



2016 014906

FILED  
Jan 21 2016

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by MISTI BROOKS

**Notice of Determination**

FORM D

To: X Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: City of El Segundo  
350 Main Street  
El Segundo, CA 90245  
Ms. Kimberly Christensen, AICP  
Planning Manager  
Tel. 310.524.2340

X County Clerk  
County of Los Angeles

**Subject:** Filing of Notice of Determination in compliance with Public Resources Code Sections 21108 or 21152

**Project Title:** El Segundo South Campus Specific Plan Project Environmental Impact Report

**Project Applicant:** Raytheon Company, 2000 El Segundo Boulevard, El Segundo, California 90245 [Applicant Representative: Mr. William Messori, Mar Ventures, Inc., 310 787-4734

**State Clearinghouse Number:** 2012101081

**Project Location:** 2000-2100 East El Segundo Boulevard, City of El Segundo, County of Los Angeles

**Project Description:** The proposed Project includes entitlement request for:

- Specific Plan No. SP 11-01 establishing a maximum allowable development within the Specific Plan area boundaries of 4,231,547 gross square feet, or an additional 2,142,457 gross square feet over existing conditions. Proposed uses within the Specific Plan include office, warehousing, light industrial, and commercial (retail/restaurant) uses.
- Environmental Assessment No. EA-905, the Environmental Impact Report.
- General Plan and General Plan Map Amendments No. GPA 11-01, changing the land use designations from 'Light Industrial', 'Open Space', and 'Public Facilities' to 'El Segundo South Campus Specific Plan' ('ESSCSP').
- Zone Change No. ZC 11-02 and a Zone Text Amendment No. ZTA 11-01 changing zoning designations in the project area from Light Industrial (M-1), Open Space (OS) and Public Facilities (P-F) to 'ESSCSP'.
- Subdivision No. SUB 11-02 (Vesting Tentative Map No. 71551) which would subdivide the property into 26 separate parcels in three phases.
- Development Agreement No. DA 11-02 specifying the standards and conditions that would govern development of the property and detailing the Applicant's and City's obligations.

Should the El Segundo South Campus Specific Plan be approved, all future development proposals within the Project area must comply with the Specific Plan. It is anticipated the actual amount of development would be refined during subsequent entitlement processes. However, future development could not exceed the development limits established by the El Segundo South Campus Specific Plan. A mixed-use development concept that provides flexibility within the Project area has been developed. All future development within the Specific Plan would be subject to a maximum floor area ratio (FAR) of 0.60 (based on the gross square foot size of the Project area) and would be subject to an overall vehicle trip ceiling. The development plan would allow for transfers of uses and densities between land use types and planning areas within the Project area, as long as the Specific Plan maximum FAR and vehicle trip ceiling are not exceeded.

THIS NOTICE WAS POSTED

ON January 21 2016

UNTIL February 22 2016

REGISTRAR - RECORDER/COUNTY CLERK

The Specific Plan application includes a conceptual development scenario that presents a potential implementation of the El Segundo South Campus Specific Plan land uses and standards. This conceptual development scenario includes 1,752,800 gross square-feet of new single tenant office, 148,960 gross square-feet of new retail/restaurant development, 91,840 gross square-feet of new warehouse space, 168,000 gross square-feet of new light industrial development, demolition of 19,142 square-feet of existing development and the existing 2,089,090 gross square-foot Raytheon Company facility.

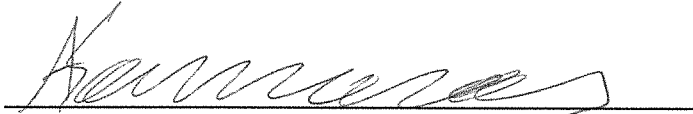
**Determination:** This is to advise that the City of El Segundo, as the [  X Lead Agency \_\_\_ Responsible Agency ], approved the above described Project on January 19, 2016 and made the following determinations regarding the above described Project:

1. The Project [  X will \_\_\_ will not ] have a significant effect on the environment.
2.  X An Environmental Impact Report was prepared and certified for this Project pursuant to the provisions of CEQA.  
\_\_\_ A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA.
3. Mitigation measures [  X were \_\_\_ were not ] made a condition of the approval of the Project.
4. A Mitigation Reporting/Monitoring Plan [  X was \_\_\_ was not ] adopted for this Project.
5. A Statement of Overriding Considerations [  X was \_\_\_ was not ] adopted for this Project.
6. Findings [  X were \_\_\_ were not ] made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report, letters received during the public review period and responses, and record of Project approval are available to the General Public at the locations listed below:

- City of El Segundo Planning and Building Safety Department, 350 Main Street, El Segundo, CA 90245;
- City of El Segundo Public Library, 111 West Mariposa Avenue, El Segundo, CA 90245; and
- City of El Segundo Website: [www.elsegundo.org/depts/planningsafety/planning](http://www.elsegundo.org/depts/planningsafety/planning)

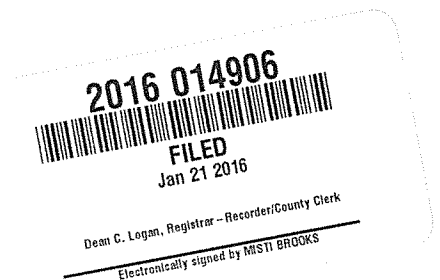
Signature (Public Agency)



Mr. Paul Samaras  
Acting Planning Manager

Date:  January 19, 2016

Date Received for Filing at OPR: \_\_\_\_\_



State of California—Natural Resources Agency  
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
**2016 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT # 201601210490003
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF EL SEGUNDO			DATE 01/21/2016
COUNTY/STATE AGENCY OF FILING LACC			DOCUMENT NUMBER 2016014906
PROJECT TITLE EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN PROJECT			
PROJECT APPLICANT NAME KIMBERLY CHRISTENSEN			PHONE NUMBER
PROJECT APPLICANT ADDRESS 350 MAIN STREET	CITY EL SEGUNDO	STATE CA	ZIP CODE 90245
PROJECT APPLICANT (Check appropriate box): <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,070.00	\$ <u>3,070.00</u>
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,210.25	\$ <u>0.00</u>
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ <u>0.00</u>
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,043.75	\$ <u>0.00</u>
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ <u>75.00</u>
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ <u>0.00</u>

**PAYMENT METHOD:**

<input checked="" type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other _____	\$ <u>3,145.00</u>
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SIGNATURE <b>X</b> <i>Michelle Brooks</i>	TITLE ITC
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