

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 # 2017011005

Project Title: Continental Grand Campus Specific Plan

Lead Agency: City of El Segundo Contact Person: Eduardo Schonborn, AICP, Princ.
Mailing Address: Planning and Building Dept. 350 Main Street Phone: 310 524-2312
City: El Segundo Zip: 90245 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: El Segundo
Cross Streets: Continental Boulevard and East Grand Avenue Zip Code: 90245
Longitude/Latitude (degrees, minutes and seconds): 33 ° 55 ' 14.2 " N / 118 ° 23 ' 29.9 " W Total Acres: 12.5
Assessor's Parcel No.: 4138-007-040, -041, -042 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 105, 405 Waterways:
Airports: LAX Railways: Amtrak, Metro/Metrolink Schools: over 10

Document Type: CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec [] Mit Neg Dec [] Other: Recirculated Partial DEIR
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:
Governor's Office of Planning & Research
MAY 23 2019
STATE CLEARINGHOUSE

Local Action Type: [] General Plan Update [X] Specific Plan [] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [] Land Division (Subdivision, etc.) [X] Other: Zone Text Amendment

Development Type: [] Residential: Units Acres
[X] Office: Sq.ft. 445,706 Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document: [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[X] 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 [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Office/Corporate Office (CO)

Project Description: (please use a separate page if necessary)
See attached Project Description

Handwritten signature

State Clearinghouse Contact: (916) 445-0613

State Review Began: 5 - 23 - 2019

SCH COMPLIANCE 7 - 8 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
X CDFW #
Cal Fire
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl. & Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 4
X Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
X Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
X San Gabriel and Lower L.A. Rivers and Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2017011005

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 5 / 25)

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".

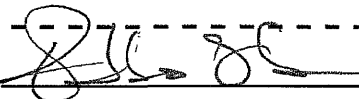
- | | |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California 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 type="checkbox"/> Regional WQCB # _____ |
| <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 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 | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date May 23, 2019 Ending Date July 8, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>Mattel, Inc., Frank Maranto</u>
Address: <u>233 Wilshire Boulevard, Suite 100</u>	Address: <u>333 Continental Boulevard</u>
City/State/Zip: <u>Santa Monica, CA 90405</u>	City/State/Zip: <u>El Segundo, CA 90245-5012</u>
Contact: <u>Luci Hise-Fisher, AICP</u>	Phone: <u>310 252-5790</u>
Phone: <u>310 451-4488</u>	

Signature of Lead Agency Representative:  Date: 5.23.2019

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

Project Description

Notice of Availability & Environmental Document Transmittal

Project Address: 333 and 455-475 Continental Boulevard & 1955 East Grand Avenue, El Segundo, CA 90245

The proposed Project is located in the County of Los Angeles, in the northeast quadrant of the City of El Segundo, approximately 10 miles southwest of downtown Los Angeles. More specifically, the Project site is approximately 12.5 acres and consists of three parcels located at 333 Continental Boulevard, 455-475 Continental Boulevard, and 1955 East Grand Avenue (see Figure 1).

The Continental Grand Campus Specific Plan would allow for the orderly expansion and ultimate build-out of the Mattel corporate headquarters. The Project would result in a net increase of approximately 445,766 gross square feet (gsf) of floor area throughout the headquarters complex. Specifically, the Project would consist of:

- Constructing a new a 14-story office building measuring approximately 328,612 gsf (293,160 net square feet) on the parcel located at 455 Continental Boulevard. Approximately 219,870 net square feet would be used for office space and approximately 73,290 net square feet would be used for design and development. The remaining 35,452 net square feet would be distributed throughout the 14-story building and would consist of stairwells, elevators, storage closets, restrooms, and mechanical rooms.
- An eight-level parking structure on the parcel located at 455 Continental Parcel.
- Demolition of the existing 57,082 square foot building located at 1955 Grand Avenue, and constructing a new six-story office building measuring up to 174,240 square feet. A new surface parking lot would be located behind the structure.

The existing improvements at 333 Continental Boulevard would remain unchanged. With the proposed development on the 455 Continental Boulevard and 1955 Grand Avenue Parcels, and the existing development on the 333 Continental Boulevard Parcel, an overall FAR of 1.6 would result on the site. In addition to the Specific Plan, the Project entitlements include a Development Agreement, a General Plan Amendment, and a Zone Text Amendment to exceed the allowable floor area ratio (FAR) of 0.8.

Buildout of the Continental Grand Campus Specific Plan would occur in two phases and is anticipated to be complete by the end of 2023. Phase 1 would consist of the proposed improvements on the 455 Continental Boulevard Parcel and would take approximately 15.5 to 19.5 months. Phase 1 would commence during the first quarter of 2020 and would be complete by the third quarter of 2022. Phase 2 of the buildout of the Continental Grand Campus Specific Plan would be the development of the 1955 East Grand Avenue Parcel and would take about 13 to 18 months. Phase 2 would start upon completion of Phase 1 and be complete by the end of 2023.



SOURCE: USDA FSA, 2016.

Continental Grand Campus Specific Plan

Figure 1

Aerial Photograph of the Site and Project Vicinity