
TABLE OF CONTENTS

<u>Section</u>		<u>Page</u>
I.	INTRODUCTION.....	I-1
II.	PROJECT DESCRIPTION.....	II-1
	Environmental Setting	II-1
	Proposed Project Description	II-20
III.	INITIAL STUDY AND CHECKLIST	III-1
IV.	ENVIRONMENTAL IMPACT ANALYSIS	IV-1
	1. Aesthetics	IV-1
	2. Agriculture	IV-2
	3. Air Quality	IV-3
	4. Biological Resources	IV-6
	5. Cultural Resources	IV-8
	6. Geology and Soils	IV-12
	7. Hazards and Hazardous Materials	IV-16
	8. Hydrology and Water Quality	IV-20
	9. Land Use Planning	IV-24
	10. Mineral Resources	IV-25
	11. Noise.....	IV-26
	12. Population and Housing.....	IV-28
	13. Public Services	IV-30
	14. Recreation	IV-32
	15. Transportation and Traffic	IV-33
	16. Utilities and Service Systems	IV-36
	17. Mandatory Findings of Significance	IV-41
V.	PREPARERS OF INITIAL STUDY AND PERSONS CONSULTED	V-1

FIGURES

<u>Figure</u>		<u>Page</u>
II-1	Regional Location.....	II-2
II-2	Vicinity Map	II-3
II-3	Aerial Photograph.....	II-4
II-4	Photograph Location Map	II-7
II-5	Photographic Views 1 and 2.....	II-8
II-6	Photographic Views 3 and 4.....	II-8
II-7	Photographic Views 5 and 6.....	II-9
II-8	Photographic Views 7and 8.....	II-10
II-9	Photographic Views 9 and 10.....	II-11
II-10	Photographic Views 11 and 12.....	II-12
II-11	Photographic Views 13 and 14.....	II-12
II-12	Photographic Views 15 and 16.....	II-12
II-13	Photographic Views 17 and 18.....	II-12
II-14	Photographic Views 19 and 20.....	II-12
II-15	Photographic Views 21 and 22.....	II-12
II-16	Photographic Views 23 and 24.....	II-12
II-17	Site Plan	II-22
II-18	Location of Related Projects	II-26

TABLES

<u>Table</u>		<u>Page</u>
II-1	Existing Slope Analysis.....	II-1
II-2	Proposed Building Summary.....	II-20
II-3	Project Area Summary.....	II-21
II-4	List of Related Projects.....	II-25
IV-1	Regulatory Database Results.....	IV-19
IV-2	Future (2007) Traffic Conditions With Project (Gated Access and Without Gated Access)	IV-36

APPENDICES

- A. Horticultural Tree Report
- B. Phase I Archaeological Survey
- C. Paleontologic Resource Evaluation
- D. Geologic and Soils Engineering Exploration
- E. Preliminary Environmental Site Assessment- Phase I
- F. Traffic Analysis