

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2024080852****Project Title:** 9000 Airport Boulevard

Lead Agency: City of Los Angeles

Contact Person: Kiersten Turner

Mailing Address: 221 N. Figueroa Street, Suite 1350

Phone: 213-756-1731

City: Los Angeles

Zip: 90012

County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Westchester - Playa del Rey

Cross Streets: Airport Boulevard and Arbor Vitae Street Zip Code: 90045

Longitude/Latitude (degrees, minutes and seconds): 33 ° 57 ' 14.84 " N / 118 ° 23 ' 03.46 " W Total Acres: 18

Assessor's Parcel No.: 4125-010-016

Section: 00

Twp.: 2S

Range: 14W

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: SR-1, SR-42

Waterways: Ballona Creek

Airports: Los Angeles International Airport

Railways: Metro

Schools: Westport Heights Elementary, Katherine Johnson STEM

**Document Type:**

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document  
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document  
☐ Neg Dec (Prior SCH No.) \_\_\_\_\_ ☐ Draft EIS ☐ Other: \_\_\_\_\_  
☐ Mit Neg Dec Other: \_\_\_\_\_ ☐ FONSI \_\_\_\_\_

**Local Action Type:**

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation  
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment  
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit  
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other: Project Review

**Development Type:**

☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
☒ Office: Sq.ft. 90,000 Acres \_\_\_\_\_ Employees 360 ☐ Transportation: Type \_\_\_\_\_  
☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Mining: Mineral \_\_\_\_\_  
☒ Industrial: Sq.ft. 355,390 Acres \_\_\_\_\_ Employees 355 ☐ Power: Type \_\_\_\_\_ MW  
☐ Educational: \_\_\_\_\_ ☐ Waste Treatment: Type \_\_\_\_\_ MGD  
☐ Recreational: \_\_\_\_\_ ☐ Hazardous Waste: Type \_\_\_\_\_  
☐ Water Facilities: Type \_\_\_\_\_ MGD ☐ Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

☒ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation  
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality  
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater  
☐ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian  
☐ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Growth Inducement  
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☒ Land Use  
☐ Drainage/Absorption ☐ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects  
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: Energy, GHG, Tribal

**Present Land Use/Zoning/General Plan Designation:**

Commercial uses /Limited Manufacturing/[T][Q]M1-1 (Limited Industrial, Height District No. 1)

**Project Description:** (please use a separate page if necessary)

The Project would develop an industrial center with up to 435,390 square feet of industrial uses on an approximately 18-acre site. The Project includes two options: Option 1 would develop one building comprised of up to 355,390 square feet of warehouse uses and 80,000 square feet of ancillary office uses, for a total of 435,390 square feet of floor area and a maximum building height of 50 feet, and Option 2 would develop three buildings comprised of up to 320,056 square feet of warehouse uses and 90,000 square feet of ancillary office uses, for a total of 410,056 square feet of floor area and a maximum building height of 46 feet. The Project would include 90 truck trailer parking spaces and 274 vehicle parking spaces under Option 1, and 369 vehicle parking spaces under Option 2. The Project would also include a total of 93,100 square feet of landscaped areas under Option 1, and a total of 120,400 square feet of landscaped areas under Option 2. A total of 37,860 square feet of existing commercial/industrial floor area uses and associated surface parking areas would be demolished.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

|                                                                         |                                                                              |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u>        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u>                 |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input checked="" type="checkbox"/> Santa Monica Mtns. Conservancy           |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____                                        |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____                                        |
| <input type="checkbox"/> Housing & Community Development                |                                                                              |
| <input checked="" type="checkbox"/> Native American Heritage Commission |                                                                              |

### Local Public Review Period (to be filled in by lead agency)

Starting Date October 30, 2025 Ending Date December 15, 2025

### Lead Agency (Complete if applicable):

|                                                      |                                                        |
|------------------------------------------------------|--------------------------------------------------------|
| Consulting Firm: <u>Eyestone Environmental</u>       | Applicant: <u>Rexford Industrial—9000 Airport, LLC</u> |
| Address: <u>101 Continental Boulevard, Suite 240</u> | Address: <u>11620 Wilshire Boulevard, Suite 1000</u>   |
| City/State/Zip: <u>El Segundo, CA 90245</u>          | City/State/Zip: <u>Los Angeles, CA 90025</u>           |
| Contact: <u>Ashley Wright</u>                        | Phone: <u>(310) 966-3812</u>                           |
| Phone: <u>(424) 261-6456</u>                         |                                                        |

Signature of Lead Agency Representative: Kiersten Turner Date: 10/22/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.