NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

DATE: October 29, 2012

PROJECT TITLE: El Segundo South Campus Specific Plan Project

LOCATION: 2000-2100 East El Segundo Boulevard
El Segundo, CA 90245

PROJECT APPLICANT: The Raytheon Company
2000 East El Segundo Blvd
MS: E0/E07/S158
El Segundo, CA 90245
Contact:

CEQA LEAD AGENCY: City of El Segundo
Department of Planning and Building Safety
350 Main Street
El Segundo, CA 90245
Contact: Kimberly Christensen, AICP, Planning Manager
(310) 524-2340

Project Description

The City of El Segundo (City) is the Lead Agency under the California Environmental Quality Act (CEQA) for the preparation of an Environmental Impact Report (EIR) for the El Segundo South Campus Specific Plan Project (Project). Consistent with the requirements of CEQA, the City has released this Notice of Preparation (NOP). The City seeks comments regarding any specific concerns related to the potential environmental effects of the Project. Information gathered during the NOP comment period will be used to shape and focus future analysis of environmental impacts. If you are a public agency, the City is interested in your agency's views as to the scope and content of the environmental information germane to your agency's statutory responsibilities. As a responsible or trustee agency, your agency may need to use the EIR prepared by the City when considering issuance of a permit or other approval for the Project.

The proposed El Segundo South Campus Specific Plan Project is located in the County of Los Angeles, in the southeast quadrant of the City of El Segundo, approximately 19 miles southwest of downtown Los Angeles. The Project site is more specifically located at 2000-2100 East El Segundo Boulevard, south of East El Segundo Boulevard, in the block between South Sepulveda Boulevard and South Douglas Street.

The Project proposes to establish a maximum allowable development within the Specific Plan area boundaries of 3,718,889 net square feet, or an additional 1,916,376 net square feet over existing conditions, and including office, warehousing, light industrial, and retail/restaurant uses. In addition to the Specific Plan, the proposed Project entitlements include a General Plan Amendment, a General Plan Map Amendment, Zone Change, Zone Map Amendment, Zone Text Amendment, a Vesting Tentative Map, and a Development Agreement.

Should the El Segundo South Campus Specific Plan be approved, all future development proposals within the Project area must comply with the Specific Plan. It is anticipated the actual amount of development would be refined during subsequent entitlement processes. However, future development could not exceed the development limits established by the El Segundo South Campus Specific Plan. A mixed-use development concept that provides flexibility within the Project area has been developed. All future development within the Specific Plan would be subject to a maximum floor area ratio (FAR) of 0.60

(based on the gross square foot size of the Project area) and be subject to an overall vehicle trip ceiling. The development concept would allow for transfers of uses and densities between land use types and planning areas within the Project area, as long as the Specific Plan maximum FAR and vehicle trip ceiling are not exceeded.

The Specific Plan application includes a conceptual development scenario that presents a potential implementation of the El Segundo South Campus Specific Plan land uses and standards. This conceptual development scenario includes 1,565,000 net square-feet of new single tenant office, 133,000 net square-feet of new retail/restaurant development, 82,000 net square-feet of new warehouse space, 150,000 net square-feet of new light industrial development and the existing 1,788,889 net square-foot Raytheon Company facility.

An Initial Study was completed. The initial study found that an EIR is needed to fully define certain impacts and their potential level of significance. Initial review indicates that the following issues may be of concern and/or require specific mitigation to avoid/reduce impacts: Air Quality, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems.

This notice is a request for environmental information that any person or organization believes should be addressed in the EIR. The City invites you to submit written comments describing your specific environmental concerns. If representing a public agency, please identify your specific areas of statutory responsibility. Written comments are desired at the earliest possible date, but due to the time limits mandated by State law, your response must be sent no later than 30 days after receipt of this notice. **The NOP public comment period begins on October 29, 2012 and ends on November 28, 2012. Comments must be received no later than 6:00 p.m.** Your interest and participation in the EIR process for this project is appreciated. Comments should be sent to:

City of El Segundo – Planning and Building Safety Department
350 Main Street
El Segundo, California 90245
Attention: Masa Alkire, AICP, Principal Planner
malkire@elsegundo.org

Additional information about this Project, including copies of the initial study and submitted application materials, is available for public review at:

- City of El Segundo - Planning and Building Safety Department, 350 Main Street, El Segundo, CA, 90245

Copies of the initial study are also available for public review at:

- City of El Segundo Public Library, 111 West Mariposa Avenue, El Segundo, California 90245

- The City of El Segundo website at: www.elsegundo.org/depts/planningsafety/planning/el_segundo_south_campus_eir.asp.

Scoping Meeting: The City of El Segundo will hold a scoping meeting on **Monday, November 5, 2012 at 6:30 p.m.** at the **City of El Segundo Council Chambers at 350 Main Street, El Segundo, CA 90245**. The scoping meeting will include a short presentation introducing the proposed project and the CEQA process; the balance of the meeting will be for the purpose of receiving comments from the public and agencies regarding topics to be analyzed in the EIR.

Sincerely,

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Kimberly Christensen, AICP, Planning Manager

Publication Date: October 25, 2012
Posting Date: October 25, 2012
Mailing Date: October 25, 2012