Suite 1600	
<b>AGENCY REQUIRING CHECKLIST</b> City of LA, Dept. of City Planning	<b>DATE SUBMITTED</b> Jan. 25, 2000
<b>PROPOSAL NAME (if Applicable)</b> Mountain Gate	

**ENVIRONMENTAL IMPACTS** (Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS.</b> Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural features within a city-designated scenic highway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**II. AGRICULTURAL RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict the existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**III. AIR QUALITY.** The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:

a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**IV. BIOLOGICAL RESOURCES.** Would the project:

a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**V. CULTURAL RESOURCES:** Would the project:

a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	-------------------------------------	--------------------------	--------------------------

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**VI. GEOLOGY AND SOILS. Would the project:**

a. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**VII. HAZARDS AND HAZARDOUS MATERIALS.**

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	-------------------------------------	--------------------------	--------------------------

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**VIII. HYDROLOGY AND WATER QUALITY.** Would the proposal result in:

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood plain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**IX. LAND USE AND PLANNING.** Would the project:

a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**X. MINERAL RESOURCES.** Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**.. NOISE. Would the project:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XII. POPULATION AND HOUSING. Would the project:**

a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

a. Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Other governmental services (including roads)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**XIV. RECREATION.**

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**XV. TRANSPORTATION/CIRCULATION.** Would the project:

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVI. UTILITIES. Would the project:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE.**

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

---

**DISCUSSION OF THE ENVIRONMENTAL EVALUATION** (Attach additional sheets if necessary)

---

PREPARED BY	TITLE	TELEPHONE #	DATE
<i>Steve Paul</i>	<i>CIA</i>	<i>213-580-5555</i>	<i>July 25, 2000</i>

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

CASE NO. \_\_\_\_\_ Council District \_\_\_\_\_

Related Case: \_\_\_\_\_ Atlas Pg; Bk; Ref. No. \_\_\_\_\_

PROJECT DESCRIPTION: \_\_\_\_\_

COMMUNITY PLAN: \_\_\_\_\_ DOES NOT CONFORM/QUAD: \_\_\_\_\_

Land Use indicated: \_\_\_\_\_ Vacancy Factor \_\_\_\_\_ %

CLEARANCE REQUIRED:

- Seismic Study Area / Hillside Grading Area / Ecologically Important Area
- Archaeological / Paleontological / Historical / Coastal Zone / Sta. Monica Mtn. Zone
- Air / Major Street / Housing / Flood (Map # \_\_\_\_\_) / State Clearing House / SCAG

OFFICE USE ONLY - ABOVE DOUBLE LINE

TO BE COMPLETED BY APPLICANT - PLEASE TYPE OR PRINT

PROJECT ADDRESS: 2050 Stoney Hill Road Community Brentwood-Pacific Palisades

Between Sepulveda Boulevard/Interstate 405 Freeway and Mandeville Canyon

APPLICANT'S NAME: Castle & Cooke California, Inc. (Attn: Ilene Miles) Phone (310) 208-3636

Address 10900 Wilshire Boulevard, Suite 1600 City Los Angeles, CA 90024

(zip code)

If applicable

AGENT'S COMPANY: Psomas Phone (310) 954-3700

CONTACT PERSON: Sharon Kaplan

Address 11444 West Olympic Boulevard, Suite 750 City West Los Angeles, CA 90064

(zip code)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect entire project, not just area in need of zone change, variance, or other alteration.

- A. 2 Vicinity Maps (8-1/2" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area circled.
- B. 2 Radius Maps (1" = 100' scale) showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits; 300' for site plan review applications.
- C. 2 Plot Plans showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. Application - a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. Pictures - two or more pictures of the project site showing walls, trees and existing structures.

ENVIRONMENTAL ASSESSMENT

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

APPLICATION ACCEPTED BY: \_\_\_\_\_

RECEIPT NO. \_\_\_\_\_ DATE: \_\_\_\_\_

I. Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

The applicant requests approval of Vesting Tentative Tract Map No. 53072, Haul Route, Lot Averaging, and Zone Change Incident to Subdivision as described in the attached Project Description.

II. Existing Conditions:

A. Project Site Area ±449.5 (area within tract) Net and ±451.7 (property to centerline of abutting streets) Gross Acres

B. Existing Zoning RE 40-1-H; [Q] A1-1; [T][Q] A1-1; PF-1-XL

C. Existing Use of Land Vacant, undeveloped; Mission Canyon 8 Landfill

D. Existing General Plan \_\_\_\_\_ Requested General Plan \_\_\_\_\_  
Designation Minimum Residential, Open Space Designation No Change Requested

E. Number 0 type n/a and age ± n/a  
of structures to be removed as a result of project. If residential dwellings (apts., single-family, condos) are being removed indicate the:  
number of units: n/a and average rent n/a  
Is there any similar housing at this price range available in the area? If yes, where:  
n/a

F. Number 14, Trunk Diameter + 8 to 15 inches and type Coast Live Oak (5); Western Sycamore (9)--- (see Tree Report Addendum) of existing trees.

G. Number 3, Trunk Diameter + 8 to 15 inches and type Coast Live Oak---(see Tree Report Addendum) of trees being removed (identify on plot plan).

H. Slope: State percent of property which is:  

<u>1.5%</u>	Less than 10% slope	If slopes over 10% exist, a topographic map will be required. Over 50 acres – 1" = 200' is okay.
<u>0.5%</u>	10-15% slope	
<u>98%</u>	Over 15% slope	

I. Check the applicable boxes and indicate the condition on the Plot Plan:  
There are  natural or man-made drainage channels,  rights-of-way and/or  hazardous pipelines crossing or immediately adjacent to property.  
 None of the above.

J. Grading: (specify the total amount of dirt being moved)  
0-500 cu. yds.  
+800,000 cy if over 500 cu. yds. indicate amount of cu. yds.

K. Import/Export: indicate the amount of dirt being imported All earthwork to be balanced on site  
or exported All earthwork to be balanced on site \*

\*Projects involving import/export of 1000 cubic yards or more are required to complete a Haul Route Form and Haul Route Map.

If project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other alteration.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-  
Single Family 29  
Apartment 0 or Condominium 0
- B. Number of Dwelling Units with:  
One bedroom Not known at this time Two bedrooms Not known at this time  
Three bedrooms Not known at this time Four or more bedrooms Not known at this time
- C. Total number of parking spaces provided Per code
- D. List recreational facilities of project Not known at this time
- E. Approximate price range of units \$ Not known at this time to \$ Not known at this time
- F. Number of stories Per code, height Per code ft.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) Not known at this time  
Gas heated swimming pool? Not known at this time
- H. Describe night lighting of the project Illumination from street lights and exteriors/interiors of residences  
(Include Plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building +2%  
Paving +0.5%  
Landscaping Not known at this time

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other alteration.

- A. Type of use n/a
- B. Total number of square feet of floor area n/a
- C. Number of units if hotel/motel n/a
- D. Number of stories \_\_\_\_\_, height Approx. ft.
- E. Total number of parking spaces provided: \_\_\_\_\_
- F. Hours of operation \_\_\_\_\_ Days of operation \_\_\_\_\_
- G. If fixed seats or beds involved, number \_\_\_\_\_
- H. Describe night lighting of the project \_\_\_\_\_  
(Include Plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift \_\_\_\_\_
- J. Number of students/patients/patrons Approx.
- K. Describe security provisions for project \_\_\_\_\_
- L. Percent of total project proposed for: Building \_\_\_\_\_  
Paving \_\_\_\_\_  
Landscaping \_\_\_\_\_



V. Stationary Noise Clearance - A clearance may be necessary certifying the project's equipment (i.e., air conditioning) complies with City Noise Regulations.

Some projects may require a noise study. The EIR staff will inform those affected by this requirement.

VI. Selected Information:

A) Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):

Adjacent: Canyonback Road (scenic secondary road);

Approximately 500 ft to the north: Mountaingate Drive (scenic secondary road)

---

B) Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.\*

C) Noise: Projects located within 600 feet of railroad tracks indicate the number of trains per day:\*\*

Day 7 am - 10 pm n/a

Night 10 pm - 7 am n/a

---

VII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment.

At this time, no feasible alternatives to the project have been identified. Alternatives would be determined through the environmental review process and scoping meetings with the City of Los Angeles. Mitigation measures would be addressed in an Environmental Impact Report (EIR) to be prepared for the project, pursuant to the California Environmental Quality Act (CEQA).

---

\* Contact the South Coast Air Quality Management District at 572-6418 for further information.

\*\* For information, contact:

Southern Pacific Train Dispatcher	629-6569
Union Pacific Engineering	725-2313
Santa Fe Train Master	267-5546

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED:

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, Edward C. Roohan, Castle & Cooke California, Inc.,  
Owner (Owner in escrow)\*  
(Please Print)  
Vice President and Treasurer

Signed: Edward C. Roohan  
Owner

I, Sharon Kaplan, Psomas  
Consultant\*  
(Please Print)

Signed: Sharon Kaplan  
Agent

I, Edward C. Roohan, C&C Mountaingate, Inc.,  
Owner (Owner in escrow)  
(Please Print)  
Vice President and Treasurer

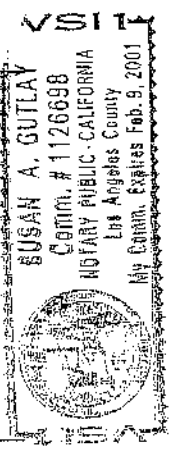
Signed: Edward C. Roohan  
Owner

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

State of California, County and City of Los Angeles

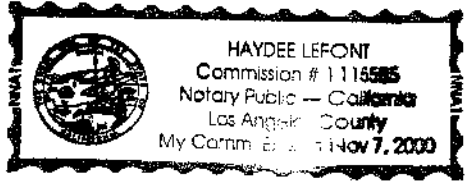
Signed: [Signature]  
Notary

Subscribed and sworn to before me  
this 22 day of Dec., 1999  
(NOTARY or CORPORATE SEAL)



Signed: Haydee Lefont  
Notary

Subscribed and sworn to before me  
this 23<sup>rd</sup> day of December, 1999  
(NOTARY)



Signed: [Signature]  
Notary

Subscribed and sworn to before me  
this 22 day of Dec., 1999  
(NOTARY or CORPORATE SEAL)

\* If acting for a corporation, include capacity and company name.

