

COMMENT No. 21

September 22, 2003

32 Mandeville Cyn. Rd.
Los Angeles, CA 90049

Comment 21.1:

EIR Case No. EIR-99-3251-SUB
Project Name: Mountaingate
Reference Nos.: TT-53072
Location: 2050 Stoney Hill Road / Canyonback Road

This letter is in response to the Draft Environmental Impact Report for Mountaingate dated July, 2003. I am the owner of the property pictured on plate IV.S-2 of Volume 1, which abuts the project site. I have lived at 3152 Mandeville Canyon Road for over 50 years. The record should show that I never granted permission to anyone to come onto my property to shoot this photograph. If permission had been requested, as would have been appropriate, it would have allowed me to discuss the project with someone at that time. The prospect of your project taking place on the ridge above my house, the homes at 3156, 3200 and others is unacceptable.

Response 21.1:

Please refer to the **Response to Comment 3.1** for a detailed discussion about supplemental visual impact analyses prepared for the proposed project. As shown on Site Sections CC and DD in **Figure III-3**, the proposed homes would not be visible from Mandeville Canyon Road. Lots 23 through 28 on Canyonback Road would be cut with slopes toward the east.

Comment 21.2:

I am primarily concerned with the impact, the extensive grading on the ridge will have on the properties below. There are various mapped landslides in this area and I fear further destabilization will occur as a result of this project. I and the property owner at 31 have had problems with mudslides and flooding in the past.

Response 21.2:

The proposed grading for the Canyonback ridge is confined to the ridge top and will be outside the identified landslides in this area. In addition, the limits of the proposed grading in this area terminate approximately 300 to the north of the existing water tank. **No grading is proposed to the south of the existing water tank or on the slopes that directly drain to Mandeville Canyon.** Therefore, the potential for the proposed grading to impact the areas and the slopes that directly descend to Mandeville Canyon is not significant.

Comment 21.3:

There are other aspects which concern me as well, which I will be able to comment on at a future time. I did not receive the July letter from the City of Los Angeles notifying me of this project, and have just been