

## II. Project Description

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### A. Project Location

The Project is located at the northeastern base of the Santa Monica Mountains in the City of Los Angeles at the existing Forest Lawn Memorial-Park-Hollywood Hills property, located at 6300 Forest Lawn Drive, in the City of Los Angeles (“Project Site”). The existing Project Site comprises approximately 444 acres and is bounded by Forest Lawn Drive, the Los Angeles River Flood Control Channel and the SR 134 Freeway on the north, Griffith Park on the south and east, adjacent undeveloped property owned by Forest Lawn Memorial-Park Association on the west,<sup>1</sup> and by Mount Sinai Memorial Park and the administrative offices of the Junior Achievement of Southern California, Inc. to the north and northeast. The Project Site is buffered from residential and commercial uses, and many of the property’s uses are not visible from off-site, due to the topography of this area. A Regional and Project Vicinity Map is provided in Figure II-1 on page II-2.

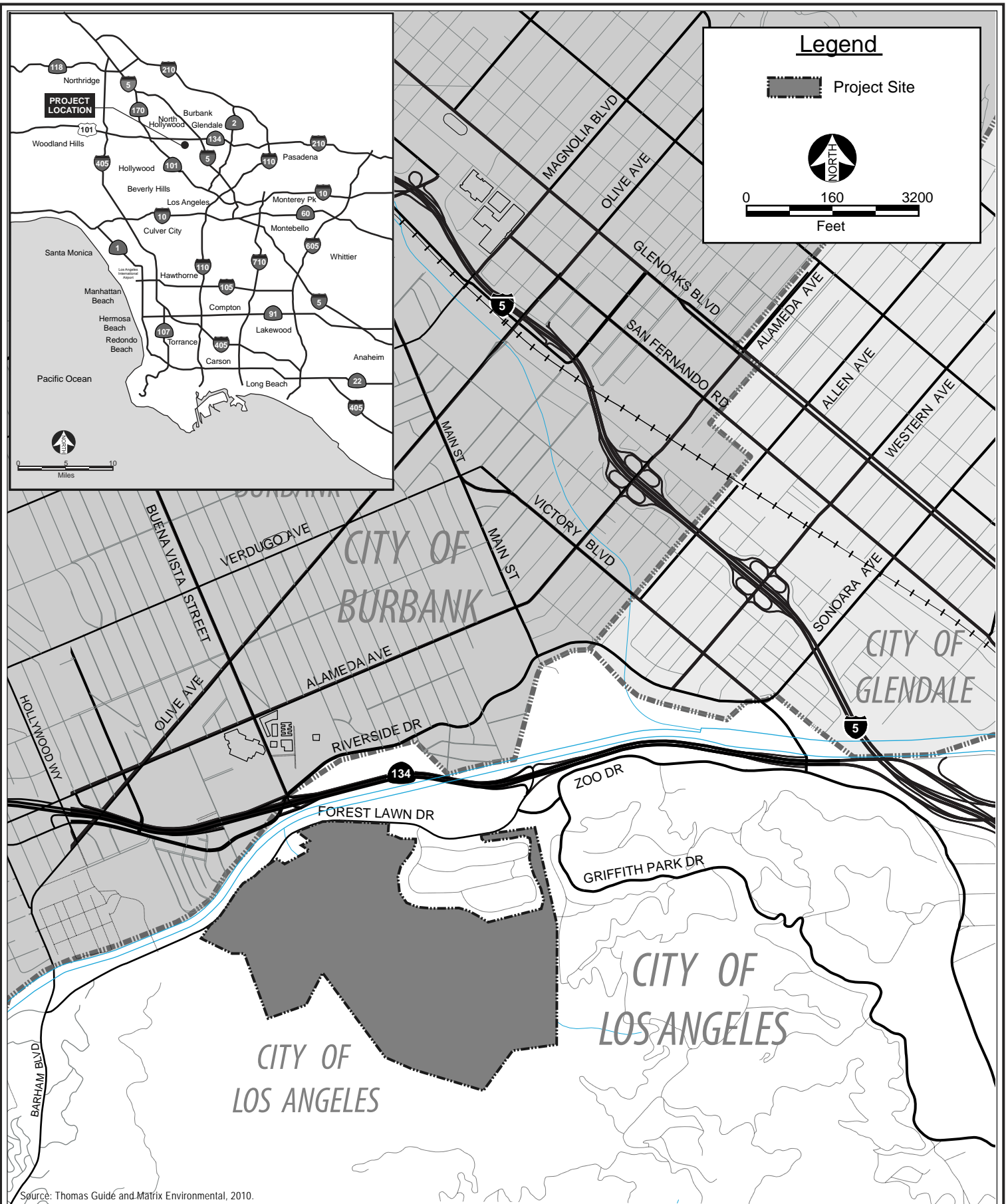
#### 1. Zoning and General Plan Designations

The Project Site is located within the Hollywood Community Plan Area. The Project Site zoning designations as set forth by the Los Angeles Municipal Code include A1-1XL-H and RE40-1. In addition, the General Plan land use designation for the Project Site is Open Space. The Project Site is also located within the River Corridor of the Los Angeles River Revitalization Master Plan; however, the Project Site is not located within the boundaries of the proposed River Implementation Overlay District.

The majority of the Project Site, approximately 410 acres, is permitted as a cemetery pursuant to a Conditional Use Permit (CUP) issued by the City in 1948 and approximately

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<sup>1</sup> *The Forest Lawn Memorial-Park Association owns approximately 140 acres of contiguous undeveloped land to the west of the Project Site that is not a part of the proposed Project.*



Source: Thomas Guide and Matrix Environmental, 2010.

Forest Lawn Memorial-Park – Hollywood Hills Master Plan



**Figure II-1**  
Regional and Project Vicinity Map

30 acres are permitted for cemetery use pursuant to subsequent CUPs.<sup>2</sup> As such, Forest Lawn has operated a cemetery use at this location for approximately 60 years. Forest Lawn has used these approvals, but now seeks a long-term plan for the property. In 2000, the Los Angeles Zoning Code was revised and cemetery uses are now authorized through the Public Benefits process, rather than a CUP. As a result, Forest Lawn seeks a Public Benefits approval for the entire 444 acres of cemetery use, consistent with current Zoning Code procedures.

