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May 25, 2016

**NOTICE OF COMPLETION AND AVAILABILITY OF A
FINAL ENVIRONMENTAL IMPACT REPORT
CITY CASE NO. ENV-2008-478-EIR
STATE CLEARINGHOUSE NO. 2008021013**

TO: Affected Agencies, Organizations, and interested parties

PROJECT NAME: West Adams-Baldwin Hills-Leimert New Community Plan

Notice is hereby given that the City of Los Angeles, as the Lead Agency, has completed the Final Environmental Impact Report (FEIR) for the West Adams-Baldwin Hills-Leimert New Community Plan.

SITE LOCATION: The West Adams-Baldwin Hills-Leimert Community Plan Area (West Adams CPA) is located approximately seven miles southwest of Downtown Los Angeles and contains approximately 6,130 acres (approximately 9.58 square miles) of developable land area. The West Adams CPA is bounded on the north by Pico and Venice Boulevards, on the west by Robertson Boulevard and the eastern limits of Culver City, on the south by the Baldwin Hills, City of Inglewood, and portions of unincorporated Los Angeles County, and to the east by Arlington and Van Ness Avenues.

PROJECT DESCRIPTION: The West Adams-Baldwin Hills-Leimert New Community Plan (Recommended Plan or Project) is a comprehensive revision of the adopted 1998 West Adams Community Plan. The Project includes new policies and programs, as well as zone changes, General Plan land use designation, district amendments, and establishes overlay zones. The zoning designations would serve to regulate development standards such as: heights of structures, setbacks, lot coverage, density and intensity, open space, use of land, parking, and design. A Community Plan Implementation Overlay District (CPIO) would also be established to regulate development that is consistent with the General Plan, to enhance the unique character of neighborhoods, and to address growth within the West Adams CPA. While the policies and programs contained within the West Adams New Community Plan do apply throughout the Community Plan Area, only certain portions are proposed to undergo zoning and land use changes. The change areas are classified into different types: CPIO District subareas and Specific Plan Amendment change areas, nomenclature change areas, and zone changes to establish consistency. The nomenclature change areas are changes in name only; densities, heights, and land uses would not change in these areas as a result of the proposed project. Other zone change adjustments would simply create consistency between existing land uses and the General Plan. The CPIO District subareas and Specific Plan Amendment change areas are where "active" changes will be made. These changes will primarily involve properties located along many of the major commercial and industrial corridors of the Community Plan as well as the Transit-Oriented Development (TOD) areas located directly adjacent to the operating Metro Expo Light Rail Transit Line and the Crenshaw/LAX Light Rail Transit Line, currently under construction. Existing development parameters along these corridors and TODs will be tailored in a manner that directs future growth away from adjacent residential neighborhoods to higher-intensity commercial center locations and areas in proximity to public transit.

In addition to policies addressing the distribution of land uses and building intensity, the proposed West Adams New Community Plan also addresses mobility, historic preservation, urban design, provisions for public infrastructure, public safety, and healthy and sustainable communities. The proposed project intends to allocate land uses in a manner which promotes the economic, social, and physical welfare of the community, providing sufficient land for housing, jobs, and recreation while preserving historic, cultural, and environmental resources.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis contained in the Draft Environmental Impact Report (Draft EIR), the proposed project would result in unavoidable significant environmental impacts with regard to Aesthetics (Shade and Shadow), Air Quality (Construction Regional and Localized Emissions), Greenhouse Gas Emissions (Operational GHG Emissions and Applicable Plans, Policies, or Regulations), Noise (Construction Noise and Vibration), Public Services (Public Parks and Libraries), and Traffic (Circulation System and Congestion Management Plan). Other issues addressed in the EIR include Agricultural Forestry Resources, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population, Housing and Employment, recreation, and Utilities and Services. Impacts associated with these topics were determined to be less than significant, or less than significant with the implementation of mitigation measures.

DOCUMENT REVIEW: A copy of the Final EIR and the documents referenced in the Final EIR are available for review at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 667, Los Angeles. Copies of the Final EIR are also available for review at the following City of Los Angeles Public Library branches:

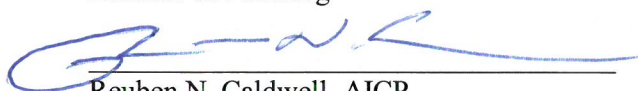
- Central Library, 630 W. 5th Street, Los Angeles, CA 90071
- Angelus Mesa Branch Library, 2700 West 52nd Street, Los Angeles, CA 90043
- Baldwin Hills Branch Library, 2906 South La Brea Avenue Los Angeles, CA 90016
- Hyde Park Branch Library, 2205 West Florence Avenue, Los Angeles, CA 90043
- Jefferson Branch Library, 2211 West Jefferson Boulevard, Los Angeles, CA 90018
- Robertson Branch Library, 1719 South Robertson Boulevard, Los Angeles, CA 90035
- Washington-Irving Branch Library, 4117 West Washington Boulevard, Los Angeles, CA 90018

The Final EIR is also available online at the DCP's website, <http://cityplanning.lacity.org> (click on "Environmental" and then "Final Environmental Impact Reports", or, "New Community Plan" and then "West Adams-Baldwin Hills-Leimert"). The Final EIR can be purchased on cd-rom for \$7.50 per copy. Contact **Cherry Yap** of the City of Los Angeles at **(213) 978-1164** to purchase one.

Please direct any further inquiries regarding the Final EIR to:

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