

TABLE OF CONTENTS

Section	Page
Volume I of III	
I. SUMMARY.....	I-1
A. Introduction.....	I-1
B. Brief Summary of the Proposed Action.....	I-1
C. Location and Boundaries.....	I-2
D. Areas of Controversy and Issues to be Resolved.....	I-2
E. Summary of Environmental Impacts.....	I-5
1. Earth.....	I-5
2. Air.....	I-15
3. Water.....	I-17
4. Plant Life.....	I-18
5. Animal Life.....	I-27
6. Jurisdictional Resources.....	I-31
7. Noise.....	I-31
8. Transportation and Circulation.....	I-34
9. Public Services.....	I-35
10. Utilities.....	I-47
11. Safety.....	I-51
12. Aesthetic Resources/View.....	I-52
13. Cultural Resources.....	I-54
F. Description of Alternatives to the Proposed Project.....	I-56
1. Alternative 1 – No Project/No Build Alternative.....	I-57
2. Alternative 2 – Alternative Site Discussion.....	I-57
3. Alternative 3 – Stoney Hill Ridge Development Only Alternative.....	I-58
4. Environmentally Superior Alternative.....	I-58
II. PROJECT DESCRIPTION.....	II-1
A. Statement of Objectives.....	II-1
B. Location and Boundaries.....	II-2
C. Project History and Background.....	II-2
D. Project Characteristics.....	II-6
III. GENERAL DESCRIPTION OF ENVIRONMENTAL SETTING.....	III-1
A. Overview of Environmental Setting.....	III-1
1. Project Site and Surrounding Areas.....	III-1
2. Plans and Policies.....	III-2
B. Related Projects.....	III-4

TABLE OF CONTENTS (Continued)

Section	Page
IV. ENVIRONMENTAL IMPACT ANALYSIS.....	IV-1
A. Earth.....	IV.A-1
B. Air Quality.....	IV.B-1
C. Water.....	IV.C-1
D. Plant Life.....	IV.D-1
E. Animal Life.....	IV.E-1
F. Noise.....	IV.F-1
G. Light*.....	IV.G-1
H. Land Use.....	IV.H-1
I. Natural Resources*.....	IV.I-1
J. Risk of Upset*.....	IV.J-1
K. Population*.....	IV.K-1
L. Housing*.....	IV.L-1
M. Right-of-Way and Access*.....	IV.M-1
N. Transportation and Circulation.....	IV.N-1
O. Public Services.....	IV.O-1
1. Fire.....	IV.O-2
2. Police.....	IV.O-21
3. Schools.....	IV.O-28
4. Park and Recreation.....	IV.O-35
5. Libraries.....	IV.O-46
P. Energy Conservation.....	IV.P-1
Q. Utilities.....	IV.Q-1
1. Power.....	IV.Q-2
2. Natural Gas.....	IV.Q-6
3. Water Distribution.....	IV.Q-10
4. Sanitary Sewers.....	IV.Q-20
5. Storm Water Drainage.....	IV.Q-28
6. Solid Waste*.....	IV.Q-29
R. Safety.....	IV.R-1
S. Aesthetic Resources/View.....	IV.S-1
T. Cultural Resources.....	IV.T-1
V. GROWTH-INDUCING IMPACTS.....	V-1
VI. ALTERNATIVES.....	VI-1
VII. IMPACTS DETERMINED TO BE INSIGNIFICANT.....	VII-1
VIII. ORGANIZATIONS AND PERSONS CONTACTED, REFERENCES.....	VIII-1
IX. ESAC ACTION, NOTICE OF PREPARATION AND RESPONSES.....	IX-1

*Impacts determined not to be significant are addressed in this EIR under **Section VII, Impacts Determined to be Insignificant**, and have been omitted from the Impact Section of this report.

TABLE OF CONTENTS (Continued)

Section

X. APPENDICES

Volume II of III

- A. Geotechnical Assessment (through Appendix E)

Volume III of III

- A. Geotechnical Assessment (from Appendix F)
- B. Air Quality Assessment Data
- C. Psomas Report
 - 1. Sewer Study
 - 2. Water Study
 - 3. Hydrology Study
- D. Biota
- E. Noise Data
- F. Traffic Analysis Report
- G. Phase I Archaeological Survey/Paleontological Records Search Results
- H. Initial Study and NOP Comment Letters

