

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND
NOTICE OF PUBLIC HEARING**

DATE: Thursday, June 26, 2008

TIME: 7:00 p.m.

PLACE: City Council Chambers
350 Main Street
El Segundo, California

TAKE NOTICE that the El Segundo Planning Commission will hold a public hearing at the time and place indicated above on the following:

Environmental Assessment No. 769/Zone Change (Grand Avenue Commercial Floating Zone) No. 07-01/Smokey Hollow Site Plan Review No. 07-04 and Specific Plan Amendment No. 08-02

Address: 1700 East Grand Avenue
Applicant: Mar Canyon Grand LLC
Property Owner: Mar Canyon Grand LLC

Project Summary

The proposed project involves the development of a commercial office space project comprised of a 32,980 square-foot, two story concrete tilt up building on 4.25 acres of land. The proposed project would have a floor-area-ratio of 0.18 and a total height of 35 feet. The building will initially be leased to the United States Government and will house a Military Entrance Processing Station (MEPS) where armed forces recruits will be tested, receive medical examinations, and have background checks conducted before they are sent to basic training. The subject property is located in the Medium Manufacturing (MM) Zone with a Grand Avenue Commercial overlay. The site is surrounded by Grand Avenue to the north, an electrical substation and nursery to the east, a kennel and industrial facility to the south, and an industrial facility to the west all within the Medium Manufacturing Zone (MM).

Mitigated Negative Declaration

An initial study of environmental impacts was prepared pursuant to Public Resources Code § 15063 (CEQA). A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA § 15070. The public review and comment period for the Negative Declaration begins on May 1, 2008 and ends on June 2, 2008.

The file for the above-mentioned proposal including the Mitigated Negative Declaration are available for public review, Monday through Friday, between 7:30 a.m. and 5:30 p.m. in the City of El Segundo Planning and Building Safety Department, located at 350 Main Street, El Segundo CA 90245. Any person may give testimony at the public hearing at the time and place indicated above. Please contact Trayci Nelson, the project planner, in the City Planning Division at (310) 524-2342, or any other Planning Division staff member, for further information. Note that any appeal of a decision made following a public hearing may be limited to the issues raised by evidence submitted before or during that public hearing.

Gary Chicots
Planning and Building Safety Director; and,
Secretary to the Planning Commission
City of El Segundo

Mailing Date: May 1, 2008
Publication Date: May 1, 2008
Posting Date: May 1, 2008

Signature: _____
Time: _____

cc: City Council
Planning Commission
City Manager's Office
City Attorney's Office