

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 ProjectLead Agency: City of El SegundoContact Person: Ethan EdwardsMailing Address: 350 Main StreetPhone: 310-524-2380City: El SegundoZip: 90245County: Los Angeles**Project Location:** County: Los Angeles City/Nearest Community: El SegundoCross Streets: Nash Street and Rosecrans Avenue Zip Code: 90245Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 7 " N / 118 ° 23 ' 26 " W Total Acres: 6.53 acresAssessor'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: LAXRailways: _____ Schools: Halstrom Academy, Wood**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: _____

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: _____

Development Type:

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

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: 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.

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 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 _____ Ending Date _____

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>310-640-1620 x. 327</u>
Phone: <u>310-524-2380</u>	

Signature of Lead Agency Representative:  Date: July 9, 2019

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