
TABLE OF CONTENTS

I	INTRODUCTION/SUMMARY.....	I-1
A.	Introduction.....	I-1
B.	Summary	I-5
C.	Topics of Known Concern.....	I-6
D.	Issues to Be Resolved	I-6
E.	Alternatives to the Proposed Project.....	I-6
F.	Environmental Impacts and Mitigation Measures	I-6
II	ENVIRONMENTAL SETTING	II-1
A.	Overview of Environmental Setting	II-1
B.	Related Projects	II-5
III	PROJECT DESCRIPTION.....	III-1
A.	Project Applicant	III-1
B.	Project Characteristics	III-1
C.	Project Objectives	III-8
D.	Discretionary Actions	III-8
E.	Background.....	III-8
IV	ENVIRONMENTAL IMPACT ANALYSIS	
A.	Aesthetics.....	IV.A-1
B.	Biological Resources	IV.B-1
C.	Cultural Resources.....	IV.C-1
D.	Geology and Soils	IV.D-1
E.	Noise	IV.E-1
V	GENERAL IMPACT CATEGORIES	V-1
A.	Summary of Significant and Unavoidable Impacts	V-1
B.	Growth Inducing Impacts of the Proposed Project	V-1
C.	Significant Irreversibly Changes to the Environment.....	V-1
VI	ALTERNATIVES TO THE PROPOSED PROJECT	VI-1
A.	Reduced Project	VI-6
B.	Reduced Project with Conservation Easements.....	VI-10
C.	Alternative Location	VI-14
D.	No Project Alternative	VI-19
VII	PREPARERS OF THE EIR.....	VII-1
VIII	ACRONYMS AND ABBREVIATIONS	VIII-1
IX	REFERENCES	XI-1

LIST OF FIGURES

II.A-1	Regional Vicinity Map.....	II-1
II.A-2	Topographic Map.....	II-1
II.A-3	Project Location	II-1
II.A-4	Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan Area.....	II-1
II.A-5	Site Photographs	II-1
II.A-6	Storm Drain System.....	II-2
II.A-7	Land Ownership Type Map	II-3
II.A-8	General Plan Land Use Map	II-3
II.A-9	Mulholland Scenic Parkway Specific Plan Area	II-3
II.A-10	Zoning Map.....	II-4
II.B-1	Related Projects	II-5
III.B-1	Site Plan	III-1
III.B-2	Building Elevations and Sections	III-1
III.B-3	Setback Diagram.....	III-1
III.B-4	Grading Plan	III-1
III.B-5	Landscape Plan	III-3
III.B-6	Proposed Plant Materials	III-3
IV.A-1	Scenic Vistas and Prominent Ridgelines	IV.A-5
IV.B-1	CNDB Records of Extant Populations.....	IV.B-6
IV.B-2	Plant Communities.....	IV.B-13
IV.B-3	Approximate Location of Observed Game Trails.....	IV.B-13
IV.B-4	Potential Corridors of Undeveloped Areas within Developed Areas	IV.B-13
IV.B-5	Potential Corridor Widths after Impacts	IV.B-18
IV.B-6	Oaks within Maximum Footprint.....	IV.B-19
IV.D-1	Earthquake Fault Map.....	IV.D-5
IV.D-2	Liquefaction Zone Map	IV.D-7
IV.D-3	Earthquake-Induced Landslide Zone Map.....	IV.D-7
IV.D-4	Existing Topography at Project Site.....	IV.D-7
IV.E-1	Sensitive Receptors in the Vicinity of the Proposed Project	IV.E-9
VI.A-1	Site Plan for Reduced Project Alternative	VI-6
VI.A-2	Building Elevations and Sections for Reduced Project Alternative.....	VI-6
VI.A-3	Setback Diagram for Reduced Project Alternative	VI-6
VI.A-4	Grading Plan for Reduced Project Alternative	VI-6
VI.A-5	Landscape Plan for Reduced Project Alternative	VI-6
VI.B-1	Site Plan for Reduced Project with Conservation Easements Alternative.....	VI-10
VI.C-1	Alternative Location	VI-15

LIST OF TABLES

I.A-1	NOP Public/Agency Comment Matrix	I-2
I.F-1	Summary of Significant Impacts	I-7
II.B-1	Related Projects	II-6
III.B-1	Anticipated Construction Equipment.....	III-7
IV.A-2	Major Vista Points and Scenic Overlooks	IV.A-6
IV.B-1	Federally and State-Listed Species in the Project Vicinity.....	IV.B-7
IV.B-2	Sensitive Species with Habitat on the Proposed Project Site.....	IV.B-9
IV.B-3	Plant Communities on the Proposed Project Site.....	IV.B-13
IV.B-4	Habitat Impacts	IV.B-17
IV.D-1	Historic Earthquakes in Proposed Project Regional Vicinity	IV.D-6
IV.D-2	Residences in the Immediate Vicinity of the Proposed Project.....	IV.D-6
IV.E-1	Change in Apparent Loudness	IV.E-2
IV.E-2	Land Use Compatibility for Community Noise Environments	IV.E-6
IV.E-3	Normally Acceptable Noise Levels for Residential Land Use	IV.E-7
IV.E-4	City of Los Angeles Presumed Ambient Noise Levels.....	IV.E-8
IV.E-5	Typical Noise Levels	IV.E-9
IV.E-6	Measured Total Ambient Noise Levels on and around the Proposed Project Site.....	IV.E-10
IV.E-7	Typical Outdoor Construction Noise Levels	IV.E-10
IV.E-8	Predicted Distance at Which Noise Impact Will Be below the Level of Significance	IV.E-13
VI-1	Comparison of Alternatives	VI-3
VI-2	Summary of the Ability of the Proposed Project and Alternatives to Attain Project Objectives	VI-4
VI-3	Summary Impacts for Proposed Project and Alternatives	VI-5

LIST OF APPENDICES

APPENDIX A	Notice of Preparation
APPENDIX B	Initial Study
	IS-1 Air Quality and Greenhouse Gas Emissions Calculations
	IS-2 Geotechnical Investigation
	IS-3 EDR Radius Map Report
APPENDIX C	Notice of Preparation Comment Letters
APPENDIX D	Visibility Report
APPENDIX E	Biological Resources Technical Report
APPENDIX F	Cultural Resources Technical Report
APPENDIX G	Distribution List