## PROJECT DESCRIPTION & findings

### Background

The applicant, Castle & Cooke California, Inc., is the owner of approximately 449.5 acres (net area) of undeveloped land in the Brentwood-Pacific Palisades community. This application for a vesting tentative tract map is for development in the Mountaingate planned community. As approved by the City of Los Angeles in 1974 as Tract 29142, the original Mountaingate plan envisioned and authorized the development of 870 dwelling units on the 870-acre site. To date, approximately 300 dwelling units have been constructed in connection with the existing subdivisions within Mountaingate. The proposed final cluster of homes would bring the total number of homes within Mountaingate to 329 dwelling units on the same 870 acres, a reduction of 541 units (or 62%) from the maximum number of units originally approved for the property.

The proposed vesting tentative tract map is for the subdivision of the property into 35 lots, 29 of which will be for the development of single-family homes on estate lots varying between 33,136 to 116,027 square feet in lot area (and 10,162 to 31,821 square feet in pad area). Therefore, approximately 33.6 acres (or 7.5%) of the ±449.5-acre site is proposed to be developed. Two (2) lots are private street lots (continuations of Canyonback Road and Stoney Hill Road) and comprise approximately three (3) acres in area.

### Zone Change Incident to Subdivision

The proposed subdivision is consistent with current zoning, with the exception of approximately 4.25 acres of agricultural-zoned area that is being proposed for residential development. The applicant requests approval of a Zone Change Incident to Subdivision pursuant to LAMC Section 12.32F for these lots (portions of Lots 11-18, 28, and 29) from a [Q] A-1 zone to a RE 40-1-H zone district. Ordinance Nos. 172,447 (adopted 2/2/99) and 171,002 (adopted 4/3/96) established the existing zoning districts for the property.

The proposed Vesting Tentative Tract Map and Zone Change Incident to Subdivision are consistent with the general plan land use designations, which are both Minimum Residential and Open Space categories. The majority of the proposed residential lots are within the Minimum Residential land use category, with the exception of approximately 4.25 acres which are within the Open Space land use category (portions of Lots 11-18, 28, and 29). The *Brentwood-Pacific Palisades Community Plan* (adopted 2/24/98) states, "In general, land designated as privately owned open space are considered to be in the minimum [residential] density category. Density transfer shall be allowed in areas designated minimum density category as long as the total number of dwelling units indicated in any development is not increased and adequate access is available from two or more directions," (pp. III-2 and III-3). Therefore, the proposed Vesting Tentative Tract Map and Zone Change Incident to Subdivision are consistent with the general plan land use designations.

### Slope Density

The proposed density for the subject site averages 0.06 dwelling units per net acre. Allowable density for this project (29 units) was calculated using the Slope Density formula as defined in LAMC Section 17.05 C and the *Brentwood-Pacific Palisades Community Plan* (adopted 2/24/98). (See Mountaingate Slope Density Calculations Report, December 1999).

### Lot Averaging

Approval of lot averaging is requested with this map for subdivision in the hillside RE 40-1-H zone pursuant to LAMC Section 17.05 H. Approval of Lot Averaging is requested for the following reasons:

1. Traffic access, topography, and drainage conditions will safely allow lot averaging. Traffic access is available from two (2) directions: Canyonback Road and Stoney Hill Road to the north and each of the fire access roads to the south. The proposed residential lot layout is designed to take advantage of existing topographical ridgelines and will require less grading than that which would be required by a subdivision of conventional design that does not utilize lot averaging. The proposed detention facility would offset any increase in stormwater runoff. Project development performed in compliance with the requirements of the Bureau of Engineering, all other responsible agencies, and all applicable codes and ordinances would reduce hydrology-related impacts to less than significant. Storm drains have been designed with capacities for a 50-year frequency storm.
2. The proposed Lot Averaging is consistent with proper subdivision design. Each of the residential lots meet the minimum lot width of 80 feet for the RE 40-1-H zone and side lines of lots have been designed to be at approximate right angles or radial to streets. Approximate pad areas have been calculated taking into account the appropriate yard setbacks. In addition, not more than 20 percent of the lots (five (5) lots--Lots 1, 2, 3, 4, and 27) are proposed to have less than the minimum area requirements of 40,000 square feet per lot. In computing the lot average, those portions of the lots exceeding 150 percent of the minimum area requirement (Lots 11, 19, and 28) were excluded and, therefore, only the first 60,000 square feet of each of these three (3) lots were counted in these calculations. The proposed residential lot average for this project is 47,549 square feet and meets the minimum lot average of 40,000 square feet for residential lots in the RE 40-1-H zone.
3. The proposed Lot Averaging will result in environmental benefits. The proposed lot design will minimize earthwork, will promote the preservation of the surrounding canyons (Bundy, Kenter, and Mandeville Canyons), and will prevent the removal of any additional trees which would be required by a subdivision of conventional design that does not utilize lot averaging.

### Haul Route

Landform grading will be used to conform as much as possible to existing contours. Grading will be balanced on-site and no import or export of dirt will be required. An approval of haul route is requested with this map because conveyance of excavation from the Canyonback Road area to the Mission Canyon 8 Landfill fill site will require transport on public streets. The proposed haul route is north on Canyonback Road, east on Mountaingate Drive, south on Stoney Hill Road, and south on the fire access road to the fill site.

### Regrading/Widening of Fire Access Lanes

The existing secondary fire/emergency access lanes located within the Mission Canyon 8 Landfill Lot are proposed to be regraded and widened to a variable 20 to 50 feet in width as part of this request.

CITY OF LOS ANGELES  
CALIFORNIA

DEPARTMENT OF  
CITY PLANNING  
221 N. FIGUEROA STREET  
LOS ANGELES, CA 90012-2601

CITY PLANNING  
COMMISSION

PETER M. WEIL  
PRESIDENT

JORGE JACKSON  
VICE-PRESIDENT

RODGER M. LANDAU  
MARNIA SCHNABEL  
ROBERT L. SCOTT

GABRIELE WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 580-3224



RICHARD J. RIORDAN  
MAYOR

EXECUTIVE OFFICES  
16TH FLOOR

CON HOWE  
DIRECTOR  
(213) 580-1150

FRANKLIN P. EBERHARD  
DEPUTY DIRECTOR  
(213) 580-1168

GORDON B. HAMILTON  
DEPUTY DIRECTOR  
(213) 580-1165

ROBERT H. SUTTON  
DEPUTY DIRECTOR  
(213) 580-1167

FAX: (213) 580-1178

INFORMATION  
(213) 580-1172

March 17, 2000.

EIR Case No.: 99-3251

Project Name: Mountain Gate

Project Description: Request for approval of Vesting Tentative Tract Map No. 53072 to subdivide approximately 449.5 acres into 35 lots, 29 of which are for the development of single-family homes on estate lots varying between 33,136 to 116,027 square-feet. Two (2) lots are private street lots (continuations of Canyonback Road and Stoney Hill Road). Less than 10 percent of the site is proposed for actual development. The project includes a request for approval of a Zone Change incident to Subdivision pursuant to LAMC Section 12.32F. There may also be an accompanying General Plan Amendment necessary to allow implementation of the proposed project and to ensure consistency per AB283 requirements.

Disposition of oak trees will be covered by the VTIM approval, as well as a request for Lot averaging in the hillside RE40-1-F zone pursuant to LAMC Section 17.05H. Lastly, approval of a haul route is requested with this map for conveyance of earthwork excavation.

Project Location: The proposed project is located to the south of Promontory Road at 2050 Stoney Hill Road in the Santa Monica Mountains area of the Brentwood-Pacific Palisades community.

Planning Area: Brentwood-Pacific Palisades

Council District: 11

Due Date: April 17, 2000

P R E - D R A F T R E Q U E S T F O R C O M M E N T S

The enclosed materials describe a proposed land development project and suggest possible environmental impacts of the project, which lies in an area that has been determined to be of interest to yourself and/or the organization you represent. An Environmental Impact Report (EIR) is to be prepared on this project by this office.

We would welcome all comments on the possible environmental impacts of the proposed project in order that we can take into consideration your concerns and/or those of the organization you represent, in the preparation of the EIR. All comments should be in writing and must be submitted to this office by April 17, 2000.

