

### III. COMMENTS AND RESPONSES

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According to the CEQA *Guidelines*, Section 15132, the Final EIR shall consist of the following items: (a) The Draft EIR or a revision of the Draft, (b) Comments and recommendations received on the Draft EIR, (c) A list of persons, organizations and public agencies commenting on the Draft EIR, (d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process, and (e) Any other information added by the Lead Agency. Item (a) is provided as **Section II., Corrections and Additions to the Draft EIR**, of this document.

The Draft EIR was submitted to the State Clearinghouse, Office of Planning and Research and circulated for public review on July 23, 2003. The 60-day comment period required by the CEQA *Guidelines* Section 15087 concluded on September 22, 2003.

A total of 24 comment letters were received. A list of commenters is shown on the following page. The comment letters have been numbered and organized into the following categories: **A. City of Los Angeles Agencies, B. State Agencies, C. Local Agencies, D. Private and Local Organizations, E. Individuals**. To provide a summary of the comments received, the matrix on the following pages (pages III-3 through III-7) lists the comment letters and identifies the issues raised in each.

The text of the comment letters and a response to each are provided following the matrix. Individual comments within each letter are numbered and the response is given a matching number. Where responses result in a change to the Draft EIR, it is noted and the resulting change is identified in **Section II., Corrections and Additions to the Draft EIR**. Copies of the original letters, including any attachments, are provided in **Appendix B** of this Final EIR.

## List of Public Agencies and Private Parties Commenting on the Mountaingate Draft EIR

### A. City of Los Angeles Agencies

1. City of Los Angeles, Environmental Affairs Department, Local Enforcement Agency
2. City of Los Angeles, Fire Department
3. City of Los Angeles, Councilwoman, Eleventh District, Cindy Miscikowski

### B. State Agencies

4. Governor's Office of Planning and Research State Clearinghouse
5. State of California Department of Fish and Game
6. Santa Monica Mountains Conservancy

### C. Local Agencies

7. Southern California Association of Governments
8. County of Los Angeles Department of Public Works

### D. Private and Local Organizations

9. County Sanitation Districts of Los Angeles County
10. Metropolitan Water District
11. Mountaingate Community Association
12. R. T. Quinn & Associates, Inc.
13. Slosson and Associates
14. Brentwood Hills Homeowners Association
15. Upper Mandeville Canyon Property Owners' Association

### E. Individuals

16. Elizabeth Frankenberg and Duncan Thomas
17. Patricia Bell Hearst
18. Betsey Landis
19. Mehdi Motameni
20. Paula B. Tebbe
21. Robert B. Tebbe
22. Robert A. Witt
23. Kent B. Gross, Pillsbury Winthrop, representing Dr. and Mrs. David R. Fett
24. Kent B. Gross, Pillsbury Winthrop, representing Dr. and Mrs. David R. Fett

