



# City of El Segundo

## Catalyst Project

## Subsequent Environmental Impact Report

Virtual Scoping Meeting / June 3, 2021 / 5:30 pm-7:00 pm

rincon

# Introduction





# Introductions

## Planning Division of the City of El Segundo

- Eduardo Schonborn, AICP, Principal Planner
- Leila Carver, Contract Planner
- Anna Choudhuri, Contract Environmental Planner
- Jonathan Kwan, Moderator

## Rincon Consultants

- Danielle Griffith, Director
- Emily Marino, Environmental Planner



# Purpose of the Scoping Meeting



Inform the community and affected agencies about the project



Gather input from stakeholders about the topics covered in the EIR



Describe the timeline and future opportunities for community input



# Meeting Agenda

- **Zoom meeting housekeeping items**
- **Project Overview**
  - Description of the Catalyst Project
  - Project construction timeline
- **Environmental Review Process**
- **Subsequent Environmental Impact Report (SEIR) Scope and Schedule**
- **Comments/Input**



*Above: Picture of project site*



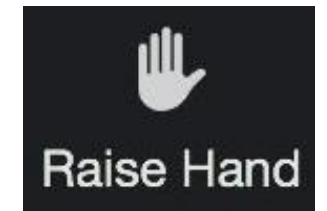
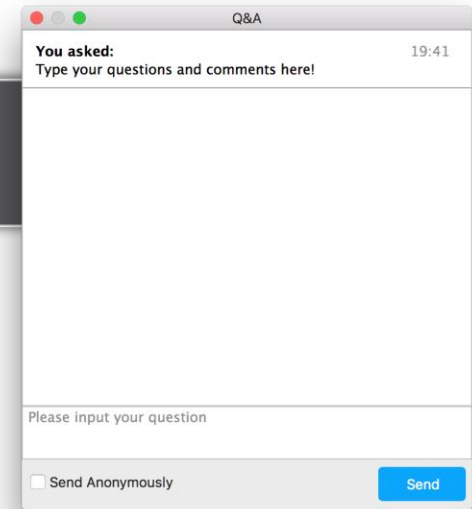
# Housekeeping Items

- This presentation is being recorded for the public record
- If possible, please submit all comments/questions in writing to ensure the adequacy of the record
- Please hold comments until the end of the presentation
- To provide input, type in the Q&A feature or use the Raise Your Hand feature
- If you are joining by phone only, you can raise your hand by pressing \*9 on your phone and use \*6 to unmute yourself
- Please identify yourself and your organization prior to making a comment
- To ensure that everyone has a chance to speak, we ask that verbal comments are limited to 2 minutes
- Technical issues? Use the Q&A to communicate with us at anytime during the meeting.



# Using Zoom

- Use the Q&A button at the bottom of the screen to provide comments
- Use Q&A button to request assistance
- Use the Raise Your Hand button by clicking the hand icon at the bottom of the screen

