NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

DATE:	Thursday, July 14, 2011
TIME:	5:30 p.m.
PLACE:	City Council Chambers 350 Main Street El Segundo, California

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The City of El Segundo is the Lead Agency under the California Environmental Quality Act (CEQA) for the preparation of an Environmental Impact Report (EIR) for the 540 E. Imperial Avenue Specific Plan Project. The City of El Segundo will hold a public scoping meeting at the time and place indicated above on the following:

Environmental Assessment No. EA 890 – 540 East Imperial Avenue Specific Plan Project

Address:	**540 E. Imperial Avenue (Imperial Avenue School)**
Applicant:	**Mar Ventures, Inc.**
Property Owners:	**El Segundo Unified School District (ESUSD)**

Project Description

The El Segundo Unified School District is proposing to develop the 5.65 acre former Imperial Avenue Elementary School site. The proposed 540 East Imperial Avenue Specific Plan Project (proposed project) would result in the development of one of two conceptual project options. Implementation of either project Option would include demolition of the existing eight, single-story structures (totaling approximately 22,488 square feet), as well as removal of all parking areas, the baseball field, and on-site vegetation.

Option 1

Specific Plan Site Plan Option 1 (Option 1) would include a maximum of 150 assisted/independent living units and 150 senior apartments/townhomes (age 55 and older) on a 5.32-acre portion of the site. Four (4) townhomes would be built on the remaining 0.33-acre parcel, located at the southern end of the project site fronting on Walnut Avenue. While the four townhomes are part of the 540 East Imperial Avenue Specific Plan development, the parcel containing the four townhomes would be re-zoned and developed separately from the larger assisted/independent living complex

and senior apartments/townhomes, pursuant to the Multi-Family (R-3) development standards.

Option 2

Specific Plan Site Plan Option 2 (Option 2) would include a residential development with a mix of 24 single-family dwelling units and 34 multiple-family dwelling units.

Purpose of Public Scoping Meeting

The purpose of the scoping meeting is to present information regarding the potential project and the Environmental Impact Report process. The meeting also provides an opportunity for public input on the scope of the environmental analysis which should be undertaken. Information about future opportunities for public participation will be provided.

Public Review

An official Notice of Preparation (NOP) and Initial Study (IS) have been prepared and will be circulated for a required 30-day public review period to State and local agencies and the public beginning Wednesday, July 7, 2011 and ending on Tuesday, August 6, 2011. Copies of the NOP and IS will be available for public review, Monday through Thursday, between 7:00 a.m. and 6:00 p.m. in the City of El Segundo Planning and Building Safety Department, located at 350 Main Street, El Segundo CA 90245. Copies of the Notice of Preparation will also be available for public review, Monday through Thursday between 10:00 a.m. and 8:00 p.m. and Saturday 10:00 a.m. and 5:00 p.m. in the City of El Segundo Library located at 111 West Mariposa Avenue El Segundo, CA 90245. The file for the above-mentioned proposal is also available at these locations. It is possible to review current information about the project on the web at www.elsegundo.org/depts/planningsafety/planning/default.asp. Any person may comment at the public scoping meeting at the time and place indicated above. Please contact Trayci Nelson, Senior Contract Planner, in the Department of Planning and Building and Safety, Planning Division, at (310) 524-2342 for further information or any questions about the scoping meeting.

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Greg Carpenter
Planning and Building Safety Director
City of El Segundo

Publication Date: June 30, 2011
Posting Date: June 30, 2011
Mailing Date: June 30, 2011

Signature: _____
Time: _____

cc: City Council
Planning Commission
City Manager's Office

City Attorney's Office

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