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March 16, 2009

**NOTICE OF COMPLETION AND AVAILABILITY OF
RECIRCULATED SECTIONS OF DRAFT ENVIRONMENTAL
IMPACT REPORT NO.
ENV-2002-6129-EIR
STATE CLEARINGHOUSE NO. 2002111065**

To: Owners of Property and Occupants and other interested parties

Project Name: The Village at Playa Vista Project

SITE LOCATION: Westchester - Playa Del Rey Community, Los Angeles, CA 90094

PROJECT BACKGROUND: The City of Los Angeles, as the lead agency, prepared this document, entitled "Recirculated Sections of Draft Environmental Impact Report" (RS-DEIR), to analyze potential environmental impacts of the Village at Playa Vista project.

In 2004, the City initially approved the Village at Playa Vista project (the "Proposed Project") and certified a Final Environmental Impact Report (EIR), which included the Original Draft EIR prepared for the Proposed Project in 2003. This Recirculated Sections of Draft EIR replaces certain sections of the Original Draft EIR in response to the California Court of Appeal's ruling in the consolidated cases of *City of Santa Monica v. City of Los Angeles and Ballona Ecosystem Education Project v. City of Los Angeles* that the Original Final EIR contained legal deficiencies with respect to the analysis of land use impacts, archaeological resources and wastewater impacts. The City is recirculating this RS-DEIR pursuant to California Environmental Quality Act ("CEQA") Guidelines section 15088.5, subdivision (c), which requires the modified sections of an EIR to be recirculated. As CEQA Guidelines section 15088.5, subdivision (f)(2) permits, the City requests that reviewers limit the scope of their comments to that material which is within the text of the revised sections and the appendices included in the RS-DEIR. The full Original

Final EIR is available at the Department of City Planning, Room 720 City Hall, 200 North Spring St., Los Angeles, CA 90012, or on-line at <http://cityplanning.lacity.org/>.

PROJECT DESCRIPTION: The Village at Playa Vista consists of the following two components: (1) a mixed-use community (“the Urban Development Component”); and (2) a Riparian Corridor and restoration and maintenance of a portion of the Westchester Bluffs adjacent to the Riparian Corridor (the “Habitat Creation/Restoration Component”).

The Urban Development Component would enable the development of a master planned community composed of 2,600 dwelling units, 175,000 square feet (sq.ft.) of office space, 150,000 sq.ft. of retail space, and 40,000 sq.ft. of community-serving uses. This development would occur on an approximately 99.3-acre site consisting of 87.5 acres of development, 11.4 acres of parks, and 0.4 acre of other passive open space. The Urban Development Component also would provide a comprehensive program of parks and open space areas that would contribute to the aesthetic character of the area and complement the land use program described above. An Equivalency Program is proposed to allow a limited exchange of office uses for retail and/or assisted living uses in order to meet future needs, within the framework of a balanced Project consistent with the Project's mixed-use concept. Under the proposed Equivalency Program, a maximum of 125,000 sq.ft. of office development may be exchanged for up to 56,832 sq.ft. of retail uses or up to 200 assisted living units, or a combination thereof (e.g., an increase of both retail and assisted living development). Land uses may be exchanged based on specific equivalency factors and subject to the limits set forth above.

The Habitat Creation/Restoration Component includes a total of 11.7 acres, of which the Riparian Corridor involves approximately 6.7 acres, with the restoration of the adjoining portion of the Westchester Bluffs occurring over the remaining 5 acres. The construction of the Riparian Corridor would complete a 25-acre riparian corridor that also includes sections east and west of the Riparian Corridor, ultimately feeding into the Playa Vista First Phase Freshwater Marsh.

PROJECT LOCATION: The Village at Playa Vista is comprised of 111.0 acres located within the Westside area of the City of Los Angeles, approximately two miles inland from Santa Monica Bay. The Proposed Project site is generally bounded by the adjacent Playa Vista First Phase Project to the east and west, Jefferson Boulevard to the north, and the Westchester Bluffs to the south, and located at 33° 58' 35.14"N Latitude and 118° 24' 58.95"W Longitude. The Westchester Bluffs rise approximately 120 feet above the Proposed Project site.

In a larger context, the Proposed Project is surrounded by the existing City of Los Angeles communities of Westchester on the south, Del Rey to the northeast, Venice/Mar Vista further to the north and Playa del Rey further to the west. The Los Angeles County community of Marina del Rey lies further to the northwest, and the City of Culver City further to the east.