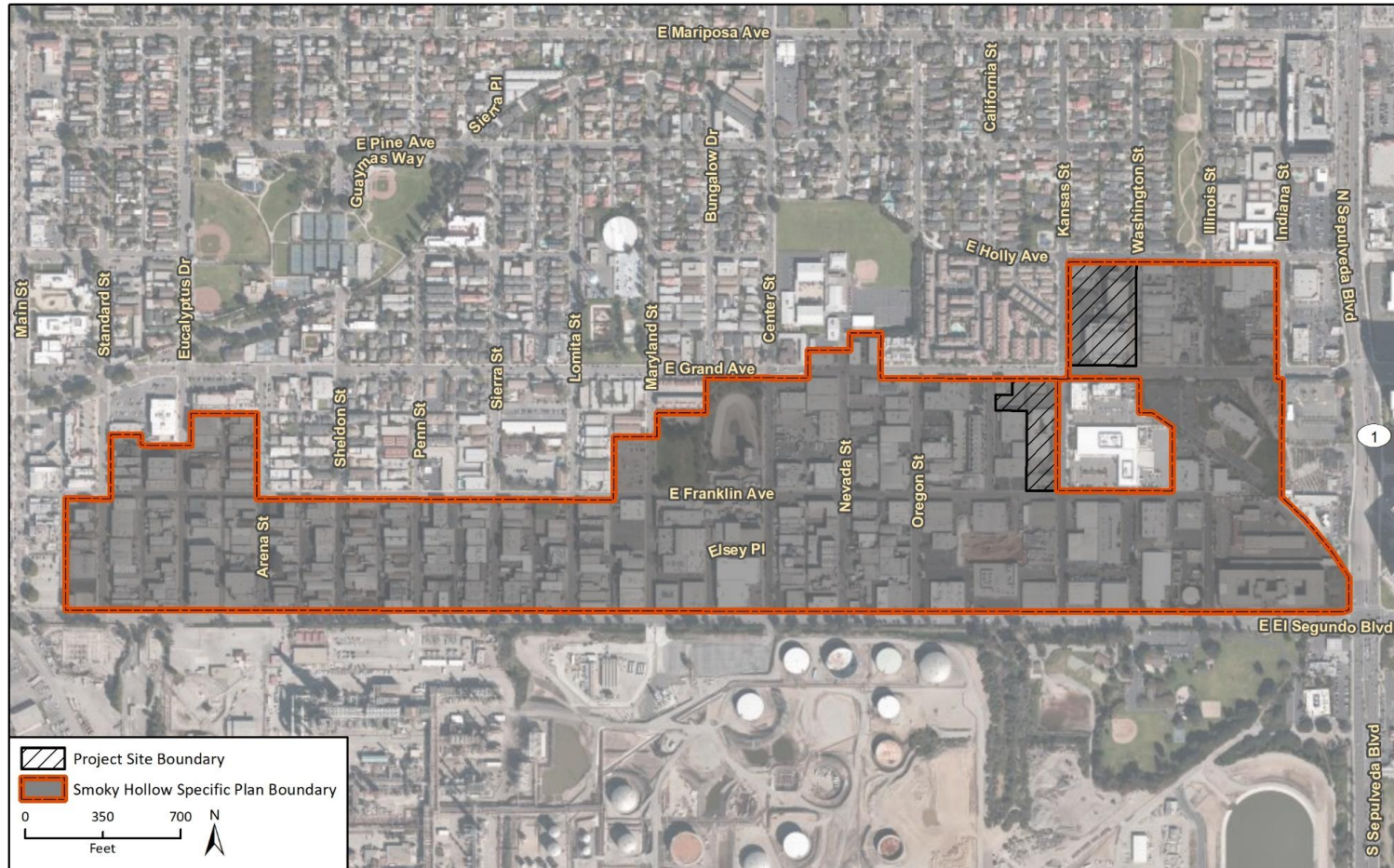


# Project Overview

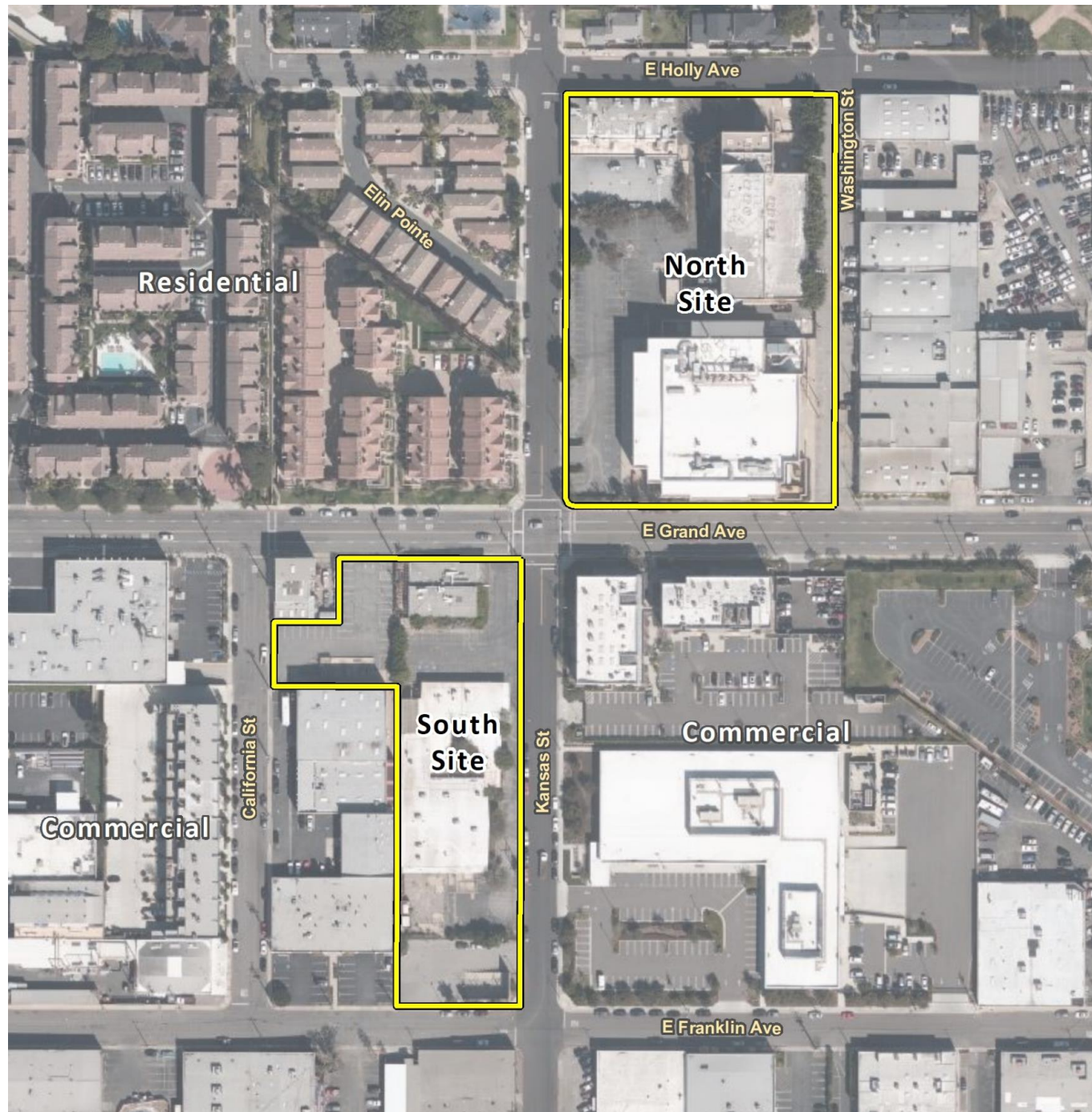




# Project Location in Smoky Hollow Specific Plan



# Project Boundaries





# Project Sites Zoning and Land Use Designations

- General Plan land use designation: SHSP
- Zoning: Smoky Hollow East (SH-E)
  - SH-E district provides a transitional land use area between higher-intensity office uses east of PCH and the smaller, single-parcel industrial and creative businesses of the western portion of the SHSP area
- Permitted uses: incubator industrial, research and technological uses; medium-sized light industrial and manufacturing; and creative office uses



*Above: example creative office space*



# Smoky Hollow Specific Plan

- Smoky Hollow Specific Plan (SHSP) adopted in 2018
- SHSP sets forth a forward-thinking, practical vision for the future of this eclectic, creative area.
- SHSP emphasizes focused redevelopment at higher intensities and a transition away from underutilized industrial uses towards office and research and development space to meet increasing demand for high-quality, professional office space



*Above: Rendering of SHSP area*



# Existing Conditions

- North Site: northeast corner of Grand Avenue and Kansas Street
  - Three industrial buildings of one to three stories in height and surface parking lot
  - Formerly used for semiconductor manufacturing, electrical laboratory, and maintenance and parts repair
- South Site: southwest corner of Grand Avenue and Kansas Street
  - Two single-story industrial buildings and surface parking/vacant paved areas
  - Formerly used for semiconductor manufacturing



*Top: View of the North Site  
Bottom: View of the South Site*



# North Site Photos





# South Site Photos



# North Site Renderings





# North Site Redevelopment



*Above: Rendering of North Site from the corner of Holly Avenue and Kansas Street.*