Please direct your responses to:

Irene Paul, Project Coordinator  
221 N. Figueroa Street, Room 1500  
Los Angeles, CA 90012 (213)580-5555

CON HOWE  
Director of Planning

*Irene Paul*  
City Planner

Environmental Review Section

Enclosure

PUBLIC COUNTER & CONSTRUCTION SERVICES CENTER  
201 NORTH FIGUEROA STREET, ROOM 300 - (213) 877-8000  
VAN NUYS - 6261 VAN NUYS BLVD., 1<sup>ST</sup> FLOOR, VAN NUYS 91401 - (818) 756-8898

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Recycle and Reuse Your Unwanted Items



CITY OF LOS ANGELES  
 OFFICE OF THE CITY CLERK  
 ROOM 393, CITY HALL  
 LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF PREPARATION

(Article VI, Section 2 - City CEQA Guidelines)

TO:	RESPONSIBLE OR TRUSTEE AGENCY State Clearinghouse	FROM:	LEAD CITY AGENCY Los Angeles City Planning Dept.
	ADDRESS (Street, City, Zip) Office of Planning & Research Attn: Mosis Boyd 1400 Tenth Street, Room 121 Sacramento, CA 95814		ADDRESS (Street, City, Zip) Environmental Review Section 221 No. Figueroa St., Suite 1500 Los Angeles, CA 90012
SUBJECT: Notice Of Preparation of a Draft Environmental Impact Report			
PROJECT TITLE Mountain Gate		CASE NO. 99-3251	
PROJECT APPLICANT, IF ANY Castle & Cooke California, Inc.			
<p>The City of Los Angeles will be the Lead Agency and will prepare an environmental impact report for the project identified above. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by this City when considering your permit or other approval for the project.</p> <p>The project description, location and the probable environmental effects are contained in the attached materials.</p> <p>[ ] A copy of the Initial Study is attached.</p> <p>[X] A copy of the Initial Study is not attached.</p> <p>Due to the time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.</p> <p>Please send your response to <u>Irene Paul</u> at the address of the Lead City Agency as shown above. We will need the name of a contact person in your agency.</p> <p>Note: If the Responsible or trustee agency is a state agency, a copy of this form must be sent to the State Clearinghouse in the Office of Planning and Research, 1400 Tenth Street, Sacramento, California 95814. A state identification number will be issued by the Clearinghouse and should be thereafter referenced on all correspondences regarding the project, specifically on the title page of the draft and final EIR and on the Notice of Determination.</p>			
SIGNATURE	TITLE	TELEPHONE NUMBER	DATE
<i>Irene Paul</i>	City Planning Associate	(213) 580-5555	March 14, 2000

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL NOTATIONS

SR NO.: 99-3251

APPLICANT: Castle & Cooke California, Inc.

PROJECT DESCRIPTION: Request for approval of Vesting Tentative Tract No. 59072 to subdivide approximately 449.5 acres into 33 lots, 29 of which are for the development of single-family homes on estate lots varying between 33,136 to 116,027 square feet. Two (2) lots are private street lots (continuations of Canyonback Road and Stoney Hill Road). Less than 10 percent of the site is proposed for actual development. The project includes a request for approval of a Zone Change Incident to Subdivision pursuant to LAMC Section 12.32F. There may also be an accompanying General Plan Amendment necessary to allow implementation of the proposed project and to ensure consistency per AB283 requirements.

Disposition of oak trees will be covered by the VITM approval, as well as a request for Lot averaging in the hillside RE 40-1-H zone pursuant to LAMC Section 17.05. Approval of a haul route is requested with this map for conveyance of earthwork excavation.

PROJECT LOCATION/ADDRESS: The proposed project is located to the south of Promontory Road at 2050 Stoney Hill Road in the Santa Monica Mountains area of the Brentwood-Pacific Palisades community.

Areas of Possible Environmental Impacts:

1. EARTH (GRADING, DRAINAGE, GEOLOGIC HAZARDS):

Possible impacts can occur due to grading and alteration of on- and off-site drainage. Additionally, the proposed project is proximal to potential landslide areas and may be subject to unstable earth conditions and other seismic-related hazards. Investigation should address impacts relative to proposed grading procedures, drainage plans, off-site runoff of stormwater including both 50 year and 100 year storms, and construction (i.e. dust control, on-site watering). Investigation should also address specific actions relative to minimizing potential hazards and risk related to seismic disturbances of the site. Mitigation measures may include:

- Preparation of a site-specific geotechnical report;
- Construction activities performed under supervision of a licensed engineer, geologist and/or soils engineer;
- Use of landform grading and landform landscaping techniques and compliance with applicable portions of the City's Landform Grading Manual;
- Adherence to applicable provisions of the Municipal Code, Flood Management Specific Plan and the recommendations of the City Engineer and Department of Building and Safety;
- Use of semipermeable pavement for landscape areas;
- Geotechnical investigation conducted prior to finalization of grading plans;
- On-site investigation of site during construction; and,
- Conformance with the City's Seismic Safety Plan, applicable portions of the Municipal Code, Flood Hazard Management Specific Plan, and seismic safety requirements of the Department of Building and Safety.



2. AIR (AIR QUALITY-STATIONARY SOURCES):

Project development may result in deterioration of ambient air quality due to short-term emissions generated during construction. Investigation should address specific actions that may potentially reduce impacts on local and regional air quality. Mitigation measures may include:

- Implementation of ground wetting and temporary dust cover during construction; and
- Restriction of grading activities when wind speed reaches 15 mph and/or fugitive dust are likely to be carried off-site.

3. PLANT LIFE

Investigation should address impacts resulting from removal of existing vegetation on the site. Mitigation measures may include:

- Grading plans/landscaping and construction activities in conformance with the City's Oak Tree Preservation Ordinance (Section 17.05 R, Los Angeles Municipal Code);
- Preparation of a plot plan indicating the location, size, type and condition of all existing trees on the site, as prepared by a reputable tree expert, submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Maintenance; and,
- Replacement of trees in parkways and replacement of desirable trees on-site to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance and the Department of City Planning.

4. ANIMAL LIFE:

The proposed project may result in: 1) conversion and/or disturbance of existing animal habitat area on-site and/or disturbance of existing animal habitat area on-site and proximal to the site, and 2) disruption of access corridors between habitat areas. Investigation should address impacts resulting from project development. Mitigation measures may include:

- Provision of escape routes to allow resident wildlife access to uninhabited areas;
- Consultation with the Department of Animal Regulations regarding animal relocation and escape routes; and,
- Post-construction landscape treatment to provide placement habitat for wildlife; use of native and/or drought-tolerant plant materials is encouraged.

5. NOISE (STATIONARY AND MOBILE SOURCES):

Project development may significantly effect ambient noise levels. Investigation should address noise impacts resulting from construction activities (short-term stationary source), land use activities (long-term stationary source), and increases in local traffic (long-term mobile source). Mitigation measures may include:

- Limiting hours of construction;
- Use of sound-restricted construction equipment;
- Compliance with applicable provisions of Noise Ordinance No. 144,931.

6. LIGHT/GLARE (ARTIFICIAL):

Project development may result in increased ambient reflectivity and glare from the project site, adversely impacting locations proximal to the site. Investigation should address impacts related to increased reflectivity and stationary light sources. Mitigation measures may include:

- Use of plant materials to decrease reflectivity of hardscape surface.

7. **TRANSPORTATION-CIRCULATION-DRIVEWAY/ACCESS:**

Project generated vehicular traffic may contribute to cumulative impacts on local circulation. Completion of a Traffic Study, as determined by the Department of Transportation, may be necessary to define impacts of project generated vehicular traffic at several key intersections, and appropriate ingress/egress locations. Traffic impacts should be addressed by the Environmental Impact Report to provide comprehensive review and mitigation-of-impacts to an acceptable level. Mitigation measures may include:

- Completion of a Traffic Study, per requirements of the Department of Transportation, assessing potential cumulative impacts resulting from project development;
- Provision of a driveway/access plan consistent with replacements/recommendations of the Department of Transportation and/or City Engineer.

8. **TRANSPORTATION-REGIONAL TRAFFIC ANALYSIS:**

Environmental analysis shall address the project's affect on major local arterials, public transit, freeways, highways, and rail transit service, including major local arterials and public transit within five (5) miles of the project site and freeways, highways, and rail transit service within ten (10) miles of the project site.

9. **PUBLIC SERVICES:**

The proposed project may result in a need for additional fire protection and emergency services. Investigation should address impacts relative to adequacy of these services. Mitigation measures may include:

- Compliance with federal, state, and local requirements regarding fire protection and safety standards;
- Use of fire resistant roofing/building materials; and,
- Structural design, roadways, and emergency access locations developed in accordance with City requirements.

10. **WATER CONSERVATION:**

The California Environmental Quality Act requires that the project be evaluated relative to water use and water conservation measures in accordance with State guidelines. Investigation should address potential consumption rates and adequacy of existing water supply. Mitigation measures may include:

- Compliance with the City's Water Conservation Regulations defined in Ordinance No. 163,532.

11. **SERVICE SYSTEMS (STORMWATER DRAINAGE, SEWERS, POWER, NATURAL GAS, SOLID WASTE AND DISPOSAL):**

The proposed project may have a cumulative impact on existing service systems. Investigation should address adequacy of existing systems and potential impacts resulting from project development. Mitigation measures may include:

- Compliance with recommendations Bureau of Engineering and other City agencies (as required);
- Compliance with requirements of the City's Sewer Ordinance No. 163,565; and,
- Implementation of recycling programs to reduce volume of refuse.

12. AESTHETICS/VIEW:

Proposed project development will result in transformation of undeveloped landscape and disturbance of natural landform. Investigation should address design-related impacts resulting from the above impacts. Mitigation measures may include:

- Preservation of natural landform and reduction of grading;
- Underground installation of utilities where applicable;
- Preparation of landscape plans by a licensed landscape architect subject to approval by the City Planning Department and/or other City agencies;
- Revegetation of graded slopes (if applicable) upon completion of grading activities; and,
- Landscaping of all appropriate open areas.

