



City of El Segundo

NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARING

DATE:	January 12, 2012
TIME:	5:30 p.m.
PLACE:	City Council Chambers 350 Main Street El Segundo, CA

TAKE NOTICE that the City of El Segundo (City) has: 1) prepared A Draft Environmental Impact Report (EIR) for the proposed 540 East Imperial Avenue Specific Plan Project. The El Segundo Planning Commission will hold a public hearing at the time and place indicated above, or as soon thereafter as is practicable, on the following:

Environmental Assessment No. 890, General Plan Amendment No. 10-03, Zone Change No. 10-01, Specific Plan 10-03, Zone Text Amendment No. 10-06, Development Agreement No. 10-02, and Subdivision No. 10-01- 540 East Imperial Avenue Specific Plan Project EIR

Address:	540 East Imperial Avenue
Applicant:	El Segundo Unified School District
Property Owner:	El Segundo Unified School District

Further notice regarding the public hearing date and time and will be provided a minimum of 10 days in advance of the hearing date.

ENVIRONMENTAL IMPACT REPORT

Take notice that the City of El Segundo, as lead agency and pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City of El Segundo, prepared and completed a Draft Environmental Impact Report (EIR) for the 540 East Imperial Avenue Specific Plan Project (SCH # 2011071019). A Draft EIR is an informational document that evaluates a proposed project's potential to result in significant impacts on the environment, while also identifying ways to reduce or avoid environmental impacts through mitigation measures and identifying and evaluating alternatives to the project. This notice is intended to inform interested parties that the Planning Commission will hold a hearing regarding the Draft EIR. The first purpose of this hearing is for the Planning Commission to take public testimony on the Draft EIR and to consider taking appropriate actions regarding the Draft EIR.

PROJECT LOCATION

The project site is a 5.65 acre parcel located at 540 East Imperial Avenue that is the former Imperial Avenue Elementary School site.

PROJECT DESCRIPTION

The 5.65-acre 540 East Imperial Avenue Specific Plan site (project site) comprises six lots and is developed with the currently unused Imperial Avenue Elementary School. The proposed project site is currently owned by the El Segundo Unified School District. The El Segundo Unified School District proposes to obtain development approval for the site and either lease or sell the property.

The proposed project would result in the demolition of the existing eight, single-story buildings, parking areas, and baseball field on the site and the development of one of two conceptual project options. 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. While the four townhomes are part of the 540 East Imperial Avenue Specific Plan development, they would be developed pursuant to the Multi-Family (R-3) development standards. Option 1 includes a subdivision application for seven new parcels. 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 units on private streets. The multiple-family units would front East Imperial Avenue on the northern portion of the project site. The single-family residences would be located on the southern portion of the project site. Both the single-family and multiple-family residential developments would have common areas and landscaped open space areas. Option 2 includes a subdivision application for thirty-one new parcels.

The proposed project requires approval of several planning applications, including:

- A General Plan Amendment and Zone Change to change the land use classification and to re-zone the property from Planned Residential Development (PRD) to 540 East Imperial Avenue Specific Plan with a corresponding change to the Zoning Map.
- A Specific Plan to allow assisted living, senior housing, single-family, and multi-family residential uses as specified in Option 1 or Option 2; to allow a maximum FAR of 0.75 for Option 1; to allow a minimum lot size of 5,000 square feet per lot and a maximum FAR of 0.53 for the single-family residential uses in Option 2; to allow a maximum lot coverage of 0.53 and a maximum density in conformance with the Multi-Family Residential (R-3) Zone development standards for multi-family residential uses in Option 2; and to establish the development standards and the discretionary site plan review process.
- An amendment to the El Segundo Municipal Code (ESMC) to incorporate the 540 East Imperial Avenue Specific Plan, including establishing the development standards for the Specific Plan and to delete the PRD Zone from the ESMC.
- Adopting a Development Agreement.
- A tentative and final subdivision map to re-configure the existing six parcels into seven new parcels with a "for condominium purposes" designation for Option 1 or a Subdivision for 31 lots for Option 2.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL IMPACTS

Based on the analysis in the Draft EIR, following the incorporation of mitigation measures, the project would have a significant and unavoidable impact relative to air quality construction impacts, operational noise impacts, and cumulative impacts for air quality and noise.

AGENCIES

The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed Project, in accordance with 14 California Code of Regulations § 15082(b). Your agency may need to use the EIR prepared by the City when considering any permits that your agency must issue or for any other

approval for the project.

ORGANIZATIONS AND INTERESTED PARTIES

The City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

PUBLIC REVIEW PERIOD

The City has made this Draft EIR available for public review and comment pursuant to 14 California Code of Regulations § 15082(b). The 45-day public review period for the Draft EIR begins on November 3, 2011 and ends on December 19, 2011. The Draft EIR is available for review at the following locations:

City of El Segundo – Planning and Building Safety Department, 350 Main Street, El Segundo, California 90245

El Segundo Public Library, 111 West Mariposa Avenue, El Segundo, California 90245

The Draft EIR may also be viewed on the City's website at:
<http://www.elsegundo.org/depts/planningsafety/planning>.

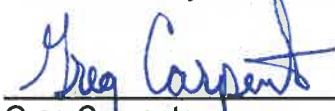
COMMENTS

Written comments may be submitted to:

City of El Segundo Planning and Building Safety Department
350 Main Street
El Segundo, California 90245
Attention: Kimberly Christensen, AICP, Planning Manager

Comments can also be sent by fax to (310) 322-4167 or by email to kchristensen@elsegundo.org. Please indicate a contact person for your agency or organization.

All comments must be received no later than 6:00 PM on Monday, December 19, 2011. If you have any further questions regarding the proposed project and/or the availability of related environmental documents or applications, please contact Kimberly Christensen, AICP, Planning Manager at (310) 524-2371 or by email at kchristensen@elsegundo.org.



Greg Carpenter
Director of Planning and Building Safety
City of El Segundo

Mailing Date: November 3, 2011
Publication Date: November 3, 2011
Posting Date: November 3, 2011

Signature: _____
Time: _____