

1.0 INTRODUCTION

This ~~Environmental Impact Report (EIR)~~ RDEIR has been prepared to evaluate the potential environmental impacts that could result from a proposed three-story (4-level), 750-space, Parking Structure with rooftop (lighted) ~~athletic practice field~~ and pedestrian bridge across Coldwater Canyon Avenue and related improvements to the Harvard-Westlake Campus. The Parking Structure ~~and athletic field~~ would be located on an approximately ~~5.5~~ 6.83-acre Development Site (pre-dedication) across Coldwater Canyon Avenue from the approximately 19-acre existing Harvard-Westlake Campus. The Parking Structure would be an accessory use to the Harvard-Westlake Campus that would alleviate current impacts that occur as a result of school-related parking (buses and cars) along Coldwater Canyon Avenue and in the surrounding residential neighborhood. The Project also includes improvements to Coldwater Canyon Avenue ~~from the Harvard-Westlake Campus to Ventura Boulevard~~ along the Project frontage that would improve traffic flow and safety along that stretch of Coldwater Canyon Avenue.

This RDEIR has been prepared in conformance with the ~~State of California Environmental Quality Act (CEQA)~~ and the City of Los Angeles CEQA Guidelines, including the CEQA Thresholds Guide.

PURPOSE AND LEGAL AUTHORITY

CEQA Guidelines Section 15088.5 requires that a lead agency recirculate an EIR, or portions of an EIR, when significant new information is added to the EIR after public notice for public review of the Draft EIR, but prior to certification. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project, or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponent has declined to implement.

“Significant new information” requiring recirculation includes, for example, a disclosure showing that:

1. A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented;
2. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance;
3. A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it; or
4. The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (See, CEQA Guidelines §15088.5, subdivisions (a)(1)-(4).)

Under CEQA, if the revision is limited to a few chapters or portions of the DEIR, the lead agency need only recirculate the chapters or portions that have been modified (CEQA Guidelines §15088.5, subdivisions (c)). Recirculation of an EIR requires notice pursuant to CEQA Guidelines section 15087 and consultation pursuant to CEQA Guidelines section 15086.

The Harvard-Westlake Parking Improvement Plan RDEIR is being recirculated to inform the public regarding the following changes in the Project and updated information: 1) Additional property added to the Project Site to the south of the Parking Structure, including the paper street Hacienda Drive which is proposed to be vacated; 2) Addition of a debris basin west of the parking structure; 3) Changes in location and height of retaining walls; 4) Addition of deflection walls to the northwest of the Parking Structure; 5) New Final Geologic and Soils Engineering Report and updated Hydrological and LID reports; 6) Supplemental Traffic and Tree reports; 7)

Additional consideration of an alternative with subterranean construction; and 8) Other updated information and design refinements. In addition, the requested entitlements have been updated.

As reflected in the analyses presented in this RDEIR, the changes in the Project and updated information do not represent significant new information. Rather, the City has determined that a recirculated Draft EIR is desirable in light of the changes in the Project and updated information, and to foster further public input and informed decision making associated with the CEQA process for the Project.

In accordance with CEQA Guidelines Section 15121(a), the purpose of an EIR (which applies equally to a Recirculated Draft EIR) is to serve as an informational document that will generally inform public agency decision makers and the public of potentially significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. CEQA Guidelines Section 15151 contains the following standards for EIR adequacy:

“An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.”

An EIR is an informational document for use by decision makers and the public in their review of the potential impacts of a proposed project, as well as in the evaluation of alternatives and mitigation measures which may minimize, avoid, or eliminate those impacts. As such, this document includes a full discussion of the project description, the existing environmental setting, environmental impacts, mitigation measures, and residual impacts that may exist after mitigation has been implemented, and project alternatives that could alleviate potential impacts.

To gain the most value from this report, the following points should be kept in mind:

- This report is a tool to provide the reader an overview of the possible ramifications of the Proposed Project. It identifies potential environmental impacts and subsequent effects on the local community’s natural resources;
- As the public agency with the authority to approve or deny the Proposed Project, the City of Los Angeles, which is the Lead Agency, will consider the information in this RDEIR along with other information before taking any action on the Proposed Project. The conclusions of the EIR regarding environmental impacts do not control the ~~City of Los Angeles’~~ City’s discretion to approve, deny or modify the Proposed Project, but instead are presented as information intended to aid the decision-making process.