## 2. Surrounding Uses

The Project Site is immediately bounded by Forest Lawn Drive, the Los Angeles River Flood Control Channel and the 134 Freeway on the north, Griffith Park on the south and east, adjacent undeveloped property owned by Forest Lawn to the west, and by Mount Sinai Memorial Park and the administrative offices of the Junior Achievement of Southern California, Inc. to the north and northeast. Surrounding land uses beyond the 134 Freeway to the north include the Disney Studios, the ABC studio office buildings, the Warner Brothers Studios lot, Providence High School, single-family residential uses, a hospital and parks, which are located within the City of Burbank. (See Figure II-2 on page II-4).

## B. Project Objectives

Forest Lawn Memorial-Park Association (“Forest Lawn”), the Applicant, is a non-profit, mutual benefit corporation and has been providing cemetery services to the Los Angeles region for over 100 years. The basic purpose of the Forest Lawn Memorial-Park-Hollywood Hills Master Plan Project (“Project”) is to provide for additional interment spaces (ground spaces and built spaces such as mausoleums, columbaria, niches, and crypts) and related facilities in order to respond to the existing and increasing demand for interment and funeral resources in the greater Los Angeles area, and, specifically, the demand within the market region for the Forest Lawn–Hollywood Hills property. Within a 15-mile radius of the Project Site, which encompasses the vast majority of the demand for interment sites at the Forest Lawn Memorial-Park-Hollywood Hills property, there are 25 cemeteries with an estimated 280,000 interment sites remaining. As shown in the market study prepared by CBRE Consulting and attached as Appendix K to this Draft EIR, based on current interment rates and projected population growth and death rates for the Los Angeles metropolitan area, CBRE estimates that much of the remaining interment property in the market area will

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<sup>2</sup> *Approximately 4.5 acres of the Project Site are not currently permitted by CUP for cemetery use.*



Source: Google Earth Pro and Matrix Environmental, 2010.

Forest Lawn Memorial-Park – Hollywood Hills Master Plan



**Figure II-2**  
Aerial Photograph

be depleted in approximately 10 years.<sup>3</sup> Accordingly, the Project proposes to expand current facilities at the Forest Lawn Memorial-Park-Hollywood Hills property in order to provide spaces for interment and funeral resources to meet the regional demand for interment.

Objectives of the Project include:

- Provide interment spaces to address the dwindling supply of interment sites in the Los Angeles area and help meet projected demand for interments for the region through 2050 and beyond.
- Provide various types of interment spaces and mortuary facilities required to meet the needs of various religious, non-religious, ethnic and socio-economic groups, including ground spaces, garden spaces, mausoleums, wall crypts and columbarium spaces.
- Provide a memorial park facility with the ability to accommodate multiple funeral services simultaneously and provide appropriate circulation, parking and access for families and visitors.
- Provide sufficient ground property to meet the needs of a variety of religious, non-religious, ethnic and socio-economic groups.
- Implement construction in a manner that minimizes impacts to the continuing operations of the Memorial-Park and the continuing delivery of interments and funeral services within the Memorial-Park.
- Implement construction in a manner that reduces environmental impacts consistent with the objectives of providing interment spaces to meet regional demand.
- Continue to provide facilities and programs for schools, religious institutions and other organizations and the public at large at the Memorial-Park, consistent with the overall use of the Memorial-Park.
- Provide areas for additional historical and inspirational works of art for the benefit of the community within the Memorial-Park.

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<sup>3</sup> *Additional information regarding the critical role of religion, culture and tradition with respect to the types of interment facilities required is presented in Appendix L to this Draft EIR.*

## C. Project Background

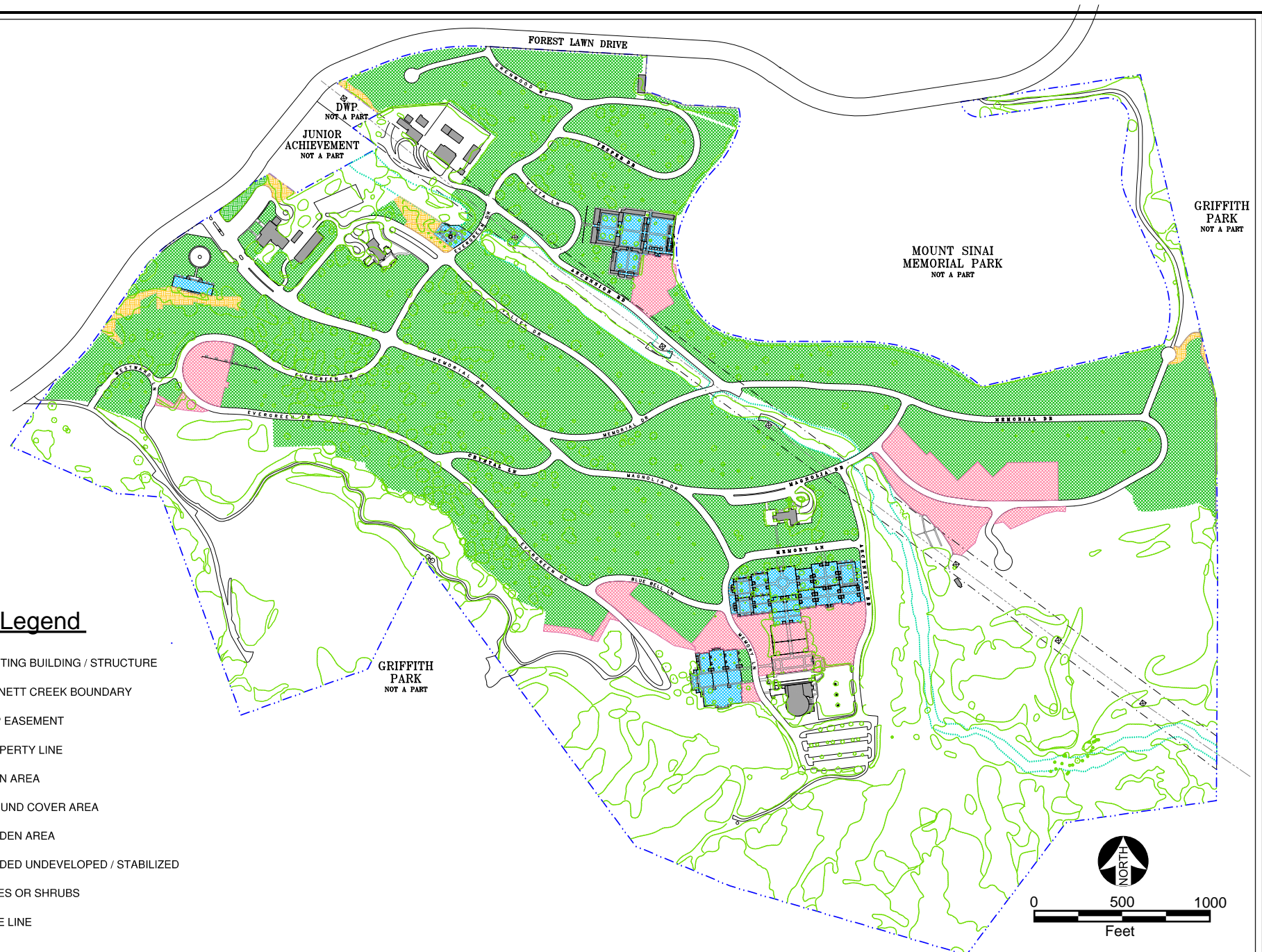
The Project Site is comprised of approximately 444 acres in the City of Los Angeles. As indicated above, the majority of the Project Site, approximately 410 acres, was originally approved by the City for cemetery use in 1948, and as such, Forest Lawn has operated a cemetery use at this location for approximately 60 years. Since the original approval, approximately 30 acres have been added and approved by the City for cemetery use through separate CUPs. Forest Lawn has used these approvals, but now seeks a long-term plan for the property. In 2000, the Los Angeles Zoning Code was revised and cemetery use is now authorized through the Public Benefits process, rather than a CUP. As a result, Forest Lawn seeks a Public Benefits approval for the entire 444 acres of cemetery uses, consistent with current Zoning Code procedures.

