

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 #2017121035

Project Title: Proposed Beach Cities Media Campus Project

Lead Agency: City of El Segundo Contact Person: Ethan Edwards
Mailing Address: 350 Main Street Phone: 310-524-2380
City: El Segundo Zip: 90245 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: El Segundo
Cross Streets: Nash Street and Rosecrans Avenue Zip Code: 90245
Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 7 " N / 118 ° 23 ' 26 " W Total Acres: 6.53 acres
Assessor's Parcel No.: 4138-015-064 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: N Sepulveda (0.25 mile) Waterways: Pacific Ocean (1.78 miles)
Airports: LAX Railways: Schools: Halstrom Academy, W...

Document Type:

CEQA: [] NOP [x] 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:

Local Action Type:

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

Development Type:

[] Residential: Units Acres
[x] Office: Sq.ft. 240,000 Acres Employees
[x] Commercial: Sq.ft. 7,000 Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[x] Other: Studio & Production 66,000 Sq. ft.

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Commercial Center and C-4

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

The Beach Cities Media Campus (The "Project") would include the development of an approximately 240,000 square foot creative office building with the option to incorporate a roof deck, a 66,000 square foot studio and production facilities building, and 7,000 square feet of retail uses. In total, the Project would include approximately 313,000 square feet of floor area with an associated floor area ratio ("FAR") of the Project which would be 1.13 to 1 based on the lot area. The Conceptual Plan would also provide 1,100 parking spaces to accommodate the proposed uses in a combination of surface parking, semi-subterranean parking, and a parking structure. The Project also includes a General Plan amendment and Zone Change to amend the Land Use designation and change the zoning from Commercial Center to Mixed Use South.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

3-1-2019

SCH COMPLIANCE

4-15-2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 5
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy
Resources, Recycl. & Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 4
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
Public Utilities Comm
X Santa Monica Bay Restoration
X State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2017121035

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 3/2)

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 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 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 # 7 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #4 |
| <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 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 type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <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 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 3/1/2019 Ending Date 4/15/2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>El Segundo</u>	Applicant: <u>Rosecrans-Sepulveda Partners 4, LLC</u>
Address: <u>350 Main Street</u>	Address: <u>2041 Rosecrans Avenue, Suite 200</u>
City/State/Zip: <u>El Segundo/CA/90245</u>	City/State/Zip: <u>El Segundo/CA/90245</u>
Contact: <u>Ethan Edwards, AICP, Contract Planner</u>	Phone: <u>310-540-1620 x. 327</u>
Phone: <u>310-524-2380</u>	

Signature of Lead Agency Representative: *Ethan Edwards* Date: 2/20/2019

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