LIST OF FIGURES

<u>Figure</u>		<u>Page</u>
I-1	Project Location and Boundaries.....	I-3
II-1	Regional Location.....	II-3
II-2	Site Vicinity.....	II-4
II-3	Originally Approved Mountaingate Master Plan.....	II-7
II-4	Currently Developed Areas of the Mountaingate Community.....	II-8
II-5	Currently Developed Areas of the Mountaingate Community (with the 1990 Development Proposal).....	II-9
II-6	Second Revised VTTM 53072.....	(Map Pocket) II-10
II-7	Staging Areas for Construction Equipment.....	II-15
III-1	Location of Related Projects.....	III-5
IV.A-1	On-Site Geotechnical and Soil Information.....	IV.A-3
IV.A-2	Soil Placement Locations.....	IV.A-8
IV.A-3	Regional Fault Locations.....	IV.A-19
IV.C-1	Existing Bundy Canyon Hydrology.....	IV.C-3
IV.C-2	Proposed Hydrology and Storm Drain System.....	IV.C-10
IV.D-1	Locations of Plant Communities, Coast Live Oaks and Western Sycamores.....	IV.D-5
IV.F-1	Noise Attenuation by Barriers.....	IV.F-5
IV.F-2	Staging Areas for Construction Equipment.....	IV.F-12
IV.F-3	Noise Levels of Typical Construction Equipment	IV.F-13
IV.H-1	Plan Amendment and Zone Change Map.....	IV.H-11
IV.N-1	Location of Study Intersections.....	IV.N-5
IV.O.1-1	Location of Fire and Secondary Access Road on Landfill.....	IV.O-10
IV.O.4-1	Park and Recreation Facilities.....	IV.O-37
IV.O.4-2	Proposed Open Space.....	IV.O-44
IV.Q.3-1	Proposed Water Line System.....	IV.Q-16
IV.Q.4-1	Proposed Sanitary Sewer System.....	IV.Q-26
IV.S-1	Existing View 1: Sepulveda Pass Area.....	IV.S-7
IV.S-2	Existing View 2: Mandeville Canyon Area.....	IV.S-8

LIST OF TABLES

Table	Page
II-1	Land Use Characteristics.....II-11
IV.A-1	Local Fault Distance and Maximum Earthquake Magnitude.....IV.A-18
IV.B-1	Ambient Pollutant Concentrations Registered in the Northwest Coast of LA County Area.....IV.B-9
IV.B-2	Existing Carbon Monoxide Concentrations.....IV.B-10
IV.B-3	Estimated Construction Emissions.....IV.B-14
IV.B-4	Estimated Day to Day Project Emissions.....IV.B-15
IV.B-5	Predicted Future Carbon Monoxide Concentrations.....IV.B-17
IV.C-1	Existing Site Development Area Hydrology.....IV.C-2
IV.C-2	Comparison of Pre- and Post-Development Site Hydrology.....IV.C-12
IV.D-1	Plant Communities and Acreage Within the Project Site.....IV.D-3
IV.D-2	Oak Trees on the Project Site.....IV.D-12
IV.D-3	Direct Impacts to Vegetation on the Project Site.....IV.D-15
IV.F-1	Outside to Inside Noise Attenuation.....IV.F-4
IV.F-2	Los Angeles Land Use Compatibility Guidelines for Exterior Noise Levels.....IV.F-6
IV.F-3	Existing Off-Site Roadway Noise Levels.....IV.F-8
IV.F-4	With Project Off-Site Roadway Noise Levels.....IV.F-11
IV.N-1	Level of Service as a Function of CMA Values.....IV.N-6
IV.N-2	Critical Movement Analysis (2000) Summary.....IV.N-6
IV.N-3	Daily Trip Generation Adjustment Factors - Residential Developments.....IV.N-9
IV.N-4	Directional Trip Distribution.....IV.N-10
IV.N-5	Related Projects Trip Generation.....IV.N-12
IV.N-6	Summary of Critical Movement Analysis - Future (2005) Traffic Conditions Without and With Project.....IV.N-14
IV.N-7	Project Freeway Volumes on San Diego Freeway.....IV.N-15
IV.N-8	Summary of Critical Movement Analysis - Future (2001) Traffic Conditions With Project Plus Mitigation.....IV.N-16
IV.O.3-1	Schools Serving the Proposed Project Area.....IV.O-28
IV.O.3-2	Increase in Student Enrollment Due to Additional Residential Units.....IV.O-32
IV.O.3-3	Cumulative Increase in Student Enrollment Due to Additional Residential Units.....IV.O-33
IV.O.4-1	Parks and Recreational Facilities Located Within a Two-Mile Radius of the Proposed Project Site.....IV.O-36
IV.O.4-2	Parkland Standards.....IV.O-40
IV.Q.1-1	Projected Electricity Consumption for the Proposed Project.....IV.Q-3
IV.Q.1-2	Projected Electricity Consumption for Cumulative Projects.....IV.Q-4
IV.Q.2-1	Projected Natural Gas Consumption for the Proposed Project.....IV.Q-7
IV.Q.2-2	Projected Natural Gas Consumption for Cumulative Projects.....IV.Q-8
IV.Q.3-1	Project-Related Water Demand.....IV.Q-17
IV.Q.3-2	Cumulative Water Demand.....IV.Q-18
IV.Q.4-1	Project-Related Wastewater Generation.....IV.Q-23
IV.Q.4-2	Cumulative Wastewater Generation.....IV.Q-25