## D. Existing Conditions











### 1. Existing Development

The Project Site is characterized with hillsides, terraced hills, and some generally flatter areas. As illustrated in Figure II-3 on page II-7 and summarized in Table II-1 on page II-8, the Project Site is currently developed with approximately 544,303 square feet of structural floor area including approximately 98,679 square feet of occupied floor area and approximately 445,624 square feet of structures, including garden areas, which do not count as floor area under the LAMC. The developed portion of the Project Site includes an administration office, a mortuary and flower shop, a chapel, a storage building, garage and maintenance buildings, the Church of the Hills, the Cremation Garden Columbaria, the Hall of Liberty Auditorium and Museum, Old North Church, outdoor mausoleums, garden areas, interment sites, statues and monuments, as well as landscaping and paved roadways.

An existing City of Los Angeles Department of Water and Power (LADWP) power line easement traverses the Project Site from northwest to southeast. The Project Site is also bisected by Sennett Creek, an existing drainage that directs surface water runoff flow from the Project Site and several off-site tributaries into the Los Angeles River Flood Control Channel. Sennett Creek is in a largely natural state, with both disturbed and undisturbed natural areas. There are currently three crossings over Sennett Creek within the developed portion of the cemetery at Evergreen, Memorial, and Magnolia Drives. The overcrossings have box culverts under them, with wingwalls and concrete aprons extending about 20 feet upstream and downstream from each. Additionally, a portion of Sennett Creek, between Memorial Drive and Magnolia Avenue within the Project Site, has been subject to habitat restoration efforts over a span of several years, including the installation of native plant materials. The extent of existing landscaped areas on the Project Site is illustrated in Figure II-3 on page II-7.



### Legend

-  EXISTING BUILDING / STRUCTURE
-  SENNETT CREEK BOUNDARY
-  DWP EASEMENT
-  PROPERTY LINE
-  LAWN AREA
-  GROUND COVER AREA
-  GARDEN AREA
-  GRADED UNDEVELOPED / STABILIZED
-  TREES OR SHRUBS
-  TREE LINE

Source: Forest Lawn Memorial Park Association, March, 2009.

Forest Lawn Memorial-Park – Hollywood Hills Master Plan



**Figure II-3**  
Existing Site Plan

**Table II-1  
Summary of Environmental Baseline Conditions**

Structures	Occupied (sf)	Non-Occupied (sf)	Total (sf)
<b><i>Existing Structures (2008)</i></b>			
Administration/Mortuary/Flower Shop	38,490	--	38,490
Chapel	2,669	--	2,669
Storage Building	--	1,806	1,806
Garage	3,923	5,771	9,694
Maintenance Buildings	8,181	10,772	18,953
Masonry Facility	6,742	3,791	10,533
Church of the Hills	7,991	--	7,991
Cremation Garden Columbaria	--	296	296
Pump House #1	--	3,896	3,896
Courts of Remembrance Wall Crypts & Columbaria	--	27,860	27,860
Old North Church	6,644	464	7,108
Hall of Liberty	24,039	--	24,039
Pump House #2	--	968	968
Courts of Remembrance Gardens (excluding Wall Crypts & Columbaria)	--	91,580	91,580
Gardens of Heritage	--	185,600	185,600
Cremation Garden (excluding Columbaria)	--	17,335	17,335
Courts of Reflection Garden	--	17,385	17,385
Lincoln Terrace Garden	--	78,100	78,100
<b><i>Subtotal</i></b>	<b>98,679</b>	<b>445,624</b>	<b>544,303</b>
<b><i>Interim Projects (2008-2011)</i></b>			
Demolition Projects			
Storage Building	--	(1,806)	(1,806)
Garage	(3,923)	(5,771)	(9,694)
Masonry Facility	(6,742)	(3,791)	(10,533)
<b><i>Subtotal Demolition</i></b>	<b>(10,665)</b>	<b>(11,368)</b>	<b>(22,033)</b>
Structure/Garden Projects			
Invocation Wall Crypts/Columbaria		6,736	6,736
Gardens of Heritage		42,385	42,385
Courts of Remembrance (Garden/Wall Crypts/Columbaria)		7,540	7,540
Courts of Remembrance Gardens		18,850	18,850
Garage/Office/Reception	19,388	9,694	29,082



