

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017121035

Project Title: Beach Cities Media Campus Project

Lead Agency: City of El Segundo

Contact Name: Mr. Ethan Edwards, AICP, Contract Planner

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Project Location: City of El Segundo, Los Angeles County

City

County

Project Description (Proposed actions, location, and/or consequences).

Project Site is located at 2021 Rosecrans Avenue in the City of El Segundo. Rosecrans-Sepulveda Partners 4, LLC ("RSP4"), the Project Applicant, proposes to develop office, retail, and studio and production facilities on an approximately 6.39-acre site located at 2021 Rosecrans Avenue in the City of El Segundo ("City"). The Beach Cities Media Campus (The "Project") would include the development of an approximately 240,000 square foot creative office building with the option to incorporate a roof deck, a 66,000 square foot studio and production facilities building, and 7,000 square feet of retail uses. In total, the Project would include approximately 313,000 square feet of floor area with an associated floor area ratio ("FAR") of the Project which would be 1.13 to 1 based on the lot area. The Project would also provide 1,100 parking spaces to accommodate the proposed uses in a combination of surface parking, semi-subterranean parking, and a parking structure. The Project also includes a General Plan amendment and Zone Change to amend the Land Use designation and change the zoning from Commercial Center to Mixed Use South.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project will have no impact or less than significant impacts on: Air Quality, Geology and Soils, Land Use and Planning, Noise, Public Services, and Utilities and Service Systems. With the implementation of mitigation measures, the Proposed Project will result in less than significant impacts to Paleontological Resources, Archaeological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, and Tribal Cultural Resources. Mitigation measures for Archaeological and Paleontological Resources include qualified professionals to monitor ground disturbing activities. Mitigation Measures for Greenhouse Gas Emissions include Project design requirements. Mitigation measures for Hazards and Hazardous Materials include analyzing excavated soil and providing location of the pipeline easement. Mitigation Measures for Hydrology and Water Quality include preparation of final studies. Mitigation Measures for Tribal Cultural Resources include retaining a Native American Monitor. Implementation of the Project would result in significant unavoidable environmental impacts relative to population, housing, and employment (City and regional population and housing demands), and Transportation, Traffic and Parking (seven peak hour impacts at five intersections at buildout) and cumulative construction traffic). Mitigation Measures for Transportation include implementation of a Transportation Demand Management Program, and driveway and intersection improvements.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Issues raised in comments submitted to the Lead Agency in response to the NOP and during the scoping meeting include the following: Traffic/Transportation/Transit, Air Quality, Fire Services, Tribal Consultation, and Utilities and Service Systems.

Provide a list of the responsible or trustee agencies for the project.

The Project Site is located entirely in the City of El Segundo. The City, is the Lead Agency for the Project. Responsible agencies may include, without limitation: South Coast Air Quality Management District, Regional Water Quality Control Board, City of Manhattan Beach for Traffic Signal; and West Basin Municipal Water District.

Governor's Office of Planning & Research
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