| Letter Number                          | Project Description  | General Description of Environmental Setting | Environmental Impact Analysis | A. Earth | B. Air Quality | C. Water                            | D. Plant Life                       | E. Animal Life                      | F. Noise | G. Light                            | H. Land Use | I. Risk of Upset | J. Population | K. Housing | L. Right-of-Way Access | M. Transportation and Circulation | N. Public Services | 1. Fire                             | 2. Police | 3. Parks and Recreation             | O. Utilities | 1. Water Distribution | 2. Sanitary Sewers | 3. Storm Water Drainage | 4. Solid Waste                      | P. Safety                           | Q. Aesthetic Resources/View         | V. Alternatives | VI. Other                           |  |  |
|--|--|--|-------------------------------|----------|----------------|-------------------------------------|-------------------------------------|-------------------------------------|----------|-------------------------------------|-------------|------------------|---------------|------------|------------------------|-----------------------------------|--------------------|-------------------------------------|-----------|-------------------------------------|--------------|-----------------------|--------------------|-------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-----------------|-------------------------------------|--|--|
| <b>A. CITY OF LOS ANGELES AGENCIES</b> |  |  |                               |          |                |                                     |                                     |                                     |          |                                     |             |                  |               |            |                        |                                   |                    |                                     |           |                                     |              |                       |                    |                         |                                     |                                     |                                     |                 |                                     |  |  |
| 1.                                     | City of Los Angeles<br>Environmental Affairs Department<br>Local Enforcement Agency<br>Wayne Tsuda, Program Director<br>200 N. Spring Street<br>Room 2005, MS 177<br>Los Angeles, California 90012 |  |                               |          |                |                                     |                                     |                                     |          |                                     |             |                  |               |            |                        |                                   |                    |                                     |           |                                     |              |                       |                    |                         | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |                 |                                     |  |  |
| 2.                                     | City of Los Angeles<br>William R. Bamattre, Fire Chief<br>Alfred B. Hernandez, Assistant Fire Marshal<br>Bureau of Fire Prevention and Public Safety   |  |                               |          |                |                                     |                                     |                                     |          |                                     |             |                  |               |            |                        |                                   |                    | <input checked="" type="checkbox"/> |           |                                     |              |                       |                    |                         |                                     |                                     |                                     |                 |                                     |  |  |
| 3.                                     | City of Los Angeles<br>Cindy Miscikowski, Councilwoman,<br>Eleventh District<br>Assistant President Pro Tempore<br>200 N. Spring Street, Room 415<br>Los Angeles, California 90012                 |  |                               |          |                | <input checked="" type="checkbox"/> |                                     |                                     |          |                                     |             |                  |               |            |                        |                                   |                    |                                     |           |                                     |              |                       |                    |                         |                                     | <input checked="" type="checkbox"/> |                                     |                 |                                     |  |  |
| <b>B. STATE AGENCIES</b>               |  |  |                               |          |                |                                     |                                     |                                     |          |                                     |             |                  |               |            |                        |                                   |                    |                                     |           |                                     |              |                       |                    |                         |                                     |                                     |                                     |                 |                                     |  |  |
| 4.                                     | State of California<br>Governor's Office of Planning and Research<br>State Clearinghouse<br>Terry Roberts, Director<br>1400 Tenth Street, PO Box 3044<br>Sacramento, California 95812-3044         |  |                               |          |                |                                     |                                     |                                     |          |                                     |             |                  |               |            |                        |                                   |                    |                                     |           |                                     |              |                       |                    |                         |                                     |                                     |                                     |                 | <input checked="" type="checkbox"/> |  |  |
| 5.                                     | State of California Department of Fish and Game<br>C.F. Raysbrook, Regional Manager<br>4949 Viewridge Avenue<br>San Diego, California 92123  |  |                               |          |                |                                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |          |                                     |             |                  |               |            |                        |                                   |                    |                                     |           |                                     |              |                       |                    |                         |                                     |                                     |                                     |                 |                                     |  |  |
| 6.                                     | Santa Monica Mountains Conservancy<br>Jerome C. Daniel, Chairperson<br>Ramirez Canyon Park<br>5750 Ramirez Canyon Road<br>Malibu, California 90265   |  |                               |          |                | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |          | <input checked="" type="checkbox"/> |             |                  |               |            |                        |                                   |                    | <input checked="" type="checkbox"/> |           | <input checked="" type="checkbox"/> |              |                       |                    |                         |                                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                 |                                     |  |  |