13. CULTURAL RESOURCES:

A possible adverse environmental impact is indicated due to the project's location in an area likely to yield unrecorded paleontological sites. Mitigation measures may include:

- If any paleontological materials are encountered during the course of the project development, the project shall be halted and the services of a paleontologist shall be secured by contacting the Center for Public Paleontology - USC, UCLA, Cal State Los Angeles, Cal State Long Beach, or the County Museum to assess the resources and evaluate the impact; and,
- Copies of the paleontological survey, study or report shall be submitted to the Los Angeles County Natural History Museum. (A covenant and agreement shall be recorded prior to obtaining a grading permit).

Alternatives to the Proposed Project: No Project, Change in Intensity, Change of Land Use, Alternate Site.

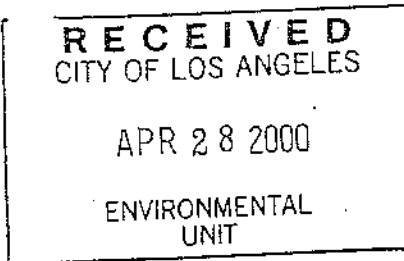
Attachments: Vicinity Map, Radius Map, Tentative Tract Map



RICHARD J. RIORDAN  
Mayor

Commission  
RICK J. CARUSO, *President*  
KENNETH T. LOMBARD, *Vice President*  
JUDY M. MILLER  
DOMINICK W. RUBALCAVA  
MARCIA F. VOLPERT  
JOHN C. BURMAHLN, *Secretary*

S. DAVID FREEMAN, *General Manager*



April 25, 2000

Mr. Jim Liao  
Los Angeles City Planning Department  
Environmental Review Section  
221 North Figueroa Street, Suite 1500  
Los Angeles, CA 90012

Dear Mr. Liao:

Comments on Mountain Gate Project Notice of Preparation  
Draft Environmental Impact Report Number 99 3251

The Los Angeles Department of Water and Power's (LADWP) Corporate Environmental Services Business Unit has reviewed the questions that you have proposed regarding your Notice of Preparation, and offers the following comments:

**Electric Service**

Electrical service for the proposed development would be provided in accordance with LADWP rules and regulations. The extent and cost of distribution improvements cannot be determined at this time.

The cumulative effect of this and other electric load increases may result in the need for additional distribution capacity to be installed in the area.

**Water Service**

To minimize increased water demands, utilize water conservation measures, i.e., irrigation and water disposal. Water services for the proposed development would be provided in accordance with LADWP rules and regulations.

**Green Power for a Green LA program**

The LADWP is committed to replacing electricity generated from fossil fuel-burning power plants with energy generated from renewable resources such as the sun, wind, water, biomass, and geothermal.

Water and Power Conservation... a way of life

We encourage you to join us in this effort by taking part in our "Green Power for a Green LA" program. Call 800 GREEN LA (800-473-3652), or visit [www.GreenLA.com](http://www.GreenLA.com) to learn more about the program.

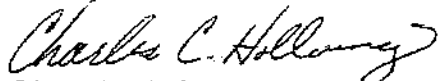
Water and Energy Conservation

Based on the Project Description, some of the enclosed energy and water conservation measures may apply and should be considered for inclusion in the proposed project.

If you have any questions concerning the recommended conservation measures, please contact our Customer Outreach, or for more details on various water conservation methods available, contact the Water Conservation Group at (213) 367-0936.

Thank you for the opportunity to comment. If there are any additional questions, please contact Mr. Bill Jones, of my staff, at (213) 367-2612.

Sincerely,

  
CHARLES C. HOLLOWAY  
Supervisor  
Environmental Assessment

Enclosures

c: Mr. Bill Jones

## Commercial Energy Conservation Mitigation Measures

During the design process, the applicant should consult with the Los Angeles Department of Water and Power, Energy Services Subsection, regarding possible energy conservation measures. The applicant shall incorporate measures which will exceed minimum efficiency standards for Title XXIV of the California Code of Regulations.

- Built-in appliances, refrigerators, and space-conditioning equipment should exceed the minimum efficiency levels mandated in the California Code of Regulations.
- Install high-efficiency air conditioning controlled by a computerized energy-management system in the office and retail spaces which provides the following:
  - A variable air-volume system which results in minimum energy consumption and avoids hot water energy consumption for terminal reheat;
  - A 100-percent outdoor air-economizer cycle to obtain free cooling in appropriate climate zones during dry climatic periods;
  - Sequentially staged operation of air-conditioning equipment in accordance with building demands; and
  - The isolation of air conditioning to any selected floor or floors.
  - Consider the applicability of the use of thermal energy storage to handle cooling loads.
- Cascade ventilation air from high-priority areas before being exhausted, thereby, decreasing the volume of ventilation air required. For example, air could be cascaded from occupied space to corridors and then to mechanical spaces before being exhausted.
- Recycle lighting-system heat for space heating during cool weather. Exhaust lighting-system heat from the buildings, via ceiling plenums, to reduce cooling loads in warm weather.
- Install low and medium static-pressure terminal units and ductwork to reduce energy consumption by air-distribution systems.
- Ensure that buildings are well-sealed to prevent outside air from infiltrating and increasing interior space-conditioning loads. Where applicable, design building entrances with vestibules to restrict infiltration of unconditioned air and exhausting of conditioned air.

- A performance check of the installed space-conditioning system should be completed by the developer/installer prior to issuance of the certificate of occupancy to ensure that energy-efficiency measures incorporated into the project operate as designed.
- Finish exterior walls with light-colored materials and high-emissivity characteristics to reduce cooling loads. Finish interior walls with light-colored materials to reflect more light and, thus, increase lighting efficiency.
- Install thermal insulation in walls and ceilings which exceeds requirements established by the California Code of Regulations.
- Design window systems to reduce thermal gain and loss, thus, reducing cooling loads during warm weather and heating loads during cool weather.
- Install heat-reflective draperies on appropriate exposures.
- Install fluorescent and high-intensity-discharge (HID) lamps, which give the highest light output per watt of electricity consumed, wherever possible including all street and parking lot lighting to reduce electricity consumption.
- Install occupant-controlled light switches and thermostats to permit individual adjustment of lighting, heating, and cooling to avoid unnecessary energy consumption.
- Install time-controlled interior and exterior public area lighting limited to that necessary for safety and security.
- Control mechanical systems (HVAC and lighting) in the building with timing systems to prevent accidental or inappropriate conditioning or lighting of unoccupied space.
- Incorporate windowless walls or passive solar inset of windows into the project for appropriate exposures.
- Design project to focus pedestrian activity within sheltered outdoor areas.

For additional information concerning these conservation measures, please contact Mr. Adan Reinosa, Customer Outreach Manager, Business Planning, at (213) 367-1742.

IMPACT OF THE PROPOSED PROJECT ON THE  
WATER SYSTEM AND METHODS OF CONSERVING WATER  
LOS ANGELES DEPARTMENT OF WATER AND POWER

IMPACT ON THE WATER SYSTEM

If the estimated water requirements for the proposed project can be served by existing water mains in the adjacent street(s), water service will be provided routinely in accordance with the Department's Rules and Regulations. If the estimated water requirements are greater than the available capacity of the existing distribution facilities, special arrangements must be made with the Department to enlarge the supply line(s). Supply main enlargement will cause short-term impacts on the environment due to construction activities.

In terms of the City's overall water supply condition, the water requirement for any project which is consistent with the City's General Plan has been taken into account in the planned growth of the Water System. Together with local groundwater sources, the City operates the Los Angeles-Owens River Aqueduct and is a member of the Metropolitan Water District of Southern California (MWD). These three sources will supply the City's water needs for many years to come.

Statewide drought conditions in the mid-1970s and late 1980s dramatically illustrated the need for water conservation in periods of water shortage. However, water should be conserved in Southern California even in years of normal climate because electrical energy is required to deliver supplemental MWD water supplies to the City and the rest of Southern California. Conserving water will minimize purchases from MWD and contribute to the national need for energy conservation.

WATER CONSERVATION

The Water System will assist residential, commercial, and industrial customers in their efforts to conserve water. Recommendations listed below are examples of steps which would conserve water in both new and old construction:

1. Automatic sprinkler systems should be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. However, care must be taken to reset sprinklers to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.
2. Reclaimed water should be investigated as a source to irrigate large landscaped areas.



3. Selection of drought-tolerant, low water consuming plant varieties should be used to reduce irrigation water consumption. For a list of these plant varieties, refer to Sunset Magazine, October 1976, "Good Looking - Unthirsty," pp. 78-85, or consult a landscape architect.
4. Recirculating hot water systems can reduce water waste in long piping systems where water must be run for considerable periods before hot water is received at the outlet.
5. Lower-volume water closets and water-saving shower heads must be installed in new construction and when remodeling.
6. Plumbing fixtures should be selected which reduce potential water loss from leakage due to excessive wear of washers.

In addition, the provisions contained in the Water Conservation Ordinance of April 1988 must be adhered to.

More detailed information regarding these and other water conservation measures can be obtained from the Department's Water Conservation Office by calling (213) 367-0944.

# LOS ANGELES POLICE DEPARTMENT

BERNARD C. PARKS  
Chief of Police



RICHARD J. RIORDAN  
Mayor

P.O. Box 30158  
Los Angeles, Calif. 90030  
Telephone:  
(213) 485-3205  
Ref#: 1.1.2

April 19, 2000

RECEIVED  
CITY OF LOS ANGELES

APR 25 2000

ENVIRONMENTAL  
UNIT

Ms. Irene Paul  
City Planning Associate  
Environmental Review Section  
221 North Figueroa Street, Room 1500  
Los Angeles, California 90012

Dear Ms. Irene Paul:

## PROJECT TITLE: MOUNTAIN GATE

The proposed project involves the Los Angeles Police Department's (LAPD) West Los Angeles Area. I have enclosed Area and individual Reporting District (RD) population, average crime rate per thousand persons, predominant crimes, response time to emergency calls for service and Area personnel statistics and information. The Department's response is based on information received from the Area in which the project is located, LAPD's Information Technology Division and input from Community Liaison/Crime Prevention Unit (CL/CPU) personnel.