DRAFT RDEIR ORGANIZATION

As shown in the Table of Contents and illustrated in **Table 1-1**, this ~~Draft~~ RDEIR is organized into six chapters each dealing with a separate aspect of the required content of an EIR as described in the CEQA Guidelines. To help the reader locate information of particular interest, a brief summary of the contents of each chapter of the RDEIR is provided. The following chapters are contained within the RDEIR:

TABLE 1-1: REQUIRED DRAFT EIR CONTENTS

Requirement/CEQA Guidelines Section	Location in Draft EIR
Table of contents (Section 15122)	Table of Contents
Summary (Section 15123)	Executive Summary
Project description (Section 15124)	Chapter 2
Environmental setting (Section 15125)	All Sections in Chapter 3
Significant environmental impacts (Section 15126.2 (a))	Chapter 4
Unavoidable significant environmental impacts (Section 15126.2 (b))	Chapter 4
Mitigation measures (Section 15126.4)	All sections in Chapter 3
Cumulative impacts (Section 15130)	All sections in Chapter 3 and Chapter 4
Alternatives to the Proposed Project (Section 15126.6)	Chapter 5
Growth-inducing impacts (Section 15126.2 (d))	Chapter 4
Effects found not to be significant (Section 15128)	Chapter 4 and Appendix B
References (Section 15129)	Throughout
List of preparers; organizations and persons consulted (Section 15129)	Chapter 6
Acronyms and abbreviations	Throughout

Executive Summary: This chapter provides an overview of the purpose and use of the RDEIR, the scope of this RDEIR, the environmental review process for the RDEIR (including a description of the RDEIR process) and the Proposed Project (including refinements to the Project design), and the general format of the document. It also includes an overview of the scope of the RDEIR, as well as a summary of the Proposed Project (including refinements to the Project since publication of the Draft EIR), environmental impacts, ~~proposed mitigation~~ (including identification of changes in impacts as a result of the refined design and/or new information), ~~proposed mitigation~~ (including identification of any changes in mitigation as a result of the refined design and/or new information), level of significance after mitigation, and unavoidable impacts (including identification of any changes in significance as a result of the refined design and/or new information). Also contained within this section is a summary description of Project alternatives.

Chapter 1. Introduction: This chapter describes the process, including the RDEIR process, and provides background on the Proposed Project.

Chapter 2. Project Description: This chapter identifies the Project location, summarizes the Proposed Project (including changes since the Draft EIR was published), and outlines the Project objectives, need for the Project and identifies Project characteristics and associated anticipated development (including changes since the Draft EIR was published).

Chapter 3. Environmental Setting, Impacts and Mitigation Measures: This chapter ~~provides a detailed setting~~ of the RDEIR evaluates the revised Project and new/updated information as applicable for each issue area ~~and evaluates environmental issues anticipated to be affected by the Project~~. Each section includes updated information and/or analysis as appropriate with respect to changes in the Project and new/updated information. As appropriate the following subsections are updated for each issue: existing environmental setting, the regulatory context within which the Project would occur, thresholds of significance, environmental impacts (both short-term and long-term), cumulative impacts, mitigation measures capable of minimizing environmental harm, and identification of level of significance after mitigation.

Chapter 4. Impact Overview: This chapter provides a summary of the Proposed Project's potential growth-inducing impacts; identifies Project impacts that are significant and unavoidable; discusses the environmental effects of the Proposed Project found not to be significant; and discusses irreversible changes to the natural environment resulting from the Proposed Project.

Chapter 5. Alternatives Analysis: This chapter analyzes feasible alternatives to the Proposed Project and identifies the Environmentally Superior Alternative. This chapter also discusses alternatives rejected from further consideration. The alternatives analyzed in this RDEIR consist of: No Project Alternative, Existing Zoning (4 new homes), Reduced Development (two-story structure, no athletic practice field, no pedestrian bridge), smaller footprint structure (four-story structure, no practice field), Zone Change (14 homes), subsurface construction, and a structure on the east side of Coldwater Canyon Avenue in the existing Southern Parking Lot.

Chapter 6. Lead Agency and Consultants; Organizations and Persons Contacted: This chapter identifies the public and private agencies and individuals contacted during the preparation of this report, and all individuals responsible for the preparation of this report.

Appendices: Data supporting the analysis or content of the RDEIR are provided in the appendices to the document. These include the Notice of Preparation and Responses, Initial Study, Biological Resources report, Protected Tree Report, Preliminary geotechnical report, Standard Urban Stormwater Mitigation Plan, and Traffic Report.

EIR PROCESS

As described in Section 15143 of the CEQA Guidelines:

The EIR shall focus on the significant effects on the environment. The significant effects should be discussed with emphasis in proportion to their severity and probability of occurrence. Effects dismissed in an Initial Study as clearly insignificant and unlikely to occur need not be discussed further in the EIR unless the Lead Agency subsequently receives information inconsistent with the finding in the Initial Study.

As a first step in complying with the procedural requirements of CEQA, the City of Los Angeles published a ~~Notice of Preparation (NOP)~~ to inform responsible agencies and interested parties that an EIR was to be prepared for the Proposed Project and to request information and concerns relative to the potential environmental impacts of the Proposed Project.