RS-DEIR SECTIONS AND SIGNIFICANT EFFECTS: In accordance with the California Court of Appeal's opinion and the Superior Court's writ of mandate, the City has prepared and circulated this RS-DEIR pursuant to CEQA Guidelines section 15088.5, subdivision (c) and (g). This RS-DEIR contains the following revised and updated sections to be recirculated for public comment:

- (1) An Executive Summary for the RS-DEIR, which includes a revised Introduction and summary of the Proposed Project's potential impacts on land use, archaeological resources, and wastewater, including cumulative impacts to the Santa Monica Bay. This Executive Summary replaces and supersedes Sections I.A and I.G-9, 23 and 27 of the Original DEIR.
- (2) Revised analysis of land use impacts, which supersedes and replaces in full Section IV.G, Land Use, of the Original DEIR.
- (3) Revised archaeology section that discusses the preservation in place of Native American resources in accordance with Guidelines section 15126.4, subdivisions (a)(1)(B) and (b)(3), which supersedes and replaces in full Section IV.P.2, Cultural Resources, of the Original DEIR.
- (4) Revised wastewater section that identifies the intended and likely measures to dispose of the Proposed Project's wastewater and analyzes the environmental impacts of employing those measures to dispose of the wastewater generated by the Proposed Project, including any cumulative impacts to the Santa Monica Bay, which section supersedes and replaces in full Section IV.N.2, Wastewater, of the Original DEIR.

In addition to the above sections required to address deficiencies in the Original FEIR, this RS-DEIR contains an analysis of the Proposed Project's impacts regarding global climate change. While neither the appellate opinion nor the writ of mandate directed the City to include such an analysis, California has adopted new legislation since the certification of the Original FEIR that requires State agencies to implement regulations designed to address climate change by, among other things, reducing the amount of greenhouse gases emitted. In addition, the research and public interest regarding this subject matter has advanced to the point where many lead agencies are now including analyses of the topic in CEQA documents. Therefore, even though not required by the Court of Appeal's decision and case law concerning the effect of that decision, the City has analyzed global climate change in this RS-DEIR for the Proposed Project given the recent State legislation and regulations concerning climate change and the absence of any analysis of climate change in the Original FEIR. The discussion of global climate change may be found in Section II.D. of this RS-DEIR.

All of the potential impacts with regard to the four issues analyzed in this RS-DEIR (including Land Use, Archeology, Wastewater and Global Climate Change) are concluded to be less than significant,

except that the projects contribution to cumulative archeological resources impacts is concluded to be significant and cumulatively considerable

DOCUMENT REVIEW AND COMMENT:

Please submit any comments on the RS-DEIR, in writing and reference the EIR file number above, by **April 30th, 2009** to **David J. Somers, City Planning Department, Room 750, City Hall, 200 N. Spring Street, Los Angeles, CA 90012**, or email david.somers@lacity.org. Copies of the documents referenced in the RS-DEIR, and the RS-DEIR, are available for review in the City Planning Department. Copies of the RS-DEIR are also at the following branch libraries: (1) Central Library: 630 W. Fifth St, Los Angeles, CA 90071; (2) Culver City Library: 4975 Overland Ave, Los Angeles, CA. 90230; (3) Westchester/Loyola Village Library: 7114 W. Manchester Ave., Los Angeles, CA 90045; (4) Mar Vista Library: 12006 Venice Blvd., Los Angeles, CA 90066; (5) Venice Library: 501 S. Venice Blvd., Venice, CA 90291 (6) Marina del Rey Library: 4533 Admiralty Way, Marina del Rey, CA 90292; (7) UCLA Library: Reference Department, A4510 Young Research Library, Los Angeles, CA 90095; and (8) Playa Vista Branch Library: 6400 Playa Vista Dr., Los Angeles, 90094

The RS-DEIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/> (click on "Environmental" and then "Draft Environmental Impact Reports")]. To purchase the RS-DEIR on cd-rom, or hard copy contact:

CopyPage,
5418 McConnell Ave.
(310) 822-1640

A price list to purchase the RS-DEIR is as follows:

Hard Copy:

Volume 1: RS-DEIR (Main Document): \$35
Volumes 2 and 3 (Technical Appendices): \$120

CD:

Volumes 1 through 3 (All Documents): \$7.50

If a public hearing is required for the proposed Project, a separate hearing notice will be mailed at a later date for such purpose.

Vincent P. Bertoni, AICP
Deputy Director



David J. Somers, EIR Unit
Division of Land/Environmental Review



Proposed Village at Playa Vista



Legend

12200 West Jefferson Blvd., Los Angeles, CA 90094
 12680 West Jefferson Blvd., Los Angeles, CA 90094
 Cross-streets: Jefferson Blvd. and Campus Center Dr.
 Jefferson Blvd. and Beethoven Ave.

Source: Playa Capital Company, 2003.



Figure 11.A-4
 Surrounding Land Uses