

ADMINISTRATIVE EXEMPTION, TRADE, TRAVEL, AND TOURISM COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to authorizing Los Angeles World Airports (LAWA) to commence eminent domain proceedings to acquire the property located at 9200 Aviation Boulevard for the Los Angeles International Airport (LAX) Landside Access Modernization Program (LAMP) project.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. ADOPT the determination by the Board of Airport Commissioners that the proposed action is administratively exempt under the California Environmental Quality Act (CEQA) in accordance with Article II Section 2(i) of the Los Angeles City CEQA Guidelines. The LAX LAMP Environmental Impact Report (EIR) [ENV-2016-3391-EIR] was certified and adopted by Council on June 7, 2017. The proposed action is within the scope of that certified EIR and does not include any changes to the LAX LAMP project that would require further review under CEQA pursuant to Public Resources Code 21166 and CEQA Guidelines 15162.
2. APPROVE the Resolution of Necessity (26650) as adopted by the Board of Airport Commissioners on December 6, 2018, making all necessary findings and authorizing the commencement of eminent domain proceedings to acquire the property located at 9200 Aviation Boulevard, including an Urban Rotate Bulletin single face billboard, for the LAX LAMP; in accordance with Code of Civil Procedure sections 1245.235 and a hearing conducted by the Board of Airport Commissioners.
3. PRESENT and ADOPT the accompanying ORDINANCE dated December 11, 2018, finding that the public interest and necessity require the acquisition by eminent domain of property interests located at 9200 Aviation Boulevard, Los Angeles, California 90045 (Assessor's Parcel Number 4128-002-015).

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that this action will not impact the General Fund or LAWA's Operating budget. The proposed property and billboard acquisitions, for an estimated amount of \$2,768,806 will be funded through the LAX Revenue Fund to be reimbursed with Passenger Facility Charges, subject to eligibility. The proposed acquisition of properties complies with LAWA's financial policies.

Community Impact Statement: None submitted.

SUMMARY

In a report to the Mayor dated January 10, 2018, the CAO states that LAWA requests approval to commence eminent domain proceedings as a means to acquire land for the LAMP Project and to help LAWA resolve an impasse in its negotiations to acquire a portion of property near LAX. The property is located at 9200 Aviation Boulevard and includes an Urban Rotate Bulletin single face billboard.

According to the CAO, LAMP projects will provide new transportation options and facilities to help mitigate LAX traffic congestion and parking issues. In accordance with California eminent

domain law, the subject property sought to be acquired by LAWA is necessary for the LAMP projects, which is planned or located in a manner compatible with the greatest public good and the least private injury.

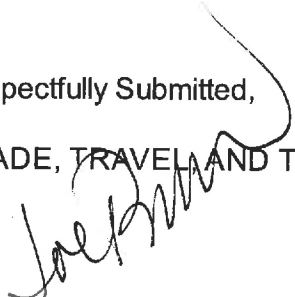
The CAO further reports that on October 19, 2018, a written offer to acquire the subject property was made by LAWA to the owners of record for the approved appraisals of the fair market value of the property portion and the billboard. LAWA reports that, to date, the owners of record of the subject property and Department staff have not been able to reach negotiated acceptance of an offer. The cost for LAWA to acquire a portion of the subject property and the billboard is estimated to be \$2,768,806. The two components of that total cost are approximately \$2,666,000 to purchase the required land, and \$102,806 to acquire the billboard. As Department staff continues to pursue negotiations of an agreement with the property owners, LAWA requests authorization to initiate eminent domain proceedings. A public hearing and Council approval of the Resolution of Necessity and the accompanying Ordinance are needed to authorize LAWA to acquire the subject property by eminent domain.

On December 6, 2018, the Board of Airport Commissioners approved LAWA's request. The CAO concurs with the action taken by the Board.

At its meeting held January 15, 2019, the Trade, Travel, and Tourism Committee recommended that Council approve the environmental findings, Resolution of Necessity, and the accompanying Ordinance authorizing LAWA to commence eminent domain proceedings to acquire the property located at 9200 Aviation Boulevard, as recommended by the Board of Airport Commissioners and the CAO.

Respectfully Submitted,

TRADE, TRAVEL AND TOURISM COMMITTEE



MEMBER VOTE

BUSCAINO: YES

BONIN: YES

KREKORIAN: YES

jaw

-NOT OFFICIAL UNTIL COUNCIL ACTS-