- Demolition of two of the existing structures on the project site
- Preservation and addition to one existing two story building called the Grand Building. 86,757-square foot (sf) total building size
- Construction of one new four-story, 62,953 sf office building
- Construction of an aboveground parking structure

# South Site Renderings





# South Site Redevelopment

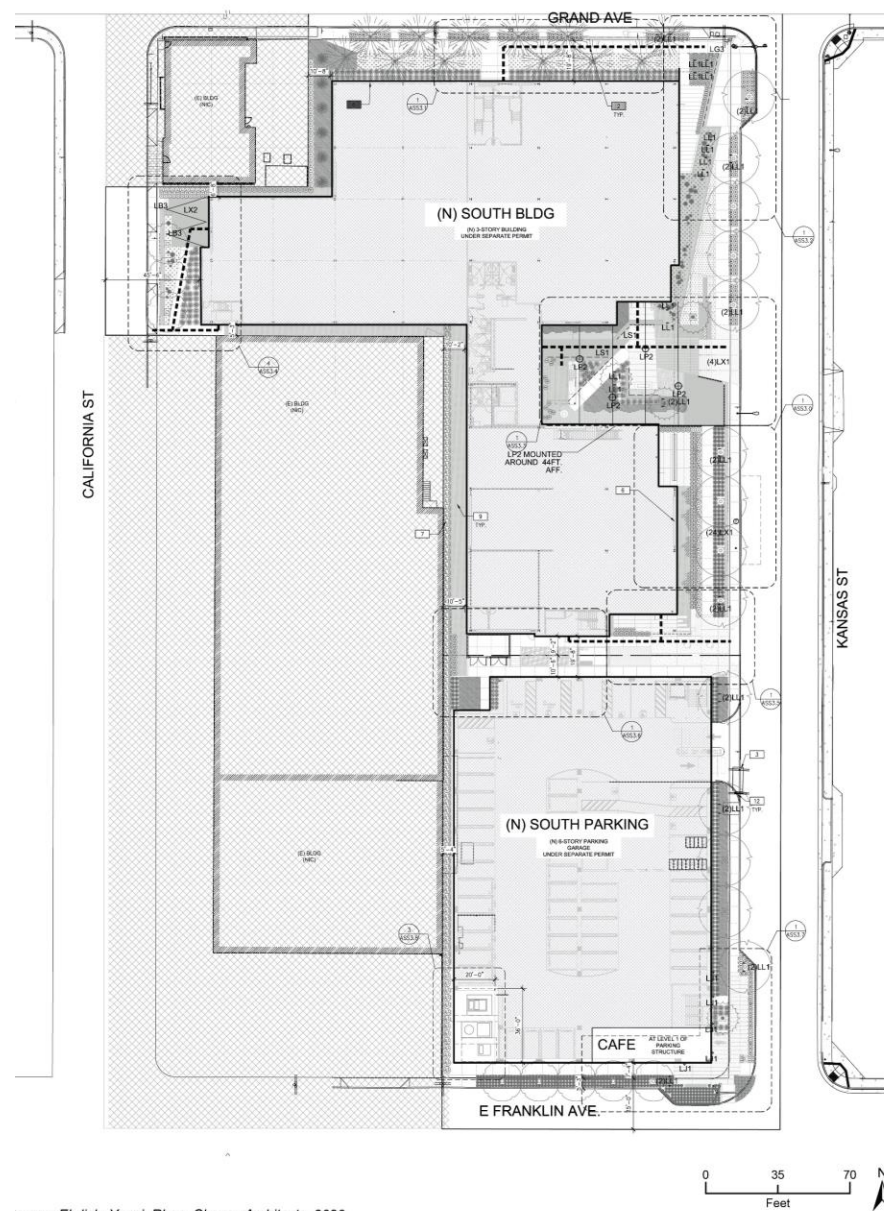
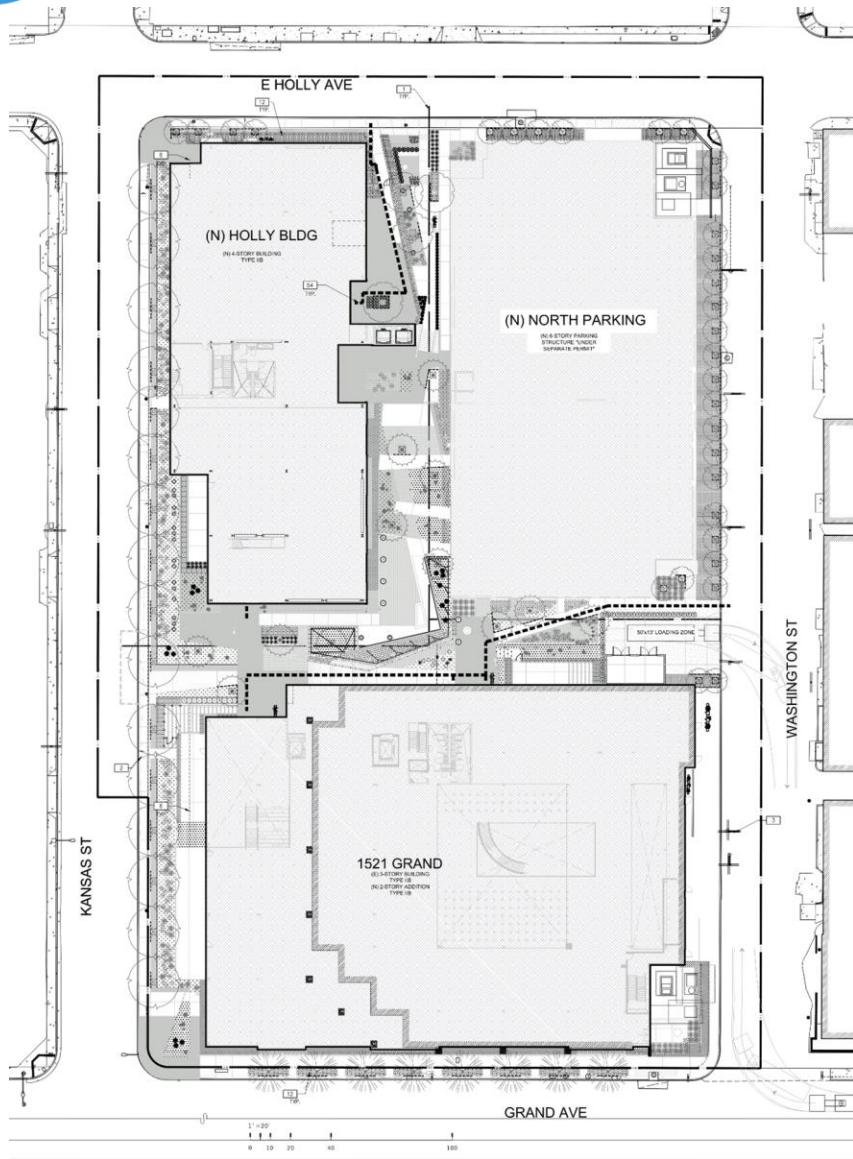
- Demolition of the two existing structures on the project site
- Construction of a new three-story, 93,507-sf office building
- Construction an aboveground parking structure
  - Includes 886-sf ground floor café



