

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 # 2020090329

Project Title: 11111 Jefferson Boulevard Mixed-Use Project

Lead Agency: City of Culver City Contact Person: Michael Allen
Mailing Address: 9770 Culver Boulevard Phone: (310) 253-5727
City: Culver City Zip: 90232 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Culver City
Cross Streets: Jefferson Boulevard, Machado Road, and Sepulveda Boulevard Zip Code: 90230
Lat. / Long. (degrees, minutes, and seconds): 33° 59' 49.8" N/ 118° 23' 47.4" W Total Acres: 3.43
Assessor's Parcel No.: 4215-001-010, -013, -016, -020 Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: I-405, SR-90 Waterways: N/A
Airports: N/A Railways: Metro E Line Schools: ECF, El Rincon Elementary, Culver City Middle and High Schools

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other
 Mit Neg Dec Other _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) See attached

Development Type:

Residential: Units 230 Acres _____
 Office: Sq.ft. 11,450 Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 55,050 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 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 Traffic/Circulation Other: GHG, Energy, Tribal

Present Land Use/Zoning/General Plan Designation:

Existing Use: Institutional Office, Restaurant, Commercial Use, and associated parking. General Plan Designation: General Corridor Commercial.

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

Please see attached page.

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".

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| <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 checked="" 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 # <u>7</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <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 Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input checked="" type="checkbox"/> Santa Monica Mountains 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 checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other <u>South Coast Air Quality Management District</u> |
| <input checked="" type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date May 6, 2021 Ending Date June 21, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>Jefferson Park LLC</u>
Address: <u>626 Wilshire Boulevard, Suite 1100</u>	Address: <u>151 North Franklin, Suite 300</u>
City/State/Zip: <u>Los Angeles, CA 90017</u>	City/State/Zip: <u>Chicago, IL 60606</u>
Contact: <u>Jay Ziff</u>	Phone: <u>(415) 580-6088</u>
Phone: <u>(310) 451-4488</u>	

Signature of Lead Agency Representative:  Date: 5/3/2021

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

Project Description for the 11111 Jefferson Boulevard Mixed-Use Project

The 3.43-acre (149,553 square feet [sf]) Project Site is generally located at 11111 Jefferson Boulevard in the City of Culver City (City). The Project Site is bounded by Jefferson Boulevard to the east, Machado Road to the north and Sepulveda Boulevard to the west. The Project Site is currently developed with three single-story commercial buildings, surface parking, a parking lot that serves the proximate Exceptional Children's Foundation (ECF), and landscaping. The Project would construct 230 residential dwelling units, 19 of which would be affordable to very low income households, for a total of 244,609 sf of residential area including the residential lobby and amenity room); 55,050 sf of ground floor retail area, including a 38,600 sf market, 10,600 sf of restaurants, and a 1,950 sf gym/studio fitness center; and 11,450 sf of second floor office uses within a five story building. The building would be constructed atop one level of subterranean vehicular parking, with parking also provided on the first and second floor of the building. There would be a total of 653 parking stalls (308 stalls for residential, 311 stalls for commercial, and 34 spaces for an off-site use, the ECF). The Project would also include private and publicly accessible open space, including a public park at the corner of Machado Road and Sepulveda Boulevard (Machado Park), a public paseo area with an interior courtyard adjacent to the ground floor retail uses at the intersection of Sepulveda Boulevard and Jefferson Boulevard (Paseo Courtyard), and an open air courtyard located at the third level of the development to serve the residential units.

Discretionary entitlements, reviews, and approvals required or requested for the Project may include, but would not necessarily be limited to, the following:

- Zoning Map Amendment;
- Adoption of a Comprehensive Plan for the Project, which would establish the development standards for the Project Site;
- Community Benefits Request;
- Density Bonus Request;
- Tentative Parcel Map;
- Certification of the EIR for the Project;
- Demolition Permits to remove the existing on-site structures to allow for construction of the Project;
- Construction Permits, including building, grading, excavation, foundation, and associated permits;
- Haul Route Permit, as may be required by Culver City; and
- Other discretionary and ministerial approvals as needed and as may be required.