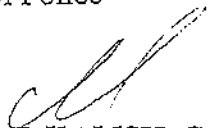
A project of this size would have a significant impact on police services in West Los Angeles Area. The LAPD's Community Relations Section, CL/CPU is available to advise you regarding crime prevention features appropriate to the design of the property involved in the project. The LAPD strongly recommends developers contact CL/CPU personnel to discuss these features.

Upon completion of the involved project, you are encouraged to provide the West Los Angeles Area commanding officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Questions regarding this response should be referred to Lieutenant Fred Booker, Community Relations Section, at (213) 485-4101.

Very truly yours,

BERNARD C. PARKS  
Chief of Police

  
DAVID J. KALISH, Commander  
Commanding Officer  
Community Affairs Group

Enclosures

## PACIFIC AREA

The Mountain Gate project is located in West Los Angeles Area in Reporting District (RD) 804. The West Los Angeles area covers 64.3 square miles and the station is located at 1663 Butler Avenue, Los Angeles, California 90025, (310) 575-8404.

The service boundaries of West Los Angeles Area are as follows: Mulholland Drive to the north, Pacific Coast Highway and the Los Angeles City Boundary to the south, Los Angeles City Boundary to the west, and Los Angeles City Boundary, La Cienega Boulevard, and Crest of Ridge to the east.

The boundaries for RD 804 are as follows: Mulholland Drive to the north, Manderville Canyon Road to the west, Deerbrook Lane, Tigertail Road, Canna Road, Chalon Road, Getty Center Drive to the south, and Sepulveda Boulevard to the east.

The average response time to emergency calls for service in West Los Angeles Area during 1999 was 8.5 minutes. The Citywide average during 1999 was 6.8 minutes. There are approximately 276 sworn officers and 25 civilian support staff deployed over three watches at West Los Angeles Area.

There were 31 crimes per 1000 persons in West Los Angeles in 1999. Individual RD crime statistics, population and crimes per 1000 persons are listed on the attached RD information sheets. The predominant crimes in West Los Angeles Area are grand theft, other theft, and burglary from vehicle theft.

Prepared by:  
Community Relations Section  
Community Liaison/  
Crime Prevention Unit

LOS ANGELES POLICE DEPARTMENT  
CRIMES BY REPORTING DISTRICT OF OCCURRENCE

TYPE OF CRIME	RD 804	WEST LOS ANGELES	CITYWIDE
Burglary from Business	0	273	4,681
Burglary from Residence	10	557	12,820
Burglary Other	6	183	4,081
Street Robbery	0	214	9,213
Other Robbery	1	175	5,144
Murder	0	4	435
Rape	0	51	1,355
Aggravated Assault	2	626	30,967
Burglary from Vehicle	6	985	20,836
Theft from Vehicle	5	611	16,676
Grand Theft	7	1,048	11,357
Theft from Person	0	46	1,297
Purse Snatch	0	11	332
Other Theft	1	1,271	24,174
Vehicle Theft	4	798	26,358
Bunco	0	7	160
<b>Total</b>	<b>42</b>	<b>6,860</b>	<b>169,886</b>

CRIMES PER 1000 PERSONS

REPORTING DISTRICTS	CRIMES	÷	POPULATION X 1000	CITYWIDE= 46/1000
RD 804	42	÷	2,316	18/1000
WEST LOS ANGELES	6,860	÷	219,627	31/1000

**FAX****Louise Frankel**

12623 Promontory Road, Los Angeles, Ca 90049

Phone: (310) 471-3702

Fax: (310) 471-0854

E-mail: eden1923@ix.netcom.com

**PLEASE DELIVER**

**To:** Whom It May Concern: EIR Review Section  
Lead City Agency

**Date:** 4/16/2000

**Number of Pages** (Including Cover Sheet): 1

**Re:** - Response to Notice of Preparation  
of Draft EIR

Project: Mountain Gate - Case # 99-3251  
Applicant: Castle and Cooke

Mountain Gate Community Assn. regrets that our response will be a day or two tardy. Crest-Promontory Assn. which is responsible for all the Common area behind the Stony Hill Gate will be forthcoming simultaneously. If any others straggle in, please place them in the record.

Thank you for your indulgence.

Louise Frankel

Pres. MtGate Assn.

ARNOLD & PORTER

777 SOUTH FIGUEROA STREET  
FORTY-FOURTH FLOOR  
LOS ANGELES, CALIFORNIA 90017-2513

(213) 243-4000  
FACSIMILE: (213) 243-4199

WASHINGTON, D.C.

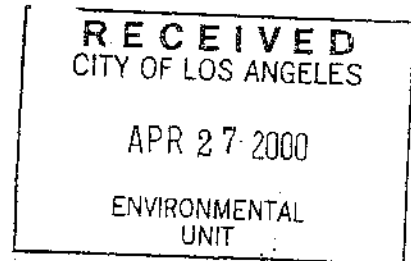
NEW YORK

DENVER

LONDON

BRIAN K. CONDON  
(213) 243-4123

April 25, 2000



Ms. Irene Paul  
City of Los Angeles Planning Department  
Environmental Review Section  
221 North Figueroa St., Suite 1500  
Los Angeles, California 90012

Re: Case No. 99-3251  
Project Applicant: Castle & Cooke, Inc.

Dear Ms. Paul:

Our firm represents the Mountaingate Open Space Maintenance Association with respect to the above application, for which a draft EIR is being prepared. Please include me on your list of interested persons for this application, and provide me with all notices prepared in the proceedings.

Thank you very much.

Sincerely,

A handwritten signature in cursive script, appearing to read "Brian K. Condon".

Brian K. Condon

Department of Water and Power

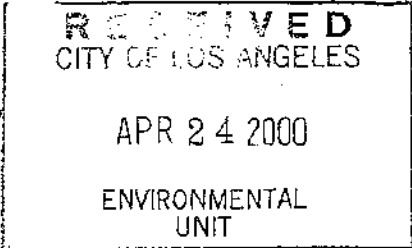


the City of Los Angeles

RICHARD J. RIORDAN  
Mayor

Commission  
RICK J. CARUSO, *President*  
KENNETH T. LOMBARD, *Vice President*  
JUDY M. MILLER  
DOMINICK W. RUBALCAVA  
MARCIA F. VOLPERT  
JOHN C. BURMAHLN, *Secretary*

S. DAVID FREEMAN, *General Manager*



April 21, 2000

Ms. Irene Paul, Project Coordinator  
Department of City Planning  
Environmental Review Section  
221 N. Figueroa Street, Room 1500  
Los Angeles, California 90012

Dear Ms. Paul:

Mountain Gate (Tentative Tract Map No. 53072)  
EIR Case No. 99-3251

This is in reply to your letter dated March 17, 2000 requesting pre-draft comments on possible environmental impacts on the water system by the proposed development of 35 lots of which 29 will be developed as single-family homes on estate-sized lots within 449.5 acres located south of Promontory Road at 2050 Stoney Hill Road in the Santa Monica Mountains of the Brentwood-Pacific Palisades community.

The Water Services Organization (WSO) has determined that the public fire flow quantity of approximately 1000 GPM is available at 20 psi at the proposed southerly terminus of Stoney Hill Road. If the required fire flow quantity as determined by the LAFD is in excess of this amount, main replacements would be required. The proposed development along Canyonback Road may require the relocation of the Water System's 24-inch diameter trunk line. This will be determined at such time as City Engineer-approved grading plans are submitted for our review.

The WSO has no additional comments on the information contained in the Draft Environmental Impact Report.

Should you require additional information, please contact Mr. Luis Nuno at (213) 367-1218.

Sincerely,

Mark J. Aldrian

Distribution Engineering - Water

AP:ap

Water and Power Conservation . . . a way of life

111 North Hope Street, Los Angeles, California ☐ Mailing address: Box 51111, Los Angeles 90051-0100  
Telephone: (213) 367-4211 Cable address: DEWAPOLA FAX: (213) 367-3287

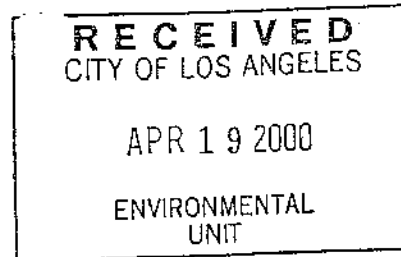
# *Mountaingate Community Association*

April 16, 2000

To Whom It May Concern:

Lead City Agency  
Environmental Review Section  
221 N. Figueroa St.  
Suite 1500  
Los Angeles, Ca. 90012

Ref: Mountaingate. Case #99-3251  
Applicant: Castle and Cooke



Dear Sir or Madam:

My response as to the areas of concern for this project follow:

1. As President of the Mountaingate Community Association, I represent three hundred homes. My association has been involved in discussions concerning Castle and Cooke's development, and are knowledgeable about the project. We do not oppose the development. We trust that, building under the Brentwood-Pacific Palisades Plan Update, and with proper monitoring by the appropriate city departments, it may be possible to build a project of up to twenty-four homes or less on the Extension of Stoney Hill Road, and up to five homes on the road across from Mountain Crest Homes, off of Canyonback Road.
2. I also chair the Mountainview Association which represents thirty homes on Promontory Road. These homes are located in the immediate neighborhood of the planned housing, with the Stoney Hill construction adjacent to one area, and the Canyonback site adjacent to the other.
3. Basically, all of the three hundred homes at Mountaingate will be impacted. The residents have some primary concerns about how this project goes forward. (i. e.) The amount of grading, where the grading occurs, how the lots are created and what requirements for drainage and buttressing are instituted in areas of known fragility such as landslides, and landfills which still exude noticeable methane. (An issue to be decided by the City). All of these concerns are based on the community's anxiety about the safety in regard to the siting and durability of lots which will be created by massive grading involving keys at the base of land which, on the West of the extension of Stoney Hill has a fifty percent grade down to Bundy Canyon, with two ancient landslides on the floor of the canyon, and two ancient landslides identified on the official State of California earthquake maps. On the East of the Stoney Hill property is an extremely steep area, also with an over fifty percent grade. This, apparently, will also be keyed, and will slope down to the golf course of the Mountaingate Country Club.
4. These precipitous surfaces may be projected to be covered with semi-permeable cement, which aesthetically is displeasing to the homeowners facing it, can not be used to grow ground cover. and is suspect in its ability to hold the soil in place.