*Above: Rendering of the South Site from the corner of East Grand Avenue and Kansas Street.*



# Project Plans



North Site  
(left)  
South Site  
(right)



# Alternative North Site Parking Structure Potential Locations



This conceptual design is based upon a preliminary review of entitlement requirements and an unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

## NORTH SITE - PARKING EXHIBIT

CATALYST  
EL SEGUNDO, CALIFORNIA - LAX19-0042-00

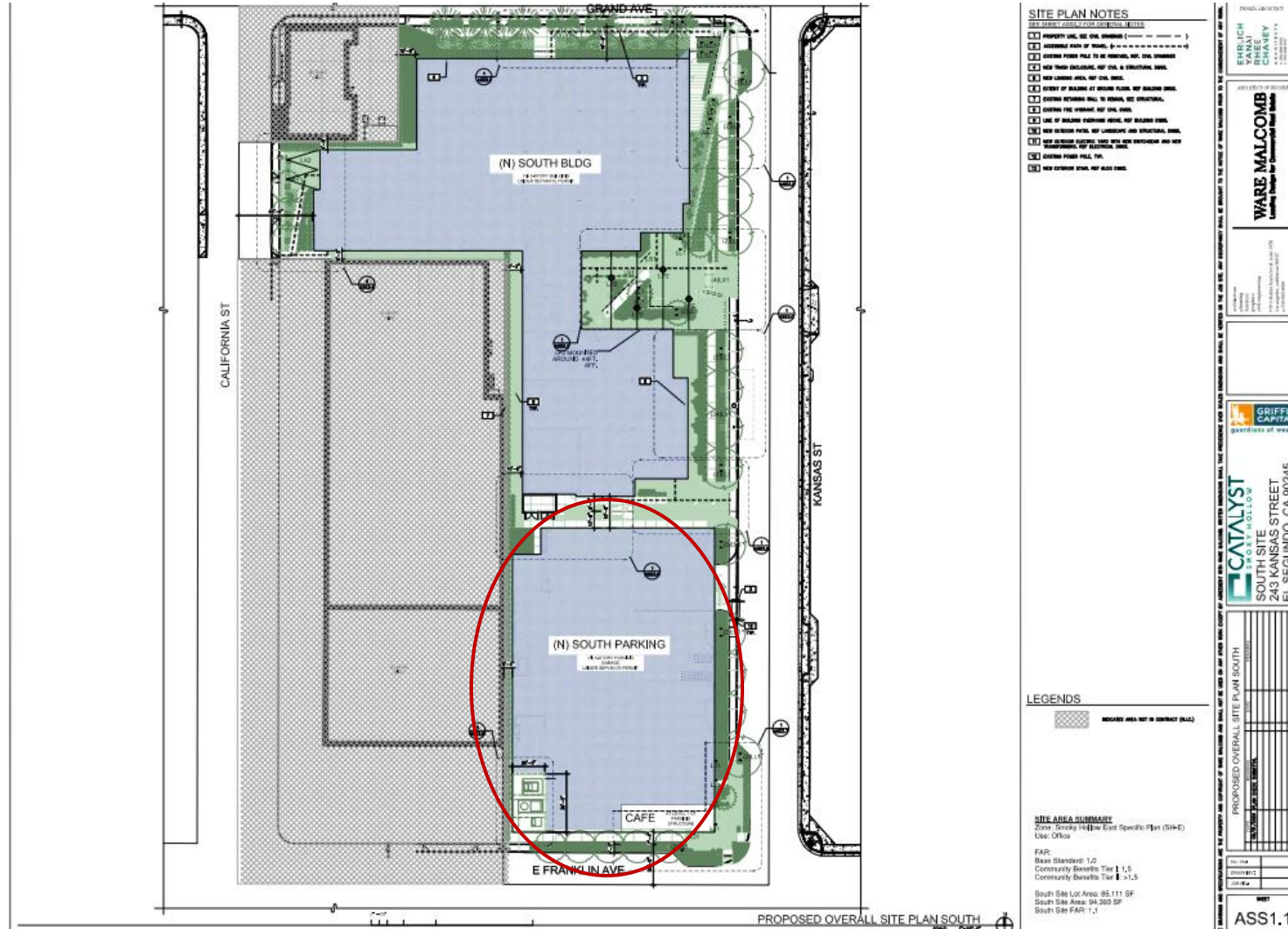
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# South Site Parking