| Letter Number                             | MOUNTAINGATE EIR<br>SUMMARY OF WRITTEN EIR<br>COMMENTS  | II. Project Description | III. General Description<br>of Environmental<br>Setting | IV. Environmental<br>Impact Analysis | A. Earth                            | B. Air Quality | C. Water                            | D. Plant Life | E. Animal Life | F. Noise | G. Light | H. Land Use | I. Risk of Upset | J. Population | K. Housing                          | L. Right-of-Way Access              | M. Transportation and<br>Circulation | N. Public Services | 1. Fire                             | 2. Police | 3. Parks and Recreation | O. Utilities | 1. Water Distribution               | 2. Sanitary Sewers                  | 3. Storm Water<br>Drainage | 4. Solid Waste                      | P. Safety                           | Q. Aesthetic<br>Resources/View | V. Alternatives | VI. Other                           |                                     |  |
|---|---|-------------------------|---|--------------------------------------|-------------------------------------|----------------|-------------------------------------|---------------|----------------|----------|----------|-------------|------------------|---------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------|-------------------------------------|-----------|-------------------------|--------------|-------------------------------------|-------------------------------------|----------------------------|-------------------------------------|-------------------------------------|--------------------------------|-----------------|-------------------------------------|-------------------------------------|--|
| <b>C. LOCAL AGENCIES</b>                  |   |                         |   |                                      |                                     |                |                                     |               |                |          |          |             |                  |               |                                     |                                     |                                      |                    |                                     |           |                         |              |                                     |                                     |                            |                                     |                                     |                                |                 |                                     |                                     |  |
| 7.  | Jeffrey M. Smith, AICP<br>Senior Regional Planner<br>Intergovernmental Review<br>Association of Governments<br>818 West Seventh Street, 12 <sup>th</sup> Floor<br>Los Angeles, California 90017-3435  |                         |   |                                      |                                     |                |                                     |               |                |          |          |             |                  |               | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                                      |                    |                                     |           |                         |              |                                     |                                     |                            |                                     |                                     |                                |                 |                                     |                                     |  |
| 8.  | County of Los Angeles Department of<br>Public Works<br>James A. Noyes, Director of Public<br>Works<br>Rod H. Kubomoto, Assistant Deputy<br>Director<br>Watershed Management Division<br>900 South Fremont Avenue<br>Alhambra, California 91803-1334 |                         |   |                                      | <input checked="" type="checkbox"/> |                | <input checked="" type="checkbox"/> |               |                |          |          |             |                  |               |                                     |                                     | <input checked="" type="checkbox"/>  |                    |                                     |           |                         |              |                                     |                                     |                            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                                |                 |                                     |                                     |  |
| <b>D. PRIVATE AND LOCAL ORGANIZATIONS</b> |   |                         |   |                                      |                                     |                |                                     |               |                |          |          |             |                  |               |                                     |                                     |                                      |                    |                                     |           |                         |              |                                     |                                     |                            |                                     |                                     |                                |                 |                                     |                                     |  |
| 9.  | County Sanitation Districts Of Los<br>Angeles County<br>James F. Stahl, Chief Engineer and<br>General Manager<br>Monica Valenzuela, Project Engineer<br>Waste Management Department<br>1955 Workman Mill Road<br>Whittier, California 90601-1400    |                         |   |                                      |                                     |                |                                     |               |                |          |          |             |                  |               |                                     |                                     |                                      |                    |                                     |           |                         |              |                                     |                                     |                            |                                     | <input checked="" type="checkbox"/> |                                |                 |                                     |                                     |  |
| 10.                                       | Metropolitan Water District of Southern<br>California<br>Laura J. Simonek, Manager, Asset<br>Management and Facilities Planning<br>Unit<br>700 N. Alameda Street<br>Los Angeles, California 90012   |                         |   |                                      |                                     |                |                                     |               |                |          |          |             |                  |               | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                                      |                    |                                     |           |                         |              | <input checked="" type="checkbox"/> |                                     |                            |                                     |                                     |                                |                 |                                     | <input checked="" type="checkbox"/> |  |
| 11.                                       | Mountaingate Community Association<br>Louise Frankel, President<br>12628 Promontoru Road<br>Los Angeles, California 990049  |                         |   |                                      | <input checked="" type="checkbox"/> |                | <input checked="" type="checkbox"/> |               |                |          |          |             |                  |               |                                     |                                     |                                      |                    | <input checked="" type="checkbox"/> |           |                         |              |                                     |                                     |                            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                                |                 | <input checked="" type="checkbox"/> |                                     |  |
| 12.                                       | R.T. Quinn & Associates<br>Civil Engineers & Land Surveyors James<br>F. Mitchell, Vice President<br>1555 West Redondo Beach Boulevard<br>Gardena, California 90247  |                         |   |                                      | <input checked="" type="checkbox"/> |                | <input checked="" type="checkbox"/> |               |                |          |          |             |                  |               |                                     |                                     |                                      |                    | <input checked="" type="checkbox"/> |           |                         |              | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                                |                 |                                     |                                     |  |

