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September 2<sup>nd</sup>, 2009

**NOTICE OF COMPLETION AND AVAILABILITY OF  
FINAL RECIRCULATED SECTIONS OF ENVIRONMENTAL IMPACT REPORT NO.  
ENV-2002-6129-EIR**

TO: Owners of Property and Occupants and other interested parties

PROJECT NAME: **The Village at Playa Vista (The Proposed Project)**

PROJECT LOCATION: **12200 W. Jefferson Boulevard, Los Angeles, CA 90094**

State Clearinghouse No.: **2002111065**

Other Reference No.: **VTT-60110 and CPC-2003-5865-ZC-GPA-SP-DA**

A development project has been proposed for these sites, for which the captioned Final Recirculated Sections of Environmental Impact Report (Final RS-EIR) has been prepared. The project is described as:

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 be developed on an approximately 99.3 acre site, and would include 2,600 dwelling units, 175,000 square feet of office space, 150,000 square feet of retail space, and 40,000 square feet of community serving uses. The Proposed Project also includes an Equivalency Program that would allow flexibility to exchange a maximum of 125,000 square feet of office development for up to 56,832 square feet of retail uses, or up to 200 assisted living units or a combination thereof. A total of 11.4 acres of parks, 1.0 acres of on-site bicycle lanes, and 0.4 acres of passive open space is also proposed for the Urban Development Component.

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 5.0 acres. Construction of the Riparian Corridor completes a 25-acre riparian corridor that also includes sections of the riparian corridor to the east

and west developed in the First Phase of the Playa Vista Project, ultimately feeding into the Playa Vista First Phase Freshwater Marsh.

The Proposed Project was originally approved by the City in 2004; however, in September 2007, in the consolidated cases of *City of Santa Monica v. City of Los Angeles and Ballona Ecosystem Education Project v. City of Los Angeles*, the Court of Appeal ordered the Superior Court to direct the City to vacate the approvals because the Court of Appeal found that the Final Environmental Impact Report (dated April 2004) (Original Final EIR) contained legal deficiencies with respect to certain analysis of the Proposed Project's land use impacts, archaeological resources, and wastewater impacts. These issues are the subject of the Recirculated Sections of the Draft EIR (dated January 2009) (RS-DEIR) and the Final RS-EIR.

If you wish to review a copy of the Final RS-EIR, and the associated Recirculated Sections of Draft Environmental Impact Report (RS-DEIR), Original Draft Environmental Impact Report, and Original Final Environmental Impact Report (portions of which have not been superseded by the RS-DEIR and the Final RS-EIR), or documents referenced in the Final RS-EIR or the other environmental documents identified above, you may do so in Room 750, City Hall, 200 N. Spring Street, Los Angeles, CA 90012. Copies of the Final RS-EIR are also available at the Reference Desks of the following **Library Branches**:

- 1) Central Library, Science and Technology Department - 630 W. 5<sup>th</sup> Street, Lower Level 2, Los Angeles, CA 90071;
- 2) Mar Vista Library – 12006 Venice Boulevard, Los Angeles, CA 90066;
- 3) Westchester/Loyola Village Library – 7114 W. Manchester Avenue, Los Angeles, CA 90045;
- 4) UCLA Library, Reference Department – A4510 Young Research Library, Los Angeles, CA 90095;
- 5) Culver City Library – 4975 Overland Avenue, Culver City, CA 90230;
- 6) Marina del Rey Library – 4533 Admiralty Way, Marina del Rey, CA 90292;
- 7) Venice Library – 501 S. Venice Boulevard, Venice, CA 90291;
- 8) Playa Vista Branch Library – 6400 Playa Vista Drive, Playa Vista, CA 90094

The Final RS-EIR and other environmental documents identified above are also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/> (click on "Environmental" and then "Final Environmental Impact Reports")]. The Final RS-EIR can be purchased on cd-rom for \$7.50 per copy. Contact **CopyPage, 5418 McConnell Ave., (310) 822-1640** to purchase one.

A separate hearing notice will be mailed to you at a later date for public hearings required for the approval actions on the underlying project (i.e., Case No.'s VTT-60110 and CPC-2003-5865-ZC-GPA-SP-DA, consisting of a subdivision, General Plan and Specific Plan Amendments, Zone Change, and Development Agreement). For the date and time that the Proposed Project will be considered by the decision-making body, please call:

Commission Secretary . . (213)978-1247 (CPC-2003-5865-ZC-GPA-SP-DA)  
Advisory Agency . . . . . (213)978-1330 (VTT-60110)

S. Gail Goldberg, AICP  
Director of Planning

A handwritten signature in black ink, appearing to read "David J. Somers", is written over the text of the Director of Planning.

David J. Somers  
Planning Assistant, EIR Unit  
Division of Land: Environmental Review Section

CP-6808