
CHAPTER 1: INTRODUCTION

Purpose

This document is the Final Environmental Impact Report for the Swan Hall Renovation and Addition project (City of Los Angeles Case Number ENV-2010-653-EIR). This document together with the Draft EIR and its technical appendices comprise the Final EIR. This document has been prepared by the City of Los Angeles Planning Department pursuant to the California Environmental Quality Act (“CEQA”) Guidelines Section 15088 et seq.

This Final EIR is required under Section 15132 of the CEQA Guidelines to include the Draft EIR or a revised version; comments and recommendations received on the Draft EIR either verbatim or in summary; a list of persons, organizations, and public agencies who commented on the Draft EIR; the responses of the Lead Agency to significant environmental issues raised by those comments in the review and consultation process; and any other relevant information added by the Lead Agency (including minor changes to the EIR); the Mitigation Monitoring and Reporting Program is a separate document that accompanies the Final EIR.

The public comment period and response to public comments is an important part of the CEQA process as it allows the following: (1) the opportunity to review and comment on the methods of analysis contained within the Draft EIR; (2) the ability to detect any omissions which may have occurred during preparation of the Draft EIR; (3) the ability to check for accuracy of the analysis contained within the Draft EIR; (4) the ability to share expertise; and (5) the ability to discover public concerns.

Process

As defined by Section 15050 of the CEQA Guidelines, the City of Los Angeles is serving as “Lead Agency,” responsible for preparing both the Draft and Final EIR for this project. A Notice of Preparation (NOP) was prepared and circulated by the City of Los Angeles April 14, 2010 through May 14, 2010, for the required 30-day review period. The Draft EIR was then prepared and circulated for the 45-day public review period as required by state law, beginning on October 7, 2010, and ending on November 22, 2010. Comments on the Draft EIR were received during the comment period, and those comments are set forth and responded to in this Final EIR.

This Final EIR will be submitted to the City Planning Commission for certification along with the requested Conditional Use Permit authorization. The decision by the Planning Commission is appealable to the City Council.

Changes Since Publication of the Draft EIR

As a result of further analysis and discussions with the Los Angeles Conservancy, Alternative 2, the Preservation Alternative with Three Story Addition was revised (see Chapter 4 of this Final EIR). With these changes, Alternative 2 is now the preferred alternative of the project applicant, Occidental College (College), and the College intends to pursue approval of the Preservation Alternative rather than the project described in the Draft EIR.

Contents of the Final EIR

As discussed above, the primary intent of the Final EIR is to provide a forum to air and address comments pertaining to the analysis contained within the Draft EIR. Pursuant to Section 15088 of the CEQA Guidelines, the City of Los Angeles, as the Lead Agency for this project, has reviewed and addressed all comments received on the Draft EIR prepared for the Swan Hall Renovation and Addition project. Included within the Final EIR are written comments that were submitted during the required public review period.

In order to adequately address the comments provided by interested agencies and the public in an organized manner, and comply with CEQA requirements, this Final EIR is divided in to five chapters, as follows:

- Chapter 1 provides a brief introduction to the Final EIR and its contents.
- Chapter 2 provides a list of commenting agencies, organizations and individuals as well as copies of each comment letter received.
- Chapter 3 provides responses to written comments made by both the public agencies and interested parties. Some of the comment letters received on the Draft EIR also provide comments on the project (not the anticipated environmental impacts). These project-related comments require no response in the EIR process, but the opinions expressed by the commenter will be forwarded to the Planning Commission for their consideration in the project decision-making process.
- Chapter 4 provides corrections and additions to the Draft EIR.
- Chapter 5 presents the Mitigation Monitoring and Reporting Program (“MMRP”) prepared in compliance with the requirements of Section 21081.6 of the California Public Resources Code and Section 15091(d) and 15097 of the CEQA Guidelines.

Consistent with state law (Public Resources Code 21092.5), any responses to agency comments will be forwarded to the commenting agency at least 10 days prior to the last public hearing.

The Final EIR is available for public review at the following locations:

Diana Kitching
Los Angeles City Planning Department
200 Spring Street, Room 750
Los Angeles, CA 90012
Diana.Kitching@lacity.org
Telephone: (213) 978-1351

Eagle Rock Branch Library
5027 Caspar Avenue
Los Angeles, CA 90041
Telephone: (323) 248-8078

Arroyo Seco Regional Branch Library
6145 N. Figueroa Street
Los Angeles, CA 90042
Telephone: (323) 255-0537

Eagle Rock City Hall
2035 Colorado Boulevard
Los Angeles, CA 90041-1238

Additionally, the Final EIR can be downloaded or reviewed via the Internet at the Department of City Planning's website [<http://planning.lacity.org/> (click on "Environmental" and then "Draft Environmental Impact Reports")]. The Final EIR can be purchased on cd-rom for \$7.50 per copy. Contact **Diana Kitching** of the City of Los Angeles at Diana.Kitching@lacity.org or **(213) 978-1351** to purchase one.