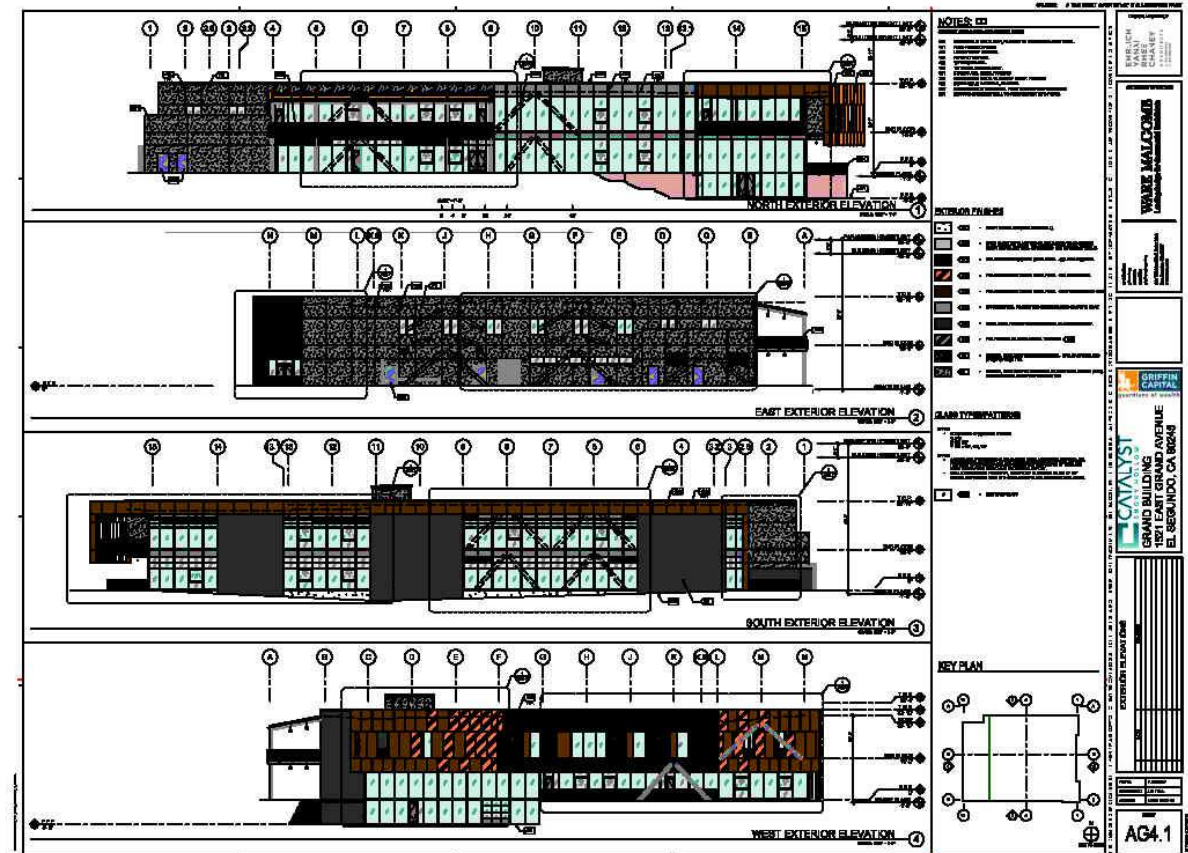


# Anticipated Project Construction Timeline

- If approved, construction is anticipated to last approximately 21 months
- Construction haul routes will avoid residential areas

