

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
I. Executive Summary.....	I-1
II. Project Description	II-1
III. Environmental Setting	III-1
IV. Environmental Impacts Analysis.....	IV.A-1
A. Cultural Resources.....	IV.A-1
B. Noise.....	IV.B-1
V. Alternatives to the Project.....	V-1
VI. Other CEQA Considerations.....	IV-1
VII. Acronyms and Abbreviations	VII-1
VIII. Preparers of the EIR.....	VIII-1

APPENDICES

Appendix A-1:	Initial Study
Appendix A-2:	Notice of Preparation
Appendix A-3:	NOP Comments
Appendix B:	Historic Report
Appendix C:	Noise Technical Modeling
Appendix D-1:	Updated Transportation Memo
Appendix D-2:	Updated LADOT Assessment Letter

<u>Figures</u>	<u>Page</u>
Figure II-1 Vicinity Map.....	II-3
Figure II-2 Aerial Photograph.....	II-4
Figure II-3 Site Plan	II-13
Figure II-4 Level P3 Floor Plan	II-14
Figure II-5 Level P2 Floor Plan	II-15
Figure II-6 Level P1 Floor Plan	II-16
Figure II-7 Ground Level Floor Plan	II-17
Figure II-8 Level 2 Floor Plan	II-18
Figure II-9 Level 3 Floor Plan	II-19
Figure II-10 Level 4 Floor Plan	II-20

Figures

Page

Figure II-11 Level 5 Floor Plan II-21

Figure II-12 Typical Tower Floor Plan..... II-22

Figure II-13 Level 41 and 42 Plan..... II-23

Figure II-14 Level 43 Floor Plan II-24

Figure II-15 Wilshire Elevation II-25

Figure II-16 Cochran Elevation II-26

Figure II-17 Cloverdale Elevation II-27

Figure II-18 Ground Level Landscape Plan II-28

Figure II-19 Level 3 Landscape Plan II-29

Figure II-20 Level 4 Landscape Plan II-30

Figure II-21 Level 43 Landscape Plan II-31

Figure II-22 Composite Landscape Plan II-32

Figure II-23 Perspective View II-33

Figure II-24 Additional Perspective View II-34

Figure II-25 Sign Location Plan II-35

Figure II-26 South and East Façades During Construction II-36

Figure III-1 Related Projects Location Map III-6

Figure IV.B-1 Decibel Scale and Common Noise Sources..... IV.B-3

Figure IV.B-2 Guidelines for Noise Compatible Land Use..... IV.B-13

Figure IV.B-3 Sensitive Receptor Location Map..... IV.B-23

Tables

Page

Table I-1 Summary of Environmental Impacts as Analyzed in the Draft EIR I-8

Table II-1 Summary of Proposed Floor Area II-6

Table II-2 Estimated Construction Schedule II-10

Table III-1 Related Projects List III-5

Table IV.A-1 Previously Identified Historical Resources IV.A-26

Table IV.A-2 Miracle Mile Historic District Summary IV.A-39

Table IV.B-1 Construction Vibration Damage Criteria IV.B-10

Table IV.B-2 Groundborne Vibration and Groundborne Noise Impacts Criteria
for General Assessment..... IV.B-11

Table IV.B-3 City of Los Angeles Presumed Ambient Noise Levels IV.B-15

Table IV.B-4 City of Los Angeles Land Use Compatibility for Community Noise IV.B-18

Table IV.B-5 Measured Short-Term Ambient Noise Levels Near Project Site IV.B-20

Table IV.B-6 Roadway Traffic Noise Levels-Existing IV.B-21

Table IV.B-7 Construction Assumptions..... IV.B-29

Table IV.B-8 Construction Noise Impacts at Off-Site Sensitive Receptors
(Without Mitigation) IV.B-31

Table IV.B-9 Off-Site Construction Truck Noise Level IV.B-33

Table IV.B-10 Impact of Mechanical (HVAC) Equipment at Sensitive Receptors IV.B-35

Table IV.B-11 Composite Noise Levels from On-Site Sources at Sensitive Receptor IV.B-37

Table IV.B-12 Roadway Traffic Noise Impacts – Existing Plus Project..... IV.B-38

Table IV.B-13 Construction Noise Impacts at Off-Site Sensitive Receptors
(With Mitigation) IV.B-39

Table IV.B-14 Building Damage Vibration Levels –On-Site Sources IV.B-41

Table IV.B-15 Construction Vibration Levels –Human Annoyance
(Without Mitigation) IV.B-42

Tables

Page

Table IV.B-16 Cumulative Construction Noise Impacts at Off-Site Sensitive Receptors
(Without Mitigation) IV.B-49

Table IV.B-17 Off-Site Construction Truck Noise Levels..... IV.B-51

Table IV.B-18 Roadway Traffic Noise Impacts –Future Plus Project IV.B-54

Table IV.B-19 Cumulative Construction Noise Impacts at Off-Site Sensitive Receptors
(With Mitigation) IV.B-55

Table V-1 Comparison of Key Assumptions V-2

Table V-2 Project and Alternatives Impact Comparison V-12