**Table II-1 (Continued)**  
**Summary of Environmental Baseline Conditions**

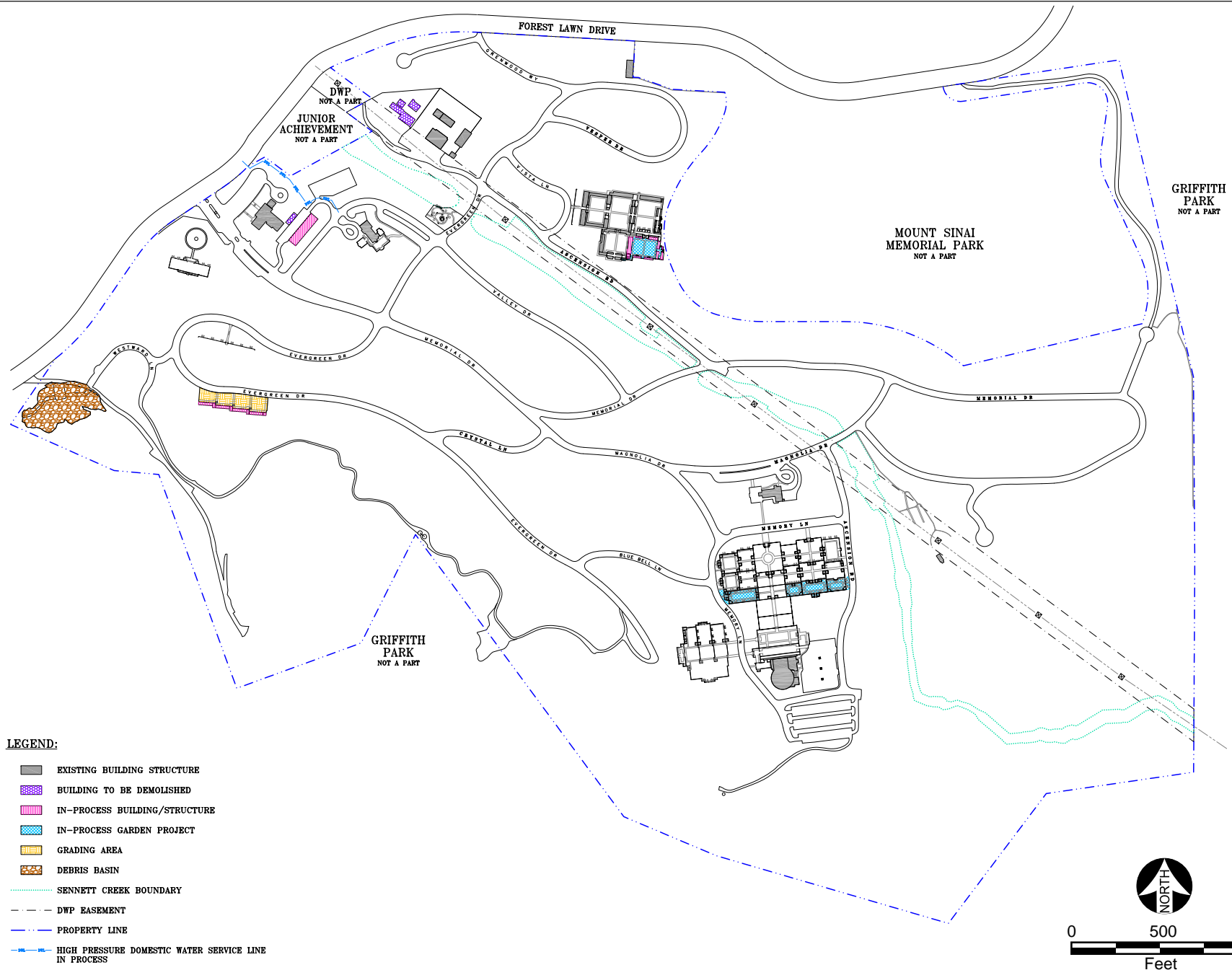
Structures	Occupied (sf)	Non-Occupied (sf)	Total (sf)
<i>Subtotal Interim Projects Construction</i>	19,388	85,205	104,593
<b>Total Net New Interim Projects Development</b>	<b>8,723</b>	<b>73,837</b>	<b>82,560</b>
<b>Total Existing Development <sup>a</sup></b>	<b>107,402</b>	<b>519,461</b>	<b>626,863</b>
<hr/> <p><sup>a</sup> Existing Development plus net new development resulting from the Interim Projects.  Source: Forest Lawn Memorial-Park Association, 2009.</p>			

With the exception of portions of the southern boundary of the Project Site adjacent to natural areas, the remainder of the Project Site is currently fenced with a combination of chain link and wrought iron fences and block masonry walls.

## 2. Interim Projects

In addition to the existing developed areas of the Project Site described above, it is anticipated that additions and changes on the Forest Lawn Memorial-Park-Hollywood Hills property may occur as part of Forest Lawn's on-going operations at the Project Site in accordance with the existing CUPs. These projects, referred to herein as the "Interim Projects", are anticipated to be constructed between 2008 and 2011. The Interim Projects include additions to the existing administration and mortuary building, as well as additions to the Courts of Remembrance wall crypts and columbaria and the Gardens of Heritage. The Interim Projects also include demolition of a storage building, garage, and masonry facility, as well as construction of a new debris basin near Forest Lawn Drive. The Interim Projects are not part of the Project and will be considered as part of the existing development for purposes of analyzing the Project against existing conditions. They would be completed regardless of the proposed Project being approved, and most of the Interim Projects will be completed by the time the Project is anticipated to commence. The Interim Projects are conceptually illustrated in Figure II-4 on page II-10, and summarized in Table II-1 on page II-8.

In addition to the Interim Projects described above, a haul route was approved for the Forest Lawn Memorial-Park-Hollywood Hills property on November 1, 2006 to address the current and on-going grading and soil management operations. The approved haul route conditionally approves the export of 220,000 cubic yards of previously staged soil from the property for a period not to exceed a maximum of 800 hauling days.



Source: Forest Lawn Memorial Park Association, 2010.

