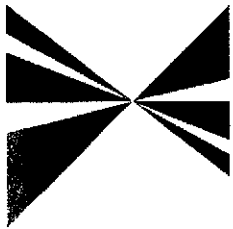

SECTION III.C
Local Agencies

SOUTHERN CALIFORNIA



ASSOCIATION of GOVERNMENTS

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Ventura County Transportation Commission: Bill Davis, Simi Valley

RECEIVED
CITY OF LOS ANGELES

AUG 7 2003

ENVIRONMENTAL
UNIT

August 4, 2003

Mr. Jimmy C. Liao, Project Coordinator
Room 763, City Hall
Department of City Planning
200 North Spring Street
Los Angeles, CA 90012

RE: SCAG Clearinghouse No. I 20030425 Mountaingate

Dear Mr. Liao:

Thank you for submitting the **Mountaingate** for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the **Mountaingate**, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). The proposed project is not a residential development of more than 500 dwelling units. Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's **July 16-31, 2003 Intergovernmental Review Clearinghouse 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) 236-1867. Thank you.

Sincerely,

JEFFREY M. SMITH, AICP
Senior Regional Planner
Intergovernmental Review



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

JAMES A. NOYES, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 3, 2003

IN REPLY PLEASE
REFER TO FILE: **WM-4**

Mr. Jimmy C. Liao
Project Coordinator
Department of City Planning
City Hall, Room 763
200 North Spring Street
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
SEP 08 2003
ENVIRONMENTAL
UNIT

Dear Mr. Liao:

RESPONSE TO A DRAFT ENVIRONMENTAL IMPACT REPORT MOUNTAINGATE PROJECT CITY OF LOS ANGELES

Thank you for the opportunity to provide comments on the subject document. The proposed project is the last phase of development within the Mountaingate Community. The project proposes to subdivide approximately 449 acres into 32 lots. Twenty-nine lots will be used to construct 29 single-family homes, estate size lots, and private streets which will be constructed on 25.4 acres within the 449-acre project site. The remaining 424 acres will be preserved as permanent open space with no additional development permitted. The site is located at 2050 Stoney Hill Road and Canyon Back Road in the City of Los Angeles. We have reviewed the submittal and offer the following comments:

Environmental Programs

Section IV.Q, under "Solid Waste," (instead of Section VII) of the document should discuss and address the following issues and requirements. As projected in the Los Angeles County Countywide Siting Element, which was approved by a majority of the cities in the County of Los Angeles in late 1997 and by the County Board of Supervisors in January 1998, a shortfall in permitted daily landfill capacity may be experienced in the County within the next few years. The construction activities associated with the proposed project and the postdevelopment operation over the life of the proposed project will increase the generation of solid waste. These issues are discussed in Section VII under "Solid Waste." However, because the proposed project is part of a large tract development to be constructed in phases (some which are completed), the cumulative effect of developing the tract should be considered. This cumulative effect will have significant and negative impact on the solid waste

Mr. Jimmy C. Liao
September 3, 2003
Page 2

management infrastructure in the County unless mitigation measures are incorporated. Therefore, the project should be mandated to recycle solid waste as discussed in Section VII, and the proposed environmental document should identify any other measures the project proponent plans to implement to mitigate the impact. Mitigation measures may include implementation of waste reduction and recycling programs to divert the solid waste, including construction waste, from the landfills.

Section IV.R, "Safety," of the document should discuss and address the following issues and requirements. Because the project site is located on or within 1,000 feet of a landfill containing decomposable material, the document should discuss subsurface lateral migration of landfill gas into enclosed buildings and structures, and its mitigation measures, if needed.

If you have any questions, please contact Mr. Wilson Fong at (626) 458-3581.

Flood Maintenance

If the project requires flood control facilities to be maintained by the Public Works, plan review will be required by Design and Flood Maintenance Divisions. At that point, we would be able to provide specific comments to the project.

If you have any questions, please contact Mr. Jerry Burke at (626) 458-4114.

Geotechnical and Materials Engineering

The proposed project will not have significant environmental effects from a geology and soils standpoint, provided the appropriate ordinances and codes are followed. Portions of the project are located within mapped potential seismically induced landslide areas, per the State of California Seismic Hazard Zone Map, Beverly Hills Quadrangle. However, seismic slope stability analyses are not warranted at this time. Detailed seismic stability analyses, conforming to the requirements of the State of California Division of Mines and Geology Special Publication 117, must be conducted at the tentative map and/or grading/building plan stages.

If you have any questions, please contact Mr. Amir Alam at (626) 458-4925.

Mr. Jimmy C. Liao
September 3, 2003
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Land Development

Drainage and Hydrology

We have reviewed the subject document and have no comments at this time.

If you have any questions, please contact Mr. Michael Hales at (626) 458-4921.

Transportation Planning

We have reviewed the subject document and have no comments at this time.

If you have any questions, please contact Mr. Hubert Seto at (626) 458-4349.

Traffic and Lighting

We have reviewed the subject document and have no comments.

If you have any questions, please contact Ms. Jennifer Frary at (626) 300-4792.

Watershed Management

The proposed project should include investigation of watershed management opportunities to maximize capture of local rainfall on the project site, eliminate incremental increase in flows to the storm drain system, and provide filtering of flows to capture contaminants originating from the project site.

Santa Monica Bay

After reviewing the subject document, we recognize that under the water section there are no significant impacts identified. Since the construction area is greater than five acres, a National Pollutant Discharge Elimination System Permit and Storm Water Pollution Prevention Plan are required in order to obtain a grading permit. Assuming that these guidelines are followed, we have no comment.

If you have any questions, please contact Mr. Brian White at (626) 458-4368.

Mr. Jimmy C. Liao
September 3, 2003
Page 4

If you have any questions regarding the above comments of the environmental review process of Public Works, please contact Ms. Massie Munroe at the above address of at (626) 458-4359.

Very truly yours,

JAMES A. NOYES
Director of Pubic Works

A handwritten signature in black ink, appearing to read "Rod H. Kubomoto", is written over the typed name.

ROD H. KUBOMOTO
Assistant Deputy Director
Watershed Management Division

MM:ro
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