

I. INTRODUCTION

PURPOSE

This document is the Final Environmental Impact Report for the Plaza at the Glen project (City of Los Angeles Case Number ENV-2007-4063-EAF). This document together with the Draft EIR and its technical appendices comprise the Final EIR. The 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.

The 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 evaluation 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 from January 2, 2008 to February 1, 2008, for the required 30-day review period. The City of Los Angeles held a scoping meeting for the Draft EIR on January 16, 2008, during which, public comments were received by the City in response to the NOP. The Draft EIR was then prepared and circulated for a period in excess of the 45-day public review period as required by state law, beginning on March 5, 2009, and ending on April 21, 2009. Comments on the Draft EIR were received during the comment period, and those comments are included and responded to in this Final EIR document. A public hearing was held concerning the requested City of Los Angeles planning approval actions, before a City Hearing Examiner, March 23, 2009. Written comments that reference environmental issues received in connection with that hearing are also included (and responded to) in this Final EIR document.

CONTENTS OF THE FINAL EIR

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 Plaza

at the Glen 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, this Final EIR has been prepared in five parts. A description of each part is as follows:

- Chapter I provides a brief introduction to the Final EIR and its contents.
- Chapter II provides a list of commenting agencies, organizations and individuals as well as copies of each comment letter received.
- Chapter III 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 and City Council for their consideration in the project decision-making process.
- Chapter IV provides a list of corrections and additions to the Draft EIR.
- Chapter V provides 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 is prepared as a separate document to accompany the Final EIR.

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

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

City of Los Angeles
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012

Central Library
630 W. 5th Street
Los Angeles, CA 90071

Valley Plaza Branch Library
12311 Vanowen Street
North Hollywood, CA 91605

Van Nuys Branch Library
6250 Sylmar Avenue
Van Nuys, CA 91604

Studio City Branch Library
12511 Moorpark Street
Studio City, CA 91604

Additionally, the Final EIR can be downloaded or reviewed via the Internet at the Department of City Planning's website [www.lacity.org/PLN (click on "Environmental" and then "Final Environmental Impact Reports")]. The FEIRs can also be purchased on CD-ROM. Contact **David Somers** of the City of Los Angeles at **(213) 978-1355** to purchase one.