Forest Lawn Memorial-Park – Hollywood Hills Master Plan

**Figure II-4**  
Existing Conditions With Interim  
Projects Site Plan (2008-2011)

## E. Project Characteristics

The Project seeks approval to construct approximately 22,500 square feet of floor area for new structures (including such structures as a new church and reception-related uses, administrative space, and a crematory), and approximately 1,100,000 square feet of non-occupied floor area (for such uses as burial garden structures, wall crypts and columbaria). In addition, the Project includes approximately 200,000 new interment sites within currently undeveloped areas of the Project Site. Approximately 7,000 new interment spaces (built spaces) and additional ground spaces would also be constructed within existing developed areas of the Project Site. The Project also includes the development and maintenance of debris basins within the Project Site and at the edge of the property boundary with Griffith Park. It is estimated that over a 15-year construction period, implementation of the proposed Project would require approximately 1,728,000 cubic yards of cut, approximately 1,015,000 cubic yards of fill, and a net export amount of approximately 713,000 cubic yards. In addition, up to 400,000 cubic yards of dirt will be exported in connection with grave preparation through 2050. Depending on when the entitlement process is completed, construction of the Project could commence in 2011 or 2012. For the purposes of the analyses provided in this Draft EIR, it is assumed that construction would begin in 2011. It is estimated that construction of the new structures would occur over an approximately 40-year period, from approximately 2011 to 2050. The sale of interment sites is also expected to occur over an extended period of time, beyond the year 2050. A summary of development proposed as part of the proposed Project is provided in Table II-2 on page II-12. The Proposed Future Projects Conceptual Site Plan (2011-2050) is depicted in Figure II-5 on page II-13.

### 1. Scale and Massing

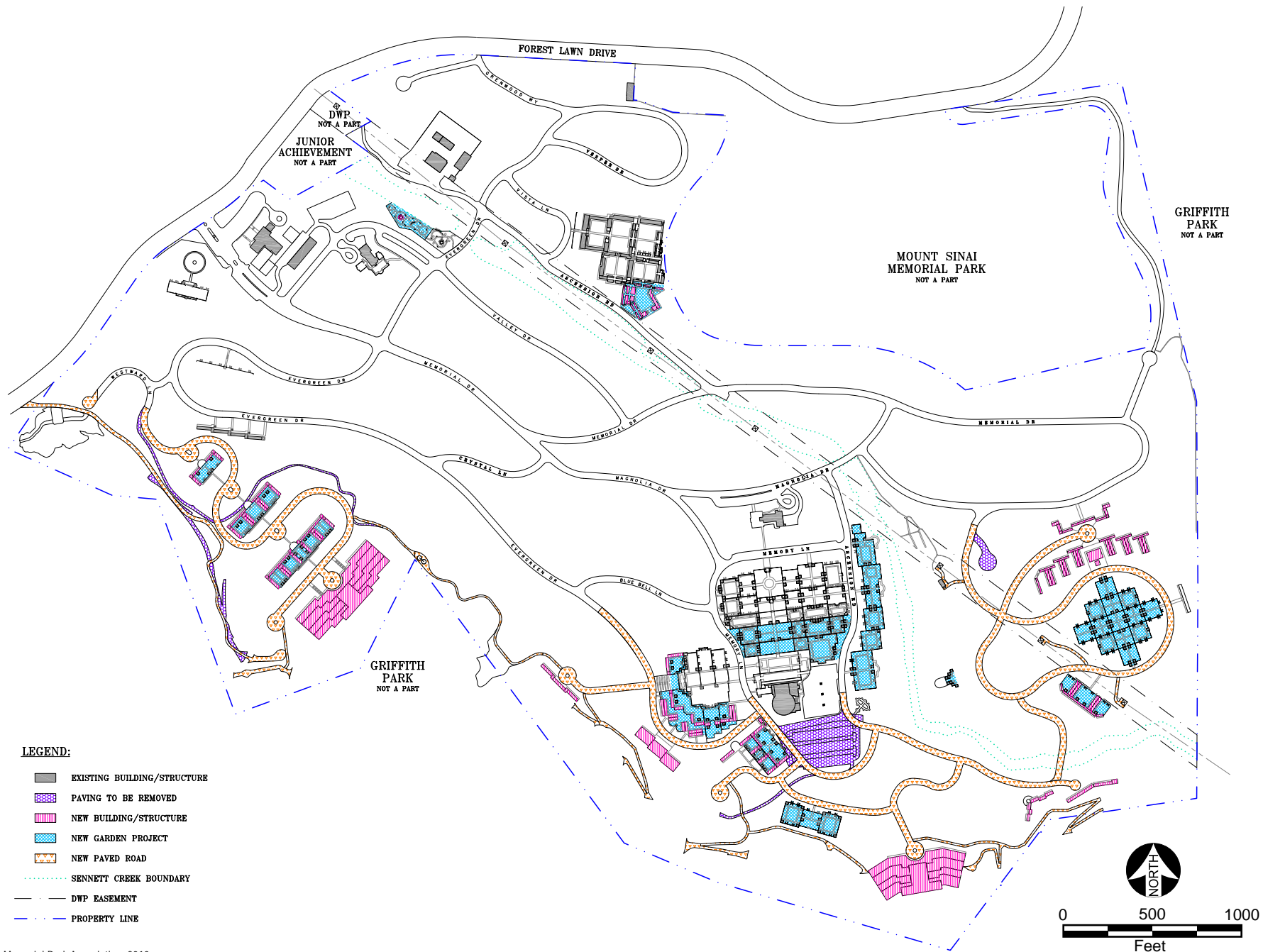
The architectural scale and massing of the proposed structures would be compatible with the existing structures and development on the Project Site. The conceptual site plan depicting how the development located within currently undeveloped areas of the Project Site may occur based on existing and planned uses, including new garden developments, wall crypts, columbaria, mausoleums, creek overlooks, spanning bridges, road crossings and catch basins, is illustrated in Figure II-6 on page II-14. Concept plans depicting the proposed building footprints and layouts for the West Area Mausoleum, Central Area Mausoleum #1, East Area outdoor chapel/tower, and Central Area Mausoleum #2 are shown in Figure II-7 on page II-15.