| Letter Number   | Project Description   | General Description of Environmental Setting | Environmental Impact Analysis       | A. Earth                            | B. Air Quality                      | C. Water                            | D. Plant Life                       | E. Animal Life                      | F. Noise                            | G. Light                            | H. Land Use                         | I. Risk of Upset | J. Population | K. Housing | L. Right-of-Way Access              | M. Transportation and Circulation   | N. Public Services | 1. Fire                             | 2. Police                           | 3. Parks and Recreation             | O. Utilities | 1. Water Distribution | 2. Sanitary Sewers                  | 3. Storm Water Drainage | 4. Solid Waste | P. Safety                           | Q. Aesthetic Resources/View         | V. Alternatives                     | VI. Other                           |                                     |  |
|---|---|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|------------------|---------------|------------|-------------------------------------|-------------------------------------|--------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------|-----------------------|-------------------------------------|-------------------------|----------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|
| <b>D. PRIVATE AND LOCAL ORGANIZATIONS (continued)</b> |   |  |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                  |               |            |                                     |                                     |                    |                                     |                                     |                                     |              |                       |                                     |                         |                |                                     |                                     |                                     |                                     |                                     |  |
| 13.   | Slosson and Associates<br>Consulting Geologists<br>Thomas J. Slosson, Supervising<br>Engineering Geologist<br>15500 Erwin Street, Suite 1123<br>Van Nuys, California 91411  |  |                                     | <input checked="" type="checkbox"/> |                                     | <input checked="" type="checkbox"/> |                                     |                                     |                                     |                                     |                                     |                  |               |            | <input checked="" type="checkbox"/> |                                     |                    | <input checked="" type="checkbox"/> |                                     |                                     |              |                       |                                     |                         |                | <input checked="" type="checkbox"/> |                                     | <input checked="" type="checkbox"/> |                                     |                                     |  |
| 14.   | John B. Murdock, Attorney At Law<br>for<br>The Brentwood Homeowners'<br>Association<br>1209 Pine Street<br>Santa Monica, California 90405   |  |                                     | <input checked="" type="checkbox"/> |                                     |                                     |                                     |                                     |                                     |                                     | <input checked="" type="checkbox"/> |                  |               |            |                                     |                                     |                    |                                     |                                     | <input checked="" type="checkbox"/> |              |                       |                                     |                         |                |                                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |                                     |  |
| 15.   | Upper Mandeville Canyon Property<br>Owners' Association (UMCA) James<br>Wright<br>for<br>the Board of Directors<br>P.O. Box 49845<br>Los Angeles, California 90049  |  |                                     |                                     |                                     |                                     |                                     |                                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |                  |               |            |                                     |                                     |                    |                                     |                                     | <input checked="" type="checkbox"/> |              |                       |                                     |                         |                |                                     | <input checked="" type="checkbox"/> |                                     |                                     |                                     |  |
| <b>E. INDIVIDUALS</b>                                 |   |  |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                  |               |            |                                     |                                     |                    |                                     |                                     |                                     |              |                       |                                     |                         |                |                                     |                                     |                                     |                                     |                                     |  |
| 16.   | Elizabeth Frankenberg<br>Duncan Thomas<br>3426 Merrimac Road<br>Los Angeles, California 90049   |  |                                     |                                     |                                     |                                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |                                     |                  |               |            |                                     |                                     |                    |                                     |                                     |                                     |              |                       |                                     |                         |                |                                     |                                     | <input checked="" type="checkbox"/> |                                     |                                     |  |
| 17.   | Patricia Bell Hearst  | <input checked="" type="checkbox"/>          | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                                     | <input checked="" type="checkbox"/> |                                     |                  |               |            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                    | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |              |                       | <input checked="" type="checkbox"/> |                         |                | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| 18.   | Betsey Landis<br>President, L.A./Santa Monica<br>Mountains Chapter,<br>California Native Plant Society<br>and<br>Former President of the Upper<br>Mandeville Canyon Home Owners'<br>Association<br>3908 Mandeville Canyon Road<br>Los Angeles, California 90049 |  |                                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |                                     | <input checked="" type="checkbox"/> |                  |               |            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                    | <input checked="" type="checkbox"/> |                                     |                                     |              |                       |                                     |                         |                | <input checked="" type="checkbox"/> |                                     |                                     |                                     |                                     |  |
| 19.   | Mehdi Motameni, PhD.<br>12520 Promontory Road<br>Los Angeles, California 90049  |  |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                  |               |            |                                     | <input checked="" type="checkbox"/> |                    |                                     |                                     |                                     |              |                       |                                     |                         |                |                                     |                                     |                                     |                                     |                                     |  |

