

MOUNTAINGATE OPEN SPACE MAINTENANCE ASSOCIATION

June 12, 2018

Kathleen King
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

Tricia Keane
Deputy Chief of Staff
Councilmember Mike Bonin
City of Los Angeles

Sent via Email

Re: Mount Saint Mary's University Chalon Campus Wellness Pavilion Project; ENV-2016-2319-EIR (SCH 2016081015)

Ladies & Gentlemen:

The Mountaingate Open Space Maintenance Association is the HOA representing the community of 300 residences in the Sepulveda Pass known as "Mountaingate."

We are writing to comment on the Draft EIR for the Mount Saint Mary's University Chalon Campus Wellness Pavillion Project ("Draft EIR").

The Draft fails to adequately address emergency access for the Project. At V.J.1-18, the Draft EIR states:

"Evacuation would occur to the east on Chalon Road to Norman Place and via Norman Place to Bundy Drive and to Sunset Boulevard; or to the west on Chalon Road to Bundy Drive and via Bundy Drive to Sunset Boulevard. The Project Site is also accessible by fire emergency vehicles from the Mt. Saint Mary's fire road. The fire road runs between the Campus and the Mountain Gate subdivision to the north of the crest of the Santa Monica Mountains and terminates at the north end of the Campus. The fire road provides LAFD access to undeveloped open space areas within the Santa Monica Mountains."

This description is incorrect and/or misleading. The Mount Saint Mary's fire road does not connect to a public street through the Mountaingate Subdivision. The fire road terminates at

Stoney Hill Road, which is a private gated street. No public or emergency access is available through Stoney Hill Road connecting to the fire road.

At V.J.1-28, the Draft EIR also states:

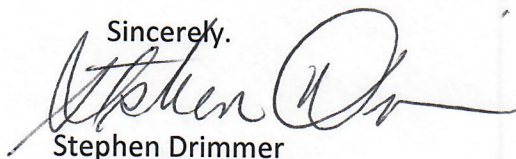
“North of the Campus emergency access is provided via the Mt. Saint Mary’s Fire Road that runs between the Campus and Mountain Gate Drive and Sepulveda Boulevard. The main access road merges with the Mt. Saint Mary’s Fire Road at the north boundary of the Campus.”

Once again, this description is incorrect and/or misleading. The Mount Saint Mary’s fire road does not connect to Mountaingate Drive.

Even if there were access to the Mount Saint Mary’s fire road (which there is not), it would not be prudent to add additional evacuation burden through the Mountaingate community. Mountaingate Drive provides the sole in and out access for 300 households. It connects only to Sepulveda Boulevard, which is already a very constrained and over-burdened corridor in the confined and fire-vulnerable Sepulveda Pass. If there is a large fire that affects multiple communities, additional evacuation burden would interfere with Mountaingate’s ability to effect its own orderly evacuation.

Because the Draft EIR fails to accurately and adequately address emergency access it should be revised and recirculated with an adequate plan for emergency access to public streets that does not assume access through the Mountaingate community. Unless these issues can be resolved to our reasonable satisfaction, the Mountaingate Open Space Maintenance Association is opposed to the Mount Saint Mary’s University Chalon Campus Wellness Pavilion Project.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Drimmer", with a large, stylized flourish extending to the right.

Stephen Drimmer
President