The conceptual site plan for the proposed Project includes a 90-foot bell tower in the East Area, near the proposed outdoor chapel. The bell tower would be a non-occupiable architectural feature. In addition, the mausoleums in the Central and West Areas would be comprised of two to five levels for interment areas. Each level of the proposed

**Table II-2  
Summary of Proposed Conceptual Development  
Forest Lawn Memorial-Park-Hollywood Hills Master Plan**

<b>Structures</b>	<b>Occupied (sf)</b>	<b>Non-Occupied (sf)</b>	<b>Total (sf)</b>
<b><i>Existing Baseline</i></b>	<b>107,402</b>	<b>519,461</b>	<b>626,863</b>
<b><i>Proposed Project Structures</i></b>			
Cremation Garden Columbaria Addition	--	204	204
Cremation Garden (Excluding Columbaria)	--	20,855	20,855
Courts of Remembrance Wall Crypts, Columbaria Addition	--	10,335	10,335
Courts of Remembrance Gardens (Excluding Wall Crypts/Columbaria)	--	27,937	27,937
Administration Addition	13,089	3,585	16,647
Crematory	5,000	--	5,000
Chapel at Bell Tower (East Area)	4,400	--	4,400
Bell Tower (East Area)	--	625	625
West Area Mausoleum (5 levels)	--	154,000	154,000
Wall Crypts, Columbaria (various locations)	--	117,000	117,000
Central Area Mausoleum #1 (5 levels)	--	158,000	158,000
Central Area Mausoleum #2 (2 levels)	--	36,000	36,000
Gardens of Heritage	--	119,300	119,300
Sennett Gardens	--	96,770	96,770
Garden Projects (various locations)	--	359,000	359,000
<b><i>Proposed Project Total</i></b>	<b>22,489</b>	<b>1,103,611</b>	<b>1,126,100</b>
<b>Total (Baseline Development Plus Project)</b>	<b>129,891</b>	<b>1,623,072</b>	<b>1,752,963</b>
<hr/> <i>Source: Forest Lawn Memorial-Park Association, March 2009.</i>			

mausoleums would be approximately 20 feet, and they may be built incrementally as additional interment space is needed. The mausoleums may include a central feature to provide access to all five levels that may reach up to 100 feet in height.



Source: Forest Lawn Memorial Park Association, 2010.

Forest Lawn Memorial-Park – Hollywood Hills Master Plan



- JURISDICTIONAL DRAINAGES
- M DEVELOPED
  - B DEVELOPED
  - C DEVELOPED
  - D, D1 DEVELOPED
  - E DEVELOPED
  - F DEVELOPED
  - F1 PRESERVED
  - G DEVELOPED
  - H DEVELOPED
  - I PRESERVE UPPER 1/3
  - J, J1 PRESERVE UPPER 1/8
  - L, L1 PRESERVED

- REGULAR GROUND PROPERTY
- CREEKSIDE GROUND PROPERTY
- GARDEN DEVELOPMENTS
- CREEK OVERLOOKS
- HIKING TRAILS
- WALL CRYPTS / COLUMBARIA
- MAUSOLEA
- DWP TOWER
- RETAINING WALLS
- FEATURES / PLAZAS
- SPANNING BRIDGE
- ROAD CROSSING / OPEN-BOTTOM CULVERT
- BASINS-EXISTING
- BASINS-NEW
- DWP EASEMENT
- UNDEVELOPABLE SLOPES

Source: Forest Lawn Memorial Park Association, August 2010.

Forest Lawn Memorial-Park - Hollywood Hills Master Plan



**Figure II-6**  
Conceptual Site Plan for Currently Undeveloped Areas



WEST AREA MAUSOLEUM

1

2



CENTRAL AREA MAUSOLEUM 2



CENTRAL AREA MAUSOLEUM 1

3

4



EAST AREA OUTDOOR CHAPEL / TOWER

Source: Forest Lawn Memorial Park Association, 2010; Matrix Environmental, 2010.

## 2. Proposed Grading and Stockpiling Plan

The grading and stockpiling plan is proposed to be divided into three grading areas and three phases (i.e., Phases 1, 2, and 3), as identified in Figure II-8 on page II-17. As summarized in Figure II-9 on page II-18, under the proposed Project, approximately 147 acres of the Project Site would be graded, approximately 94 acres would be developed for interment and approximately 16 acres would be improved with roadway areas and non-interment buildings. In addition, approximately 36 acres of the Project Site would be used for graded slopes, traps and basins. Implementation of the three phases of the proposed Project would require approximately 1,728,000 cubic yards of cut, approximately 1,015,000 cubic yards of fill, and a net export amount of approximately 713,000 cubic yards. The timing and quantity of grading for each of the three phases would vary; however the overall grading amounts would not exceed these cut, fill and export quantities.