*12623 Promontory Road, Los Angeles, Ca. 90049*



# *Mountaingate Community Association*

5. The element of drainage is a major concern. Some of the abutting properties on Stoney Hill have had drainage and slippage problems, and considerable subsidence with their property falling away into Bundy Canyon. The existing fire road at the opposite end of the property has been repaired many times, and has fallen victim to the same subsidence where whole sections of the earth has fallen down into the canyon after we experience a day of rain. The property abuts Bundy Canyon on both sides of the development (Stoney Hill and Canyonback). Homeowners south on Bundy have been overcome by water flowing from this area, and carried to them through the canyon. They should be considered as an important factor in what happens here.
6. Therefore, your first category of preparing the site (grading, drainage, geologic hazards, etc.) is critical in the requirements for construction conditions, for it is clear that this is marginal land for development.
7. We have other concerns concerning dust abatement, noise and air pollution. Traffic should be looked at, of course. Sepulveda Boulevard, which carries all of Mountaingate's traffic (no other full time ingress and egress) needs no elucidation as to its vulnerability. We will address circulation as well as other apropos subjects at the Draft EIR hearing.

We look forward to the attention given to all of these elements in the draft EIR. This is a very beautiful area with lovely landscaping both by the homeowners and by Nature in the surrounding natural terrain. The air here is cleaner. The sky is bluer. We are asking for your concern in keeping it (1) Safe, and (2) A beautiful haven in the midst of the stress of living in a congested urban environment.

Very truly yours,

*Louise Frankel*

Louise Frankel  
President

Copy to Councilperson Cindy Miscikowski



# COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400  
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
Telephone: (562) 699-7411, FAX: (562) 699-5422  
www.lacsd.org

CHARLES W. CARRY  
Chief Engineer and General Manager

March 30, 2000

File No: 31-900.13.10J

Ms. Irene Paul  
City of Los Angeles  
Environmental Review Section  
221 N. Figueroa Street, Suite 1500  
Los Angeles, CA 90012

Dear Ms. Paul:

### Mountain Gate, Case No. 99-3251

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on March 16, 2000. We offer the following comment regarding sewerage service:

- The Districts do not maintain any facilities within the project area(s).

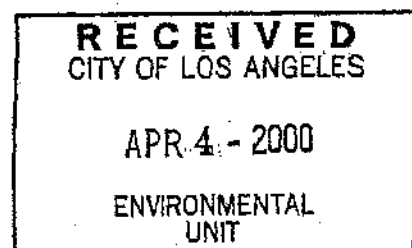
If you have any questions, please contact the undersigned at (562) 699-7411, extension 2717.

Very truly yours,

Charles W. Carry

Ruth I. Frazen  
Engineering Technician  
Planning & Property Management Section

RIF:eg



Irving Reifman  
3367 Mandeville Canyon  
Los Angeles, California 90049  
(310) 476-8119

March 24, 2000

Irene Paul  
City Planning Associate  
City of Los Angeles  
Environmental Review Section  
221 No. Figueroa Street, Suite 1500  
Los Angeles, CA 90012

**RE: Mountain Gate**  
**Case No. 99-3251**

Dear Ms. Paul:

I have lived in Mandeville Canyon for over 30 years and received the Notice of Preparation in regard to the above captioned project. The Notice and the Environmental Notations and Map do not provide meaningful information about the project and I would like to request that specific issues be addressed in your evaluation.

The map provided by GC Mapping Service does not show the location of the proposed development, how it integrates to the existing Mountain Gate Development, what the interior roadways of the project will be, and most importantly, where access will be to public streets outside Mountain Gate. Mandeville Canyon Road is already carrying traffic beyond its capacity and in many areas driving conditions are hazardous in Mandeville Canyon. Accordingly, I would want to be assured that there will be no vehicular access from the Mountain Gate project to Mandeville Canyon Road, either during the construction phase or the subject residences after completion.

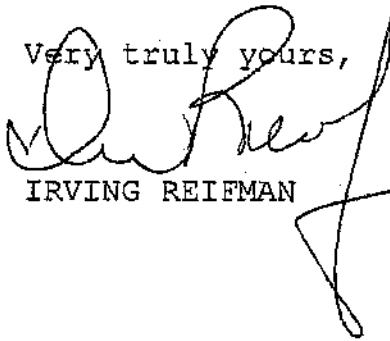
Item 12 of the environmental notations covers aesthetics/view. In community meetings prior to the development of the existing homes in Mountain Gate, residents of Mandeville Canyon were assured that the site lines of the original Mountain Gate project would be designed so that the proposed homes in Mountain Gate would not be visible from the floor of Mandeville Canyon. These oral assurances made by the developer proved to be false. Accordingly, we would hope that very strict design limitations that affect the grading of natural hillsides, and the placement of improvements will be carefully monitored by the City Planning Department in reviewing and analyzing this project.

Irene Paul  
City Planning Associate  
March 24, 2000  
Page 2

I would like to receive a more accurate map of the project that addresses the specific issues raised herein.

Please keep me on the mailing list for information about this project, but I would appreciate any material immediately that is responsive to the issues I have raised. Thank you for your review of this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Irving Reifman", is written over the typed name. The signature is stylized and extends to the right, crossing the horizontal line of the typed name.

IRVING REIFMAN

IR:gg

misc\paul.001

SOUTHERN CALIFORNIA



**ASSOCIATION OF GOVERNMENTS**

**Main Office**

818 West Seventh Street  
12th Floor  
Los Angeles, California  
90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

Deer: President: Supervisor Zev Yaroslavsky, Los Angeles County • Vice President: member Ron Bates, City of Los Angeles • and Vice President Supervisor Kathy Davis, San Bernardino County • Immediate Past President: Bob Barlas, City of Monterey

Imperial County: Tom Votaw, Imperial County • Ed Dhillon, El Centro

Los Angeles County: Yvonne Brachwaite Burke, Los Angeles County • Zev Yaroslavsky, Los Angeles County • Hilesh Ansari, Diamond Bar • Bob Alan, Monrovia • Bruce Barrows, Carrritos • George Bata, Bell • Hal Benson, Los Angeles • His Christensen, Covina • Robert Brusch, Remond • Laura Chick, Los Angeles • Gene Riels, Paramount • Jo Anne Darcy, Santa Clarita • Jo Ferraro, Los Angeles • Michael Feist, Los Angeles • Ruth Galanter, Los Angeles • Jackie Idberg, Los Angeles • Ray Grabinale, Long Beach • Don Harrison, Torrance • Mike Hernandez, Los Angeles • Nate Holden, Los Angeles • Lawrence Riley, Inglewood • Keith McCarthy, Downey • Rudy Mischowski, Los Angeles • Stacey Murphy, Whittier • Pam O'Connor, Santa Monica • Jenny Poppe, Long Beach • Nick Pacheco, Los Angeles • Ute Padilla, Los Angeles • Bob Pinner, Redondo Beach • Beatrix Proo, Pico Rivera • Mark Rieley, Torrance, Los Angeles • Richard Rorden, Los Angeles • Karen Rosenthal, Claremont • Marlene Sawyer, Compton • Rudy Szwarcich, Los Angeles • Bill Talbot, Alhambra • Sidney Tyler, Jr., Pasadena • Ed Wachs, Los Angeles • Rita Walters, Los Angeles • Dennis Washburn, Calabasas

Orange County: Charles Smith, Orange County • Ron Bates, Los Alamitos • Ralph Deven Huntington Beach • Art Brown, Brea • Elizabeth Cowan, Costa Mesa • Jan DeJay, Newport Beach • Kathryn Young, Laguna Niguel • Richard Dixon, Lake Forest • Alta Dube, La Palma • Shirley McCracken, Anaheim • Bev Terry, Brea

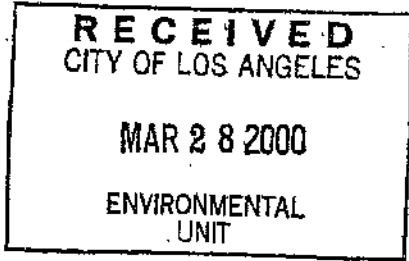
Riverside County: James Venable, Riverside County • Ron Lorentz, Riverside • Greg Pettis, Cathedral City • Andrea Page, Corona • Ron Obern, Temecula • Charles White, Moreno Valley

San Bernardino County: Kathy Davis, San Bernardino County • Bill Alexander, Rancho Cucamonga • Jim Bagley, Twentynine Palms • David Aleman, Fontana • Lee Ann Garcia, Grand Terrace • Gwynn Norton-Perry, Chino Hills • Judith Valles, San Bernardino

San Diego County: Judy Mikels, Ventura County • Donna De Paola, San Buenaventura • Glen Berzara, Inland Valley • Tom Young, Fort Huenehue

San Diego County Transportation Commission: Robin Lowe, Hemet

San Diego County Transportation Commission:



March 23, 2000

Ms. Irene Paul  
Project Coordinator  
Environmental Review Section  
Department of City Planning  
221 N. Figueroa Street, Room 1500  
Los Angeles, CA 90012

**RE: SCAG Clearinghouse I20000111 DEIR for Avalon Del Rey Apartments; and I20000110 Mountain Gate EIR Case No. 99-3251 NOP**

Dear Ms. Paul:

We have reviewed the above referenced documents and determined that they are not regionally significant per Areawide Clearinghouse criteria. Therefore, the projects do not warrant clearinghouse comments at this time. Should there be a change in the scope of the projects, we would appreciate the opportunity to review and comment at that time.