In compliance with CEQA, the City of Los Angeles completed a multi-step process to determine the appropriate scope of issues to be examined in ~~this the~~ Draft EIR. The City filed the NOP with the State Clearinghouse (SCH No. **2013041033**) in the Office of Planning and Research as an indication that an EIR would be prepared. A copy of the NOP and the responses received are included in **Appendix A** of this RDEIR. The NOP was distributed to involved public agencies and interested parties for a 30-day public review period, which began on April 12, 2013, and ended on May 13, 2013. A scoping meeting was held on April 25, 2013. The purpose of the public review period was to solicit comments on the scope and content of the environmental analysis to be included in the EIR. The City of Los Angeles received comments in response to the NOP; these comments are also included in **Appendix A** of this RDEIR.

During the preparation of the Draft EIR, agencies, organizations, and persons whom the City believed might have an interest in this Proposed Project were specifically contacted. Information, data, and observations from these contacts were included in the Draft EIR (and are included in the this RDEIR). Agencies or interested persons who did not respond during the public review period of the NOP or the review period of the Draft EIR will have an opportunity to comment during the public review period of the ~~Draft~~ RDEIR, as well as at subsequent hearings on the Proposed Project.

The Draft EIR was circulated for 66 days (October 10, 2013 to December 16, 2013). Comments were received on the Draft EIR (and are on file at the City Planning Department, Room 750, City Hall). After

circulation of the Draft EIR changes to the Project were made (as identified above and explained in more detail in Chapter 2 Project Description). As a result of these changes and comments received on the Draft EIR, the RDEIR was prepared and is being circulated for public comment. Comments received on the Draft EIR are addressed as appropriate in this RDEIR and detailed Responses to Comments on both the Draft EIR and the RDEIR will be provided in the Final EIR.

The RDEIR identifies new text as underlined and deleted text as strike through (changes in capitalization and corrections of typographical-type errors are not always identified). The EIR has been clarified so that references to Project Site address the entire Campus including where the Parking Structure is proposed to be constructed and references to the Development Site address specifically the portion of the Project Site where the Parking Structure is proposed.

This ~~EIR~~ RDEIR has been prepared to meet all of the substantive and procedural requirements of CEQA (California Public Resources Code Section 21000 et seq.), the CEQA Guidelines (California Code of Regulations (CCR), Title 14, Section 15000 et seq.). ~~Accordingly,~~ The City of Los Angeles is the Lead Agency for this Proposed Project, taking primary responsibility for conducting the environmental review and approving or denying a project.

Any environmental impacts that cannot be mitigated to a less than significant level are considered to be significant and unavoidable. If a public agency approves a project that has significant and unavoidable impacts, the agency must state in writing the specific reasons for approving a project, based on the Final EIR and any other information in the public record for the project. This is termed a “statement of overriding considerations,” which is used to explain the specific reasons why the benefits of a project make its unavoidable environmental effects acceptable. The statement is prepared, if required, after the Final EIR has been completed, yet before action to approve a project has been taken.

AVAILABILITY OF THE ~~DRAFT~~ RDEIR

This ~~Draft~~ RDEIR is being distributed to affected agencies, surrounding cities, counties, and interested parties for a ~~66~~ 45-day review period in accordance with Section 15087 of the CEQA Guidelines. During the review period (which commenced on ~~October 10, 2013 and originally was to end on November 25, 2013 and was extended to December 16, 2013~~), the Draft EIR February 4, 2016 and ends on March 21, 2016), the RDEIR (on CD) is available for general public review at the following locations:

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

City Planning Department -Valley Office
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

Central Library
630 West Fifth Street
Los Angeles, CA 90071

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

Sherman Oaks Branch Library
14245 Moorpark Street
Sherman Oaks, CA 91423

Encino-Tarzana Branch Library
18231 Ventura Boulevard
Tarzana, CA 91356

Additionally, the ~~Draft~~ RDEIR 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 RDEIR 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** to purchase one.

Interested parties may provide written comments on the ~~Draft~~ RDEIR. Written comments on the ~~Draft~~ RDEIR must be received by 4:00pm on ~~December 16, 2013~~ March 21, 2016 and should be addressed to:

Diana Kitching
(ENV-2013-0150)
City of Los Angeles Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012

Comments may also be submitted electronically to Diana Kitching at: Diana.Kitching@lacity.org.

Upon completion of the public review period, written responses to all comments on environmental issues discussed in the Draft EIR, RDEIR and raised by commenters will be prepared and incorporated into the Final EIR. These comments, and their responses, will be included in the Final EIR for consideration by the City of Los Angeles, as well as other public decision makers.

As noted above, comments received on the Draft EIR will be responded to in the Final EIR together with any additional comments received on the RDEIR. Therefore, if reviewers have the same comments on the RDEIR as they had on the Draft EIR, they need not submit the same comments again on the RDEIR.