



December 15, 2014

NOTICE OF COMPLETION AND AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT (EIR) - STATE CLEARINGHOUSE NUMBER 2012041003

THE FOLLOWING IS A NOTICE OF COMPLETION AND AVAILABILITY FOR THE FINAL EIR FOR THE LAX NORTHSIDE PLAN UPDATE PROJECT AT LOS ANGELES INTERNATIONAL AIRPORT (LAX).

Project Name: LAX Northside Plan Update

Project Location: Approximately 340 acres generally bounded by Sepulveda Westway and Sepulveda Boulevard to the east, LAX to the south, Pershing Drive to the west, and 91st Street, Manchester Avenue, and 88th Street to the north.

Community Plan Area: Los Angeles International Airport/Westchester - Playa del Rey

Council District: 11 (Mike Bonin)

PROJECT DESCRIPTION: Los Angeles World Airports (LAWA) proposes the LAX Northside Plan Update (hereinafter referred to as the proposed Project), within the City of Los Angeles, pursuant to the California Environmental Quality Act (CEQA). The proposed Project would set forth new regulations for future development occurring within the Northside area of the LAX Specific Plan and would include amendments to the LAX Specific Plan. The proposed Project is intended to create a vibrant, sustainable center of employment, retail, restaurant, office, hotel, research and development, education, civic, airport support, recreation, and buffer uses that support the needs of surrounding communities and LAWA. In order to allow the flexibility for future development to respond to changing market conditions, transfers and exchanges of uses and development rights would be allowed within limited areas of the Project site, not to exceed specified development, environmental, and design constraints. Adoption of the proposed Project would enable the development of up to 2,320,000 square feet of new development and would permit areas for recreation, open space, and buffer space. The proposed Project would establish a vehicle trip cap of 23,635 total daily vehicle trips. Implementation of the proposed Project may also include a street vacation of Cum Laude Avenue.

A Draft EIR was prepared for the proposed Project to assess potential environmental impacts and was made available and circulated for public review and comment, pursuant to the provisions of CEQA. It also examined environmental impacts for alternatives to the proposed Project, as required by CEQA. The document was available for public comment for an extended 45-day public review period from May 15, 2014 to July 21, 2014. LAWA also held a public workshop on June 11, 2014 to receive public comment on the Draft EIR.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Implementation of the proposed Project is expected to result in significant and unavoidable impacts related to air quality, traffic, and short-term construction noise.

PUBLIC REVIEW: If you wish to review a copy of the Final EIR or the documents referenced in the Final EIR, you may do so by appointment at LAWA, Clifton A. Moore Administration Building, at 1 World Way, Room 218, Los Angeles. Copies of the Final EIR are also available at the following Library Branches:

- Westchester-Loyola Village Branch Library, 7114 West Manchester Avenue, Los Angeles, CA 90045
- Playa Vista Branch Library, 6400 Playa Vista Drive, Los Angeles, CA 90094
- El Segundo Library, 111 West Mariposa Avenue, El Segundo, CA 90245
- Inglewood Library, 101 West Manchester Boulevard, Inglewood, CA 90301
- Culver City Library, 4975 Overland Avenue, Culver City, CA 90230

The Final EIR is also available for review online at LAWA's website, www.ourlax.org. Comments can be submitted in any of the following ways: (1) written comments submitted online at www.ourlax.org; or (2) written comments submitted to the following address:

Los Angeles World Airports, Capital Programming and Planning
Environmental & Land Use Planning – Attention: Lisa Trifiletti, Director
One World Way, Suite 218, Los Angeles, CA 90045

Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by LAWA. If written comments are received, they will be provided to the LAWA Board of Airport Commissioners and City of Los Angeles Planning Commission as part of the staff report for the proposed Project

For further information or questions regarding the Final EIR, contact the Environmental & Land Use Planning Section for LAWA, at (424) 646-7690. *Si necesita asistencia en Español, por favor comuníquese con Evelyn Y. Quintanilla al (424) 646-5188.*