A description of the projects will be published in the April 1, 2000 Intergovernmental Review Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1917.

Sincerely,

**DAVID STEIN**  
Manager, Performance Assessment and Implementation



# South Coast Air Quality Management District



21865 E. Copley Drive, Diamond Bar, CA 91765-4182  
(909) 396-2000 • <http://www.aqmd.gov>

March 22, 2000

Ms. Irene Paul  
Project Coordinator  
City of Los Angeles  
221 N. Figueroa Street, Room 1500  
Los Angeles, CA 90012

Dear Ms. Paul:

## **Notice of Preparation of an Environmental Impact Report Mountain Gate**

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The AQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR).

### **Air Quality Analysis**

The AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the AQMD's Subscription Services Department by calling (909) 396-3720.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be considered. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips

should be included in the evaluation. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

### **Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the AQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, AQMD's Rule 403 - Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Pursuant to state CEQA Guidelines Section 15126 (c), any impacts resulting from mitigation measures must also be discussed.

### **Data Sources**

AQMD rules and relevant air quality reports and data are available by calling the AQMD's Public Information Center at (909) 396-3600. Much of the information available through the Public Information Center is also available via the AQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The AQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Dr. Charles Blankson, Transportation Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



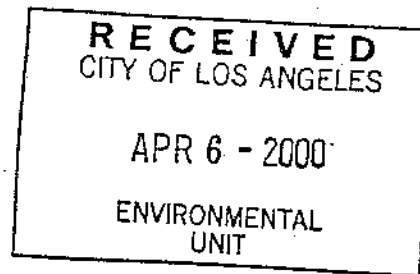
Steve Smith, Ph.D.  
Program Supervisor, CEQA Section  
Planning, Rule Development and Area Sources

SS:CB:li

LAC000317-04LI  
Control Number

**DEPARTMENT OF TRANSPORTATION**

OFFICE OF ADVANCE PLANNING  
DISTRICT 7, IGR OFFICE 1-10C  
120 SO. SPRING ST.  
LOS ANGELES, CA 90012  
TEL: (213) 897-6696 FAX: (213) 897-8906



March 27, 2000

Ms. Irene Paul  
City of Los Angeles  
Department of Planning  
221 N. Figueroa Street, Room 1500  
Los Angeles, CA 90012

RE: IGR/CEQA No. 000346/EA  
Mountain Gate  
Vesting Tentative Track Map No. 53072  
NOP of a DEIR  
Vic. LA - 405 - 34.76 and 37.03

Dear Ms. Paul:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the proposed Mountain Gate project in the Santa Monica Mountains area of the Brentwood-Pacific Palisades community. The project consists of subdividing approximately 449.5 acres into 35 lots, 29 of which for the development of single-family homes.

To assist us in our efforts to evaluate the impacts of this project on state transportation facilities, a traffic study in advance of the DEIR, should be prepared to analyze the following information.

1. Assumptions and methods used to develop trip generation/distribution, percentages and assignment
2. An analysis of ADT, AM, and PM peak-hour volumes for both the existing and future (year 2020) conditions. This should include State Route 405 affected ramps, streets, crossroads, and controlling intersections.
3. This analysis should include project traffic, cumulative traffic generated for all approved developments in the area, Interchange Utilization (I.C.U.) and Level of Service (LOS) of affected freeway ramp intersections and the State Highway indicating existing, plus project, plus other projects' LOS (existing and future).
4. Discussion of mitigation measures appropriate to alleviate anticipate traffic impacts. These mitigation discussions should include, but not be limited to, the following:



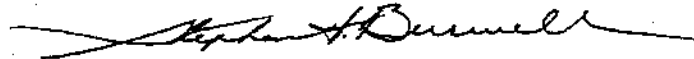
- financing
- scheduling considerations
- implementations responsibilities
- monitoring plan

5. Developer's percent share of the cost, as well as a plan of realistic mitigation measures under the control of the developer should be addressed. Any assessment fees for mitigation should be of such proportion as to cover mainline highway deficiencies that occur as a result of the additional traffic generated by the project.

Additionally, any transportation of heavy construction equipment and/or materials that require the use of oversized-transport vehicles on state highways will require a Caltrans permit. We recommend that large size truck trips be limited to off-peak commute periods.

If you have any questions, you may reach me at (213) 897-4429 and refer to IGR/CEQA No. 000346/EA.

Sincerely,

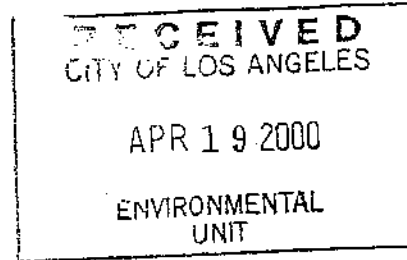


STEPHEN J. BUSWELL  
IGR/CEQA Program Manager  
Transportation Planning Office  
Caltrans, District 7

# Crest Promontory Association

April 17, 2000

To Whom It May Concern:  
Lead City Agency  
Environmental Review Section  
221 M/ Fogierpa St/  
Suite 1500  
Los Angeles, Ca 90012



Ref: Mountaingate. Case #99-3251  
Applicant: Castle and Cooke

As President of The Crest Promontory Association, representing the approximately one hundred and seven residents at Mountaingate, I assure you that we recognize Castle and Cooke's basic right to develop acreage at Mountaingate, and do not, therefore, oppose any and all building in the area under the Brentwood-Pacific Palisades Update Plan. However, after long experience in dealing with developers, we do have concerns about how well the developer prepares the site for construction, what kind of safeguards he puts in place, the effort made to identify geological problems on the terrain, and the validity of the mitigation that is employed to deal those problems.

Those of us who live adjacent to the proposed development have watched the subsidence in the area. On a regular basis, we have witnessed the collapse of a fire road that bisects the property, and have seen it — under orders from the fire department— rebuilt time and again. We have regularly observed portions of the sides of Bundy Canyon fail and slide into the canyon below. We have seen what even moderate rainfall causes in terms of fissures on the flat surface of the existing terrain, and down the sides of the canyon walls. We are also aware of the two ancient landslide areas on the floor of the canyon.

We believe that to build on that property will require major investment in drainage control, and in what well may be massive restraints to prevent the construction site from eventual collapse. Nearly-sheer drops on the eastern side of the property will certainly require that the slopes be stepped down gradually to the golf course side of the property. We believe that the resulting shelves must be properly landscaped and drained, and that keys or other construction be of sufficient size, be set on bedrock, and be anchored to hold the land in place, and to deal with the considerable flood control problem.

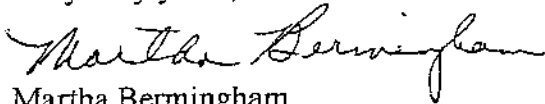
Additionally, a landfill is immediately adjacent to the far side of the property; and that landfill is emitting methane gas which, I assume from the active well heads, is being mined by the property owner. It is our understanding that construction is planned within a hundred feet of the landfill.

Since this is a prime fire area; we have particular concerns about fire prevention, during and after construction.

We, in conjunction with the Mountaingate Open Space Maintenance Association, have employed highly credentialed engineers and geologists to advise us. We will be watching with interest as the City Departments examine the geological reports, and the sufficiency of the structures Castle and Cooke proposes to put in place to build a development that will meet strict standards of construction in such an area.

Thank you for your consideration of these matters.

Very truly yours,



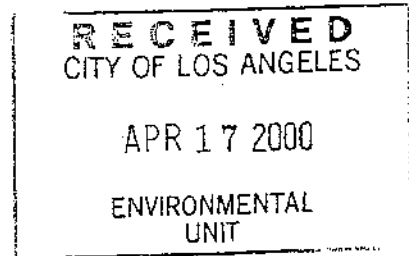
Martha Bermingham,  
President

Copy to: Councilperson Cindy Miscikowski

2105 Stoney Hill Road, Los Angeles, Ca. 90049

April 12, 2000

Mr. Jimmy Liao  
 Los Angeles City Planning Department  
 Environmental Review Section  
 221 No. Figueroa St., Suite 1500  
 Los Angeles, California 90012



RE: Response to Notice of Preparation for "Mountain Gate" project.

Dear Mr. Liao,

As per our discussion today, I am sending you my concerns and views regarding the Mountain Gate project proposed by Castle & Cooke California, Inc. First of all, the Notice of Preparation came without the Initial Study attached. I cannot fully respond without the Initial Study Checklist. I appreciate you sending that along to me as soon as possible. I ask for additional time to respond to the Checklist, once I am in receipt. Your consideration is appreciated.