IX. ESAC ACTION, NOTICE OF PREPARATION AND RESPONSES

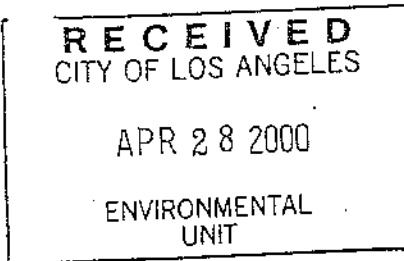
In addition to being included in this report, the Environmental Assessment Form (EAF), Notice of Preparation (NOP) and Responses to the NOP are on file with the City of Los Angeles, Department of City Planning, Environmental Review Unit, 200 North Spring Street, Suite 763, Los Angeles, California, 90012. The EAF, the NOP and the Responses to the NOP are provided on the following pages and in **Appendix H**.



RICHARD J. RIORDAN
Mayor

Commission
RICK J. CARUSO, *President*
KENNETH T. LOMBARD, *Vice President*
JUDY M. MILLER
DOMINICK W. RUBALCAVA
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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 to learn more about the program.

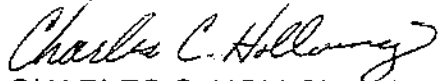
Water and Energy Conservation

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.

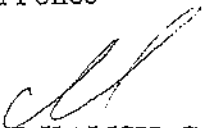
A project of this size would have a significant impact on police services in West Los Angeles Area. The LAPD's Community Relations Section, CL/CPU is available to advise you regarding crime prevention features appropriate to the design of the property involved in the project. The LAPD strongly recommends 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
Total	42	6,860	169,886

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.

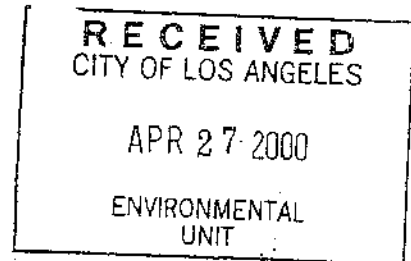
NEW YORK

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

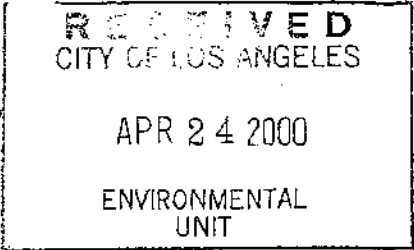


the City of Los Angeles

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

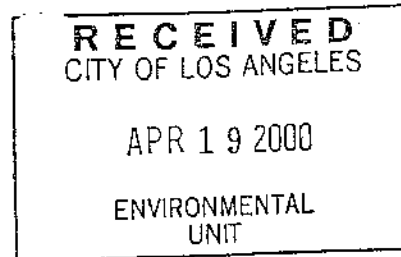
111 North Hope Street, Los Angeles, California ☐ Mailing address: Box 51111, Los Angeles 90051-0100
Telephone: (213) 367-4211 Cable address: DEWAPOLA FAX: (213) 367-3287

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).

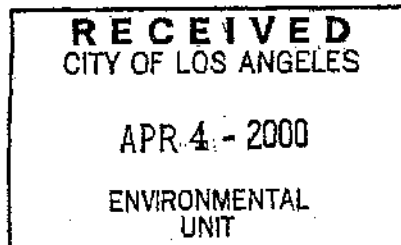
If you have any questions, please contact the undersigned at (562) 699-7411, extension 2717.

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.

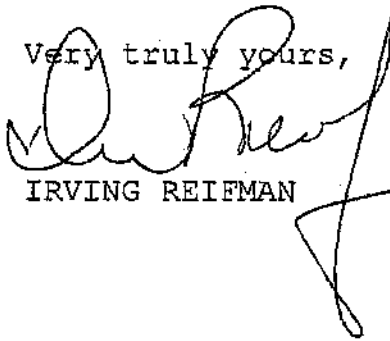
Item 12 of the environmental notations covers aesthetics/view. In community meetings prior to the development of the existing homes in Mountain Gate, residents of Mandeville Canyon were assured that the site lines of the original Mountain Gate project would be designed so that the proposed homes in Mountain 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 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, Carrizo • George Bata, Bell • Hal Benson, Los Angeles • His Christensen, Covina • Robert Brusch, Rosemead • Laura Chick, Los Angeles • Gene Fuchs, Paramount • Jo Anne Darcy, Santa Clarita • Jo Ferraro, Los Angeles • Michael Fester, Los Angeles • Ruth Galanter, Los Angeles • Jackie Goldberg, Los Angeles • Ray Grabinada, 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, Burbank • 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 DeJoy, Newport Beach • Kathryn Young, Laguna Niguel • Richard Dixon, Lake Forest • Alta Dube, La Palma • Shirley McCracken, Anaheim • Bev Terry, Brea

