

TABLE OF CONTENTS

New Leaf Hills Master Plan Draft EIR

	<u>Page</u>
1. Executive Summary and Introduction	1-1
1.1 Definition of Terms	1-2
1.2 Background, Scope and Content of the EIR	1-3
1.3 Purpose and Legal Authority	1-4
1.4 Draft EIR Organization	1-5
1.5 EIR Process	1-6
1.6 Areas of Controversy	1-8
1.7 Availability of the Draft EIR	1-8
1.8 Summary of Impacts of the Proposed Project	1-9
1.9 Project Alternatives	1-9
2. Project Description	2-1
2.1 Project Background	2-1
2.2 Project Objectives	2-2
2.3 Project Location	2-2
2.4 Physical Environmental Setting	2-3
2.5 Project Components	2-6
2.6 Project Approvals, and Intended Uses of the Draft EIR	2-8
2.7 Cumulative Development	2-8
2.8 Development Processes and Schedule	2-9
3. Environmental Setting, Impacts and Mitigation Measures	3-1
3A. Aesthetics and Land Use	3A-1
3A.1 Introduction	3A-1
3A.2 Environmental Setting	3A-1
3A.3 Applicable Regulations	3A-2
3A.4 Significance Criteria	3A-12
3A.5 Impacts and Mitigation	3A-13
3B. Air Quality	3B-1
3B.1 Introduction	3B-1
3B.2 Environmental Setting	3B-1
3B.3 Applicable Regulations	3B-6
3B.4 Significance Criteria	3B-11
3B.5 Impacts and Mitigation	3B-12
3C. Biological Resources	3C-1
3C.1 Introduction	3C-1
3C.2 Environmental Setting	3C-1
3C.3 Applicable Regulations	3C-10
3C.4 Significance Criteria	3C-11
3C.5 Impacts and Mitigation	3C-12

	<u>Page</u>
3D. Cultural Resources, Geology, Hydrology and Water Quality	3D-1
3D.1 Introduction	3D-1
3D.2 Environmental Setting	3D-1
3D.3 Applicable Regulations	3D-6
3D.4 Significance Criteria	3D-7
3D.5 Impacts and Mitigation	3D-8
3E. Noise and Vibration	3E-1
3E.1 Introduction	3E-1
3E.2 Environmental Setting	3E-1
3E.3 Applicable Regulations	3E-4
3E.4 Significance Criteria	3E-8
3E.5 Impacts and Mitigation	3E-9
3F. Public Services	3F-1
3F.1 Introduction	3F-1
3F.2 Environmental Setting	3F-1
3F.3 Applicable Regulations	3F-1
3F.4 Significance Criteria	3F-2
3F.5 Impacts and Mitigation	3F-3
3G. Traffic and Parking	3G-1
3G.1 Introduction	3G-1
3G.2 Environmental Setting	3G-2
3G.3 Applicable Regulations	3G-3
3G.4 Significance Criteria	3G-3
3G.5 Impacts and Mitigation	3G-4
4. Alternatives Analysis	4-1
4.1 Introduction and Overview	4-1
4.2 Project Objectives	4-1
4.3 Alternatives to the Proposed Project	4-2
4.4 Environmentally Superior Alternative	4-4
5. Other CEQA Considerations	5-1
5.1 Less Than Significant Impacts	5-1
5.2 Adverse Impacts That Can Be Mitigated to Less Than Significance	5-3
5.3 Significant Unavoidable Impacts	5-3
5.4 Significant Irreversible Environmental Changes	5-3
5.5 Growth Inducing Impacts	5-4
6. Report Preparation	6-1
Appendices	
A. Notice of Preparation, Scoping Meeting notes, Comment Letters	
B. EIR Requirement, Court Decision	
C. Tree Report	
D. Air Quality Worksheets	
E. Biological Resources Evaluation	
F. Geotechnical and Soils	
G. Services and Utilities	
H. Traffic Analysis	
I. Cultural resources Report	

Page**List of Figures**

2-1	Project Location Map	2-5
2-2	Site Plan	2-7
3A-1	View North from Project Site, Thames Street Visible Below	3A-3
3A-2	View South From Thames Street Up Towards Three of the Existing Homes on-Site	3A-4
3A-3	View Northwest from Site	3A-5
3A-4	View Northeast from Site, Two of the Existing Homes On-site	3A-6
3A-5	Mulholland Specific Plan	3A-11
3E-1	Land Use Compatibility for Community Noise Environment	3E-6
3G-1	Thames Street East of the Site, looking West	3G-2

List of Tables

1-1	Required Draft EIR Contents	1-5
1-2	Summary of Impacts and Mitigation	1-10
2-1	Project Lots	2-3
2-2	Completed Home Sizes	2-13
3A-1	Trees On-Site	3A-15
3B-1	Air Quality Data Summary	3B-2
3B-2	State and National Criteria Air Pollutant Standards, Effects, and Sources	3B-7
3B-3	Los Angeles County Attainment Status	3B-8
3B-4	Air Quality Significance Thresholds	3B-11
3B-5	Construction Emissions	3B-15
3B-6	Operational Emissions	3B-17
3C-1	Rare Vascular Plants	3C-3
3D-1	Fault Zones in the Project Vicinity	3D-4
3D-2	Modified Mercalli Intensity Scale	3D-5
3E-1	City of Los Angeles Guidelines for Noise Compatible Land Use	3E-7
3E-2	Measures of Substantial Increase for Noise Exposure	3E-9
3E-3	Typical Construction Noise Levels	3E-11
3E-4	Typical Noise Levels from Construction Equipment	3E-11
3E-5	Vibration Velocities for Construction Equipment	3E-14
3G-1	Project Trip Generation	3G-4