My concerns and views to date include, but are not limited to, the following areas:

- The consideration of the current zoning of the area. What purpose do zoning laws and ordinances have if they can constantly be changed upon developers' requests?
- The consideration of the proposed construction area being adjacent to an Environmentally Sensitive Area. The loss of open space would have a negative effect on the quality of life in Los Angeles.
- The negative effects on wildlife and vegetation. The area is a known wildlife habitat and corridor; one of the few remaining in Los Angeles. The use of native plants needs to be mandatory, not "encouraged" as stated in your "Environmental Notations".
- The disruption of washes and flood channels. The filling in of watersheds and lowlands.
- The lack of infrastructure required. There would be inadequate fire, police protection, and other emergency services due to the location. What would be the additional costs incurred by the city, public utilities, and the taxpayers to provide necessary systems?
- The disastrous effects of moving 425,000 yd<sup>3</sup> of earth.

Because of these and other reasons, I voice my objection to the proposed project, and ask that the Los Angeles City Planning Department request that the alternative of "No Project" be exercised.

Sincerely,

James J. Provenzano

cc: James B. Wight, President Upper Mandeville Canyon Association.  
 Cindy Miscikowski, Councilwomen, Eleventh District, City of Los Angeles

## LOS ANGELES PUBLIC LIBRARY WESTERN AREA OFFICE

11360 SANTA MONICA BOULEVARD  
LOS ANGELES, CALIFORNIA 90025  
310-575-8433  
Fax: 310-585-8476

April 17, 2000

Irene Paul, Project Coordinator  
Dept. Of City Planning  
221 N. Figueroa Street, Room 1500  
Los Angeles, Ca. 90012

**RE: Letter of March 17, 2000 regarding Mountain Gate Environmental Impact Report**

Dear Ms. Paul:

Your letter to Carmen Martinez, Director of Branches for Los Angeles Public Library regarding the Mountain Gate Project has been referred to me for response, since I serve as the Western Area Manager for Branch Library Services. What follows is our response to your questions contained in the letter of March 17, 2000.

The Los Angeles Public Library branches located closest to the site are: Kaufman Brentwood Branch, and Palisades Branch .

1. **Donald Bruce Kaufman Brentwood Branch** at 11820 San Vicente Blvd. will be the closest location to the proposed site. The greatest impact will be on public parking. The current branch parking lot provides for 18 vehicles and all other parking must be found on the street or in nearby lots. The Kaufman Brentwood Branch is 10,500 square feet, has a collection size of 58,000 and has access to the Internet via nine computer stations.
2. **Palisades Branch** located at 861 Alma Real Drive is likely to experience minimal impact due to the Mountain Gate development because of its geographic location. There appears to be more of a geographic barrier to residents of Mountain Gate to the Palisades than to Brentwood. The Palisades Branch is part of the 1998 bond measure passed for capital improvement of branch libraries. This means that a new branch is scheduled to be built within the next 3 years. It will be a 11,500 square foot library with parking when it re-opens. The collection size at this time is 51,836 and the new building will have an even greater book capacity as well as additional Internet stations. There will be ample parking for the new building.

Should you have additional questions or need clarification about the information provided I may be reached at (310)575-8433 or [sjohnson@lapl.org](mailto:sjohnson@lapl.org).

Sincerely,



Suzanne N. Johnson, Western Area Manager

Mountaingate

Post-It Fax Note 7672

100% Recycled Paper 10% Post-Consumer Waste		No. of Pages: 1	Today's Date: 4/13/00	Time:
To: Irene Paul	From: Ray Saidi			
Company: Environmental Management sec.	Company: Bur. of Engineering			
Location: Dept. of City Planning	Location: 634 S. Spring St			
Fax #: 580-5542	Telephone #: (213) 847-8274			
Comments: The original comments will follow.	Original Disposition:	<input type="checkbox"/> Destroy	<input type="checkbox"/> Return	<input type="checkbox"/> Call for pickup

FORM GEN. 180 (Rev. 6-80)

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

Date: April 13, 2000

To: Mr. Con Howe, Director  
Department of City Planning  
Environmental Review Section  
221 N. Figueroa Street, Room 1500  
Attention: Irene Paul

From: *Ron A. Olive*  
Ron Olive, Manager  
Land Development Group  
Bureau of Engineering

Subject: Request for Comments on Notice of Preparation (NOP),  
EIR No. 99-3251 "Mountain Gate"

Your referral dated March 17, 2000, has been reviewed by the staff of the Bureau of Engineering. Please discuss the following comments in the Draft Environmental Impact Report (EIR):

The Draft EIR should include a detailed alignment of the proposed emergency access road to Sepulveda Boulevard, showing the width, grade and curve radii. Grading in conjunction with this emergency access road should also be addressed.

The Draft EIR should include a traffic study to discuss the project impacts on the adjacent street system. Additional onsite and offsite street dedications and improvements may be required in connection with the subject development in order to mitigate the project impacts.

The Draft EIR should also address a comprehensive analysis of the wastewater flows of the entire proposed project, including construction of any sewer system and a full analysis of the possible environmental impact to be associated with such construction.

In addition, the following areas should also be discussed:

1. A detailed description of the proposed drainage system and drainage facilities for this development, together with the potential impact to the City's stormwater system and the stability of the surrounding hillside areas.
2. A detailed description of the proposed erosion control measures.

Should you have any questions regarding the aforementioned comments, please contact Ray Saidi of my staff at (213) 847-8274.

RO/GRS/gt  
a:gtwp42

cc: Environmental Group

N. MITCHELL FEINSTEIN  
A PROFESSIONAL CORPORATION  
ATTORNEY AT LAW  
1111 WEST OLYMPIC BOULEVARD, 3RD FLOOR  
LOS ANGELES, CALIFORNIA 90064-1805  
(310) 477-0264

April 17, 2000

Ms. Irene Paul  
Los Angeles City Planning Dept.  
Environmental Review Section  
221 No. Figueroa St., Suite 1500  
Los Angeles, CA 90012

Re: Project Title: Mountaingate  
Case No.: 99-3251  
Project Applicant: Castle & Cooke California, Inc.

Dear Ms. Paul:

I am in receipt of the Notice of Preparation of a Draft Environmental impact report.

Please be advised that the undersigned is a resident of Mountaingate and also I am president of Mountaingate Open Space Maintenance Association ("MOSMA"). MOSMA is non-profit homeowner's association whose membership is each of the seven developments located on the Mountaingate property, as well as several private home sites. MOSMA is charged with the responsibility of maintenance of the green space on the hill.

As a resident, and president of MOSMA, I am extremely concerned about the possible environmental impacts detailed in item one: Earth (Grading, Drainage, Geological Hazards).

At the present time, we are aware of seismic disturbance in the area, what appears to be an ancient landslide, and continuing degrading of the land in this area.

I am also concerned about item eleven: Service Systems, in particular with regard to stormwater drainage and how it will affect the subsidence on the property.

This list of concerns is not exclusive or complete, and we reserve the right to comment further on all items in the report at any public meeting or by any other review method.

Very truly yours,

  
N. MITCHELL FEINSTEIN

NMF:dm

Ms. Irene Paul  
Los Angeles City Planning Department  
Environmental Review Section  
221 North Figueroa Street, Suite 1500  
Los Angeles, CA 90012

April 6, 2000

Dear Ms. Paul:

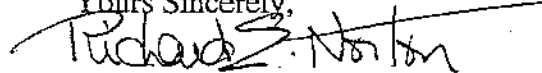
I am writing in response to the Notice of Preparation we received from the Department of City Planning regarding the proposed subdivision of Tract 53072 into 35 lots with 29 homes. A copy of the Notice of Preparation is enclosed to help you identify the project in question.

The proposed development is on very hilly terrain with steep canyons and unstable slopes. It is very important that extensive work be done to assure that the building sites will not be subject to landslides.

We are concerned that the new homes, as well as those already existing, are adequately protected from methane gas seeping from the adjacent closed landfill. Also, the emergency access and egress road should be adequately engineered and constructed. It is on very steep terrain.

Thank you for the opportunity to voice these concerns.

Yours Sincerely,



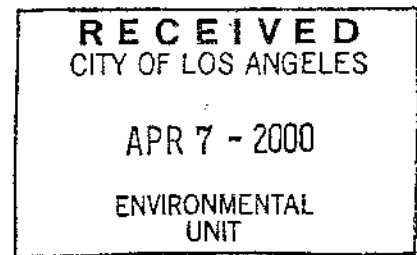
Richard E. and Wesley Ann Norton



# JULIA CACCIATO WEINSTEIN

April 1, 2000

Irene Paul  
City Planning Associate  
Los Angeles City Planning Department  
Environmental Review Section  
221 No. Figueroa Street, Suite 1500  
Los Angeles, California 90012



Re: Case No. 99-3251

Dear Ms. Paul:

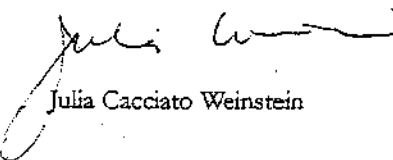
We have received a Notice of Preparation dated March 14, 2000 regarding Case No. 99-3251 with Project Title Mountain Gate.

Please be advised that we are opposed to any further development of the Mountain Gate project, particularly on the Mandeville Canyon side.

New development in the Santa Monica Mountains will have an adverse effect on native wildlife and will remove precious open space in this already overly developed, congested city. More importantly, construction in the Santa Monica Mountains will create the risk of fire from construction accidents with the potential to start a brush fire in this populated area. Years ago, a fire did start in a Mountain Gate construction site (apparently due to electrical work) that was visible to the houses in Mandeville Canyon and that could have been a disaster under different wind/dryness circumstances.

Please feel free to call me if you would like to discuss this further.

Sincerely,

  
Julia Cacciato Weinstein