



Division of Land / Environmental Review

City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



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*FINAL ENVIRONMENTAL IMPACT REPORT*  
*BRENTWOOD-PACIFIC PALISADES COMMUNITY PLAN AREA*

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*Mountaingate Project*

*City of Los Angeles EIR No. 99-3251-SUB*  
*State Clearinghouse No. 2003071197*

*Council District 11*

THIS DOCUMENT COMPRISES THE SECOND AND FINAL PART  
OF THE ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE PROJECT DESCRIBED. THE  
DRAFT EIR WHICH WAS PREVIOUSLY CIRCULATED FOR PUBLIC REVIEW AND  
COMMENT COMPRISES THE FIRST PART.

**Project Address:** The project is generally located in the Sepulveda Pass between  
the Interstate 405 (I-405) and Mandeville Canyon.

**Project Description:** This proposed project would be the last phase of development within the existing Mountaingate residential community, which currently contains approximately 300 homes. The proposed project consists of a proposal to subdivide approximately 449.5 acres into 32 lots, of which 29 lots would be used to construct 29 custom single-family homes and private streets. The 29 single-family lots and private streets would be constructed on 25.7 acres within the 449.5-acre project site. The 29 homes would be built on estate-size lots varying in size from approximately 16,027 square feet to 52,924 square feet. The homes would be built on the existing Stoney Hill and Canyonback ridges. The remaining three lots, totaling 423.8 acres, would be preserved as permanent open space with no additional development permitted. Included in the 423.8 acres is the closed Mission Canyon 8 Landfill site.

Access to the homes would be from extensions of the existing Stoney Hill and Canyonback Roads via Mountaingate Drive. The project would include a secondary emergency access road that will provide another means of access to the proposed project and the existing Mountaingate Community. This emergency access road will provide access from the end of the proposed extension of Stoney Hill Road across Mission Canyon 8 Landfill to Sepulveda Boulevard. This road would be limited to emergency use only, and it would not be accessible as a thoroughfare.

APPLICANT:

Castle & Cooke California, Inc.

PREPARED BY:

Environmental Review Section  
Los Angeles City Planning Department

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February 2005