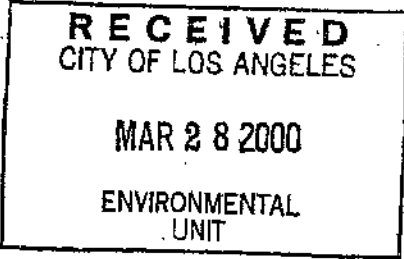
Riverside County: James Venable, Riverside County • Ron Lorentz, Riverside • Greg Pettis, Cathedral City • Andrea Page, Corona • Ron Obern, Temecula • Charles White, Moreno Valley

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 Berzosa, Inland Valley • Tom Young, Fort Huachuca

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,



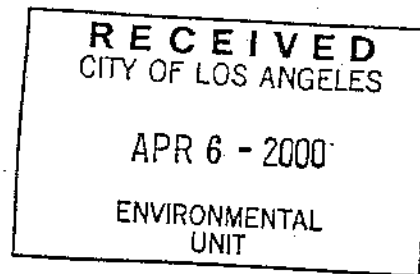
Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

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:

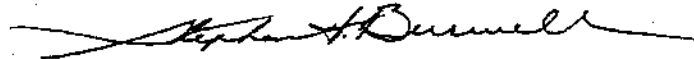
- financing
- scheduling considerations
- implementations responsibilities
- monitoring plan

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,

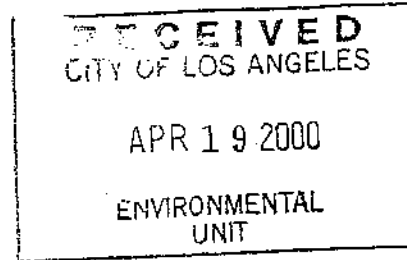


STEPHEN J. BUSWELL
IGR/CEQA Program Manager
Transportation Planning Office
Caltrans, District 7

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 will 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.

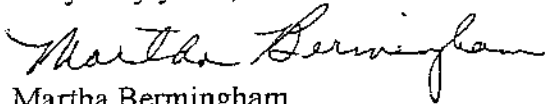
Additionally, a landfill is immediately adjacent to the far side of the property; and that landfill is emitting methane gas which, I assume from the active well heads, is being mined by the property owner. It is our understanding that construction is planned within a hundred feet of the landfill.

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,



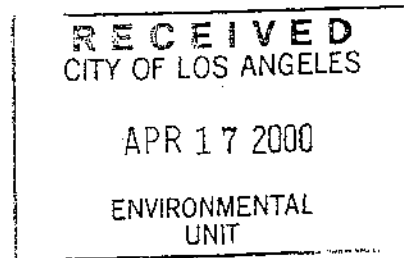
Martha Bermingham,
President

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 yd³ 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.

Sincerely,



Suzanne N. Johnson, Western Area Manager

Mountaingate

Post-It Fax Note 7672

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		Dept. Charge	
Fax # 580-5542	Telephone #		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 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:

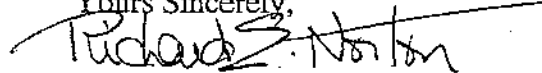
I am writing in response to the Notice of Preparation we received from the Department of City Planning regarding the proposed subdivision of Tract 53072 into 35 lots with 29 homes. A copy of the Notice of Preparation is enclosed to help you identify the project in question.

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,

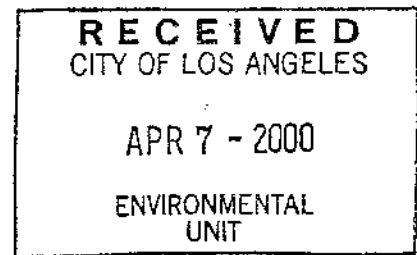


Richard E. and Wesley Ann Norton

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:

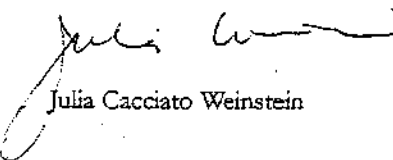
We have received a Notice of Preparation dated March 14, 2000 regarding Case No. 99-3251 with Project Title Mountain Gate.

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