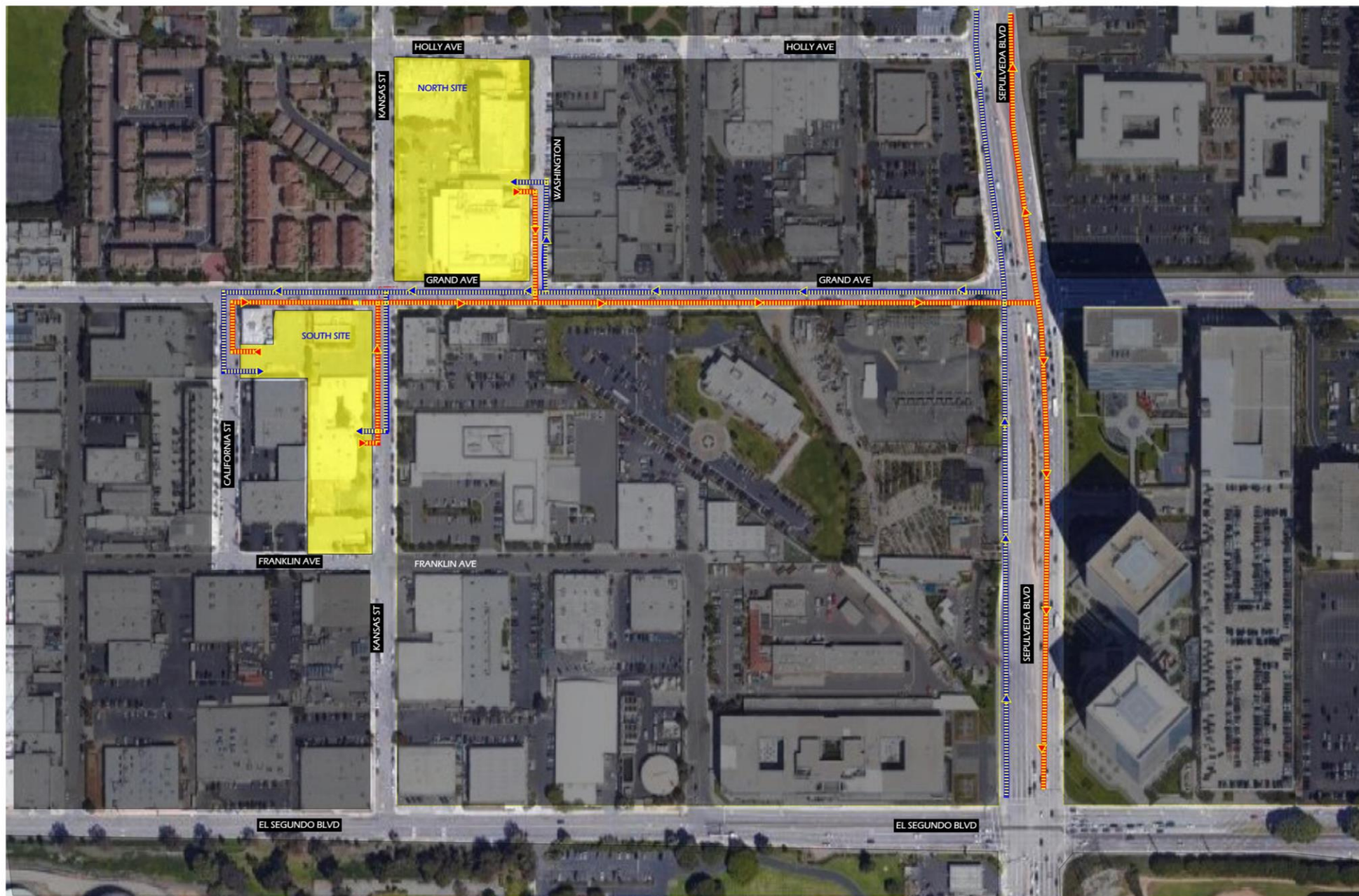


Above: Rendering of Grand Building on North Site



Above: Proposed Grand Building elevations

# Construction Truck Route



# Environmental Review Process





# Purpose of the Environmental Review Process



Identify potential impacts and ways to avoid or reduce environmental impacts



Prevent environmental damage by requiring implementation of a feasible alternative or mitigation measures



Disclose the significant environmental impacts of a proposed project to decisionmakers and the public



Foster interagency coordination in project review



Enhance public participation in the planning process



# SHSP Program Environmental Impact Report



*Above: View of the SHSP area with the Chevron Refinery in the background*

- Program EIR assessed potential impacts of buildout of the specific plan
- Mitigation measures apply to all projects in the plan area
- Concluded four Significant and Unavoidable Impacts:
  - Greenhouse Gas Emissions
  - Noise Levels in Excess of Standards
  - Substantial Permanent Increase in Ambient Noise Levels
  - Conflict with Congestion Management Program (CMP)



# Project Environmental Review

- Initial Study prepared to determine areas of potential impacts. Published on May 12, 2021
- Subsequent EIR that will tier from the SHSP EIR is being prepared. Will focus on areas of potential impact identified in the Initial Study
- Purpose is to discuss potential impacts not considered in the SHSP Program EIR



*Above: Aerial rendering of the project site*

# Subsequent EIR Scope and Schedule