| Letter Number                     | Project Description  | III. General Description of Environmental Setting | IV. Environmental Impact Analysis | A. Earth                            | B. Air Quality | C. Water                            | D. Plant Life | E. Animal Life | F. Noise | G. Light | H. Land Use | I. Risk of Upset | J. Population | K. Housing | L. Right-of-Way Access              | M. Transportation and Circulation | N. Public Services                  | 1. Fire | 2. Police | 3. Parks and Recreation | O. Utilities | 1. Water Distribution | 2. Sanitary Sewers | 3. Storm Water Drainage | 4. Solid Waste | P. Safety                           | Q. Aesthetic Resources/View         | V. Alternatives | VI. Other                           |  |  |
|-----------------------------------|--|---|-----------------------------------|-------------------------------------|----------------|-------------------------------------|---------------|----------------|----------|----------|-------------|------------------|---------------|------------|-------------------------------------|-----------------------------------|-------------------------------------|---------|-----------|-------------------------|--------------|-----------------------|--------------------|-------------------------|----------------|-------------------------------------|-------------------------------------|-----------------|-------------------------------------|--|--|
| <b>E. INDIVIDUALS (continued)</b> |  |   |                                   |                                     |                |                                     |               |                |          |          |             |                  |               |            |                                     |                                   |                                     |         |           |                         |              |                       |                    |                         |                |                                     |                                     |                 |                                     |  |  |
| 20.                               | Paula B. Tebbe<br>3200 Mandeville Canyon Road<br>Los Angeles, California 90049   | <input checked="" type="checkbox"/>               |                                   | <input checked="" type="checkbox"/> |                | <input checked="" type="checkbox"/> |               |                |          |          |             |                  |               |            | <input checked="" type="checkbox"/> |                                   | <input checked="" type="checkbox"/> |         |           |                         |              |                       |                    |                         |                | <input checked="" type="checkbox"/> |                                     |                 | <input checked="" type="checkbox"/> |  |  |
| 21.                               | Mr. Robert Tebbe<br>3216 Mandeville Canyon Road<br>Los Angeles, California 90049   |   |                                   | <input checked="" type="checkbox"/> |                | <input checked="" type="checkbox"/> |               |                |          |          |             |                  |               |            |                                     |                                   |                                     |         |           |                         |              |                       |                    |                         |                |                                     | <input checked="" type="checkbox"/> |                 | <input checked="" type="checkbox"/> |  |  |
| 22.                               | Robert A. Witt<br>12441 Promontory Road<br>Los Angeles, California 90049   |   |                                   | <input checked="" type="checkbox"/> |                |                                     |               |                |          |          |             |                  |               |            |                                     |                                   | <input checked="" type="checkbox"/> |         |           |                         |              |                       |                    |                         |                | <input checked="" type="checkbox"/> |                                     |                 |                                     |  |  |
| 23.                               | Kent B. Goss, Pillsbury Winthrop, LLC<br>For Dr. and Mrs. David R. Fett<br>725 S. Figueroa Street, Suite 2800<br>Los Angeles, California 90017 |   |                                   | <input checked="" type="checkbox"/> |                |                                     |               |                |          |          |             |                  |               |            |                                     |                                   |                                     |         |           |                         |              |                       |                    |                         |                |                                     |                                     |                 |                                     |  |  |
| 24.                               | Kent B. Goss, Pillsbury Winthrop, LLC<br>For Dr. and Mrs. David R. Fett<br>725 S. Figueroa Street, Suite 2800<br>Los Angeles, California 90017 |   |                                   | <input checked="" type="checkbox"/> |                |                                     |               |                |          |          |             |                  |               |            |                                     |                                   |                                     |         |           |                         |              |                       |                    |                         |                |                                     |                                     |                 |                                     |  |  |