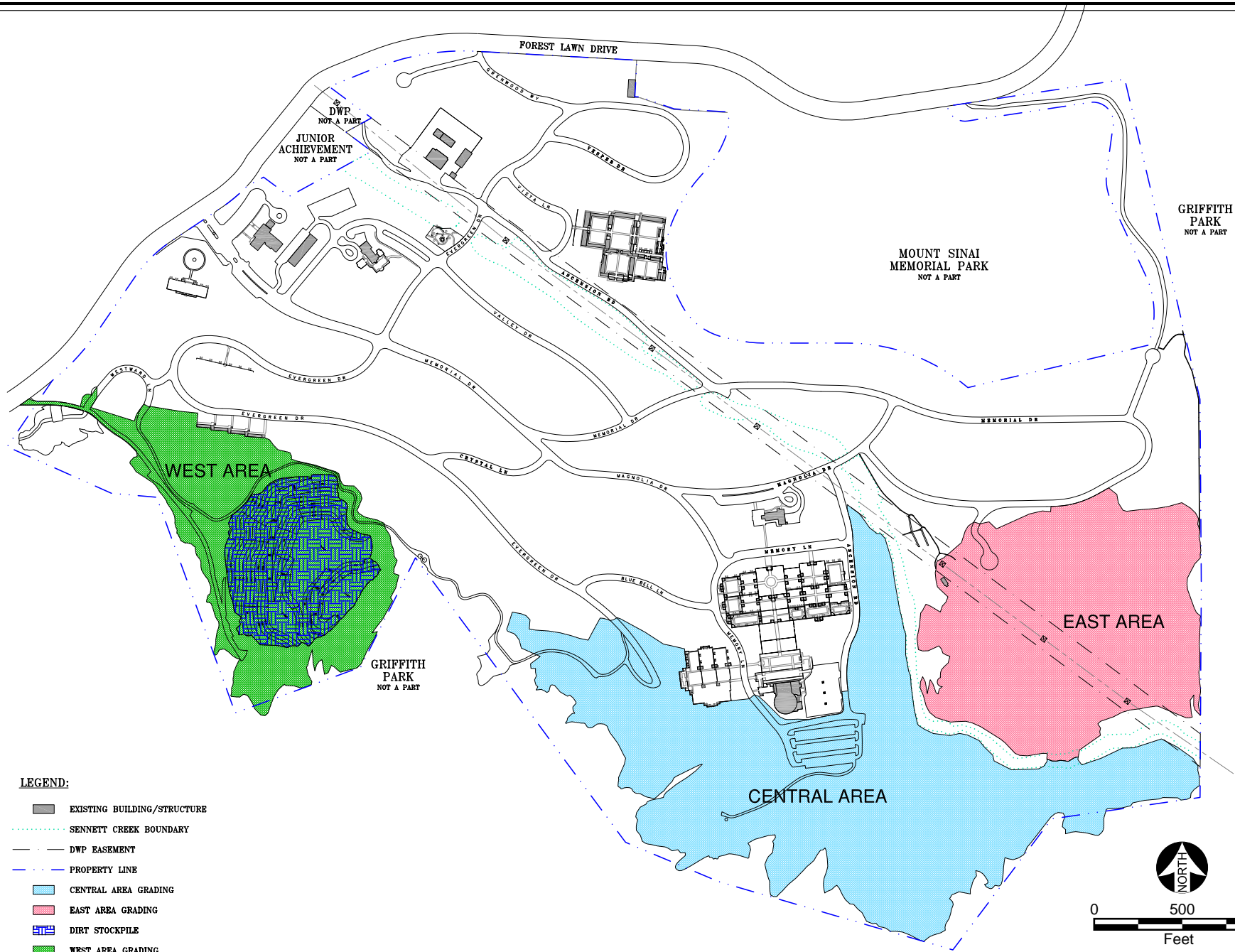
The majority of the grading would occur in Phase 1 (Central Area Grading). As part of Phase 1, soil would be stockpiled in the West Grading Area and/or transported off-site. Phase 2 would involve grading in the East Area with soil exported off-site and/or stockpiled in the West Grading Area. Phase 3 would involve grading in the West Area of the Project Site with soil stockpiled and/or transported off-site. The export of soil during the Project would be dependent upon market conditions and construction sites looking for suitable soil for fill material that become available.

During each of the grading phases described above, a modest amount of fine grading and interment property development would occur. Grading of the undeveloped portions of the Project Site for future development is largely constrained by the unique topography of the Project Site and design guidelines related to cemetery use. For example, in general, the maximum ground slope for regular cemetery ground interment areas is designed to be 20 percent or less to provide a safe walking surface for visitors, particularly elderly persons, and casket bearers as well as safe access for interment and maintenance equipment and crews in all weather conditions. Generally, the minimum ground slope for regular cemetery ground interment spaces is also designed to be greater than 2 percent to provide adequate drainage of turf areas without sumps or other deleterious conditions. Graded transition slopes of 50 percent (2:1) or less would be provided to meet City grading standards, soils engineering requirements, and development objectives. Slopes for roadways would be generally 10 percent or less to allow safe ingress and egress to parked vehicles by visitors, particularly elderly persons, and to safely move caskets to and from funeral coaches.

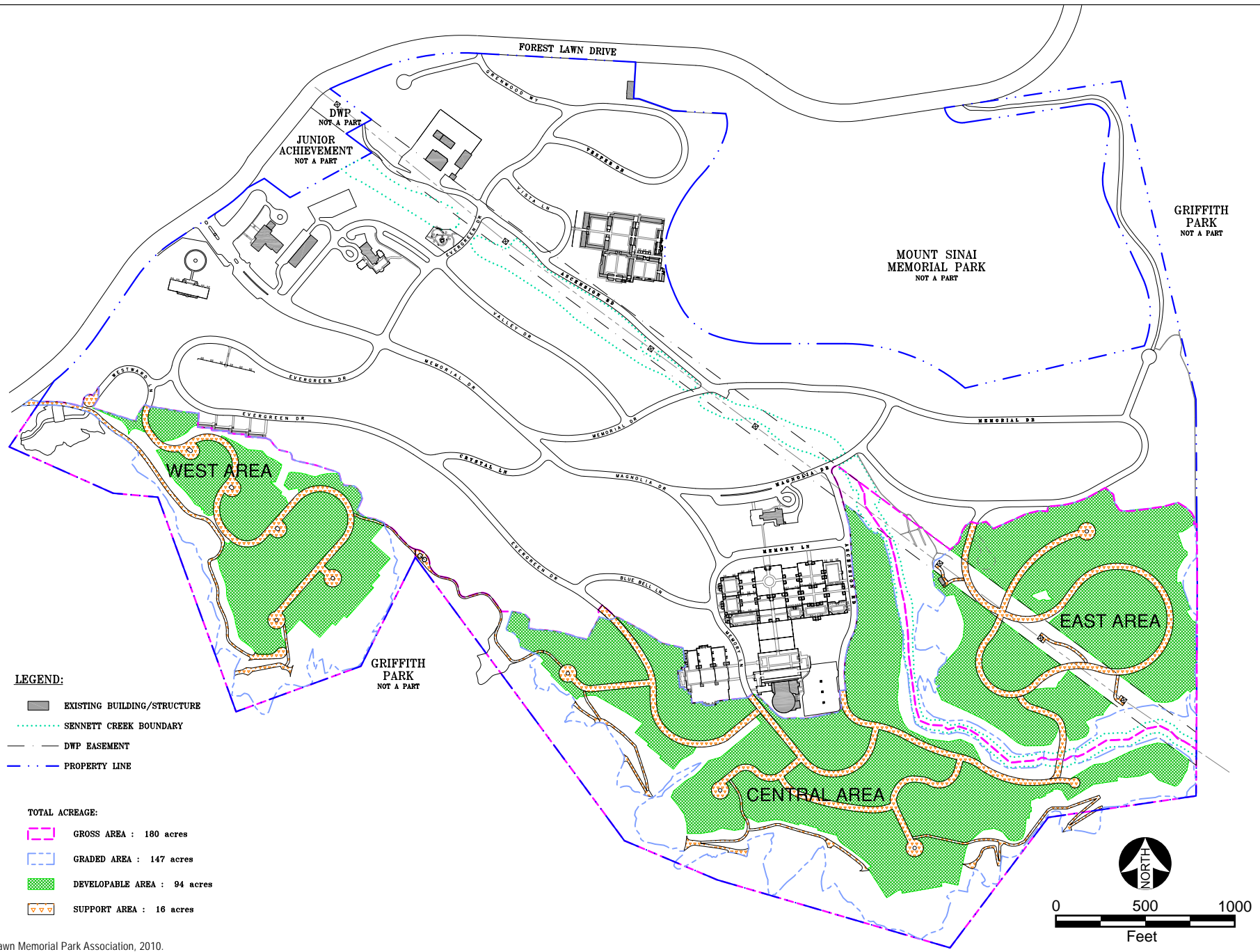
## 3. Circulation

The Project includes important circulation considerations related to the cemetery use. Internal roadways must be designed, for example, to provide for safe ingress and





Source: Forest Lawn Memorial Park Association, 2010.



Source: Forest Lawn Memorial Park Association, 2010.

Forest Lawn Memorial-Park – Hollywood Hills Master Plan

egress to parked vehicles by visitors, many of whom may be elderly, and to safely move caskets to and from funeral coaches. Standard roadway widths are typically 36 feet (back-of-curb to back-of-curb) to simultaneously allow for parked cars on both sides of the road and provide single lane traffic in both directions. The minimum desired distance between road intersections within the Project Site is 1,000 feet. These standards are necessary to allow simultaneous funeral parking and traffic circulation, including emergency vehicle access. Standard cul-de-sac bubbles with an 85-foot diameter (back-of-curb) are needed for safe, smooth turnaround of 100-inch stretch limousines. Parallel, interconnected and redundant roadway access patterns are needed to provide alternate routes around funeral services and to allow quick, uncongested arrival and departure of vehicles for funeral services unencumbered by the need to execute u-turns. The roadway plan is also designed so that the maximum walking distance from the roadway to interment sites is 300 feet or less for visitors. In addition, as part of the Project, an additional crossing over Sennett Creek would be developed with a concrete box culvert under it similar to the three existing crossings.

#### **4. Landscaping**

At buildout, the Project would include over 300 acres of landscaped area including lawns, ground cover, trees and garden areas. Similar to the existing landscaped areas within the developed portions of the Project Site, the proposed landscape plan will connect to the City's water reclamation line and will use reclaimed water for irrigation. Future landscaping (2050) is depicted in the Conceptual Site Plan provided in Figure II-10 on page II-20.

#### **5. Haul Route**

The Project includes a request for two haul route permits to export soil from the Project Site: one permit to cover the export of soil in connection with grading activities during the initial construction and grading period for the proposed Project; and a second permit for the export of soil excavated in connection with fine grading and grave preparation over the life of the Project. The most extensive hauling operations would be expected to occur over an approximate five-year period during Phase 2 in connection with export of soil excavated during the Phase 1 grading of the Central Area, however, as noted above, the export of soil during the Project would be dependent upon market conditions and construction sites looking for suitable soil for fill material that become available.

In addition to the grading quantities associated with the initial rough grading, buildout of the proposed Project would involve an additional 400,000 cy of soil exported over the next 40 years as a result of fine grading and grave site development.



Source: Forest Lawn Memorial Park Association, December 4, 2007.

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The haul routes that would be used by haul and delivery trucks during construction and operation would access the Project Site from Forest Lawn Drive and would also access the SR-134 Freeway directly from Forest Lawn Drive. The haul route would not include use of the westernmost entrance to the Project Site along Forest Lawn Drive.

## **6. Building Construction**

Buildout of the Project would occur over an approximately 40-year period, from approximately 2011 to 2050. Construction of approximately 22,500 square feet of new floor area would include such structures as a new church, reception-related uses, administrative space, and a crematory. Approximately 1,100,000 square feet of non-occupied floor area for such uses as burial garden structures, wall crypts, and columbaria would be constructed, and the Project would provide approximately 200,000 new interment sites within currently undeveloped areas of the Project Site, as well as additional interment spaces within existing developed areas of the Project Site. Cemetery structures such as burial gardens and mausoleums would be developed in stages, with incremental amounts of Project development occurring as needed over the life of the Project.

## **F. Intended Uses of the EIR and Discretionary Actions**

The purpose of this EIR is to obtain the appropriate environmental review and approvals to facilitate the continued operation and long-term development of the Forest Lawn Memorial-Park-Hollywood Hills property, in order to meet the demand for additional interment sites and related cemetery facilities in the southern California area. In order to provide for these future needs, Forest Lawn seeks a Public Benefits approval, Development Agreement, Site Plan Review findings, grading and stockpiling permits, haul route approvals and related land use and building permits as required for the Project. Forest Lawn will also request a Protected Trees Removal permit through the Department of Public Works. To the extent that any proposed Project structures, such as the bell tower, exceed the height limitations imposed by the zoning code, the Project will include a request for either a variance or an alternative compliance measure pursuant to the public benefit provisions of the zoning code. In addition, regulatory permits would include an Individual 404(b) Permit with a 50 year maintenance provision from the United States Army Corps of Engineers, a 401 Water Quality Certification from the Regional Water Quality Control Board and a Streambed Alteration Agreement with a 50 year maintenance provision from the California Department of Fish and Game.

The City of Los Angeles Department of City Planning will serve as the Lead Agency for the EIR, pursuant to the California Environmental Quality Act (CEQA). It is the intent of this EIR that once the EIR is certified and the proposed Project is approved, that no further

environmental clearance pursuant to CEQA would be required. A National Environmental Policy Act clearance will also be prepared with respect to the portion of the Project within the Army Corps of Engineers' jurisdiction, with the Army Corps of Engineers serving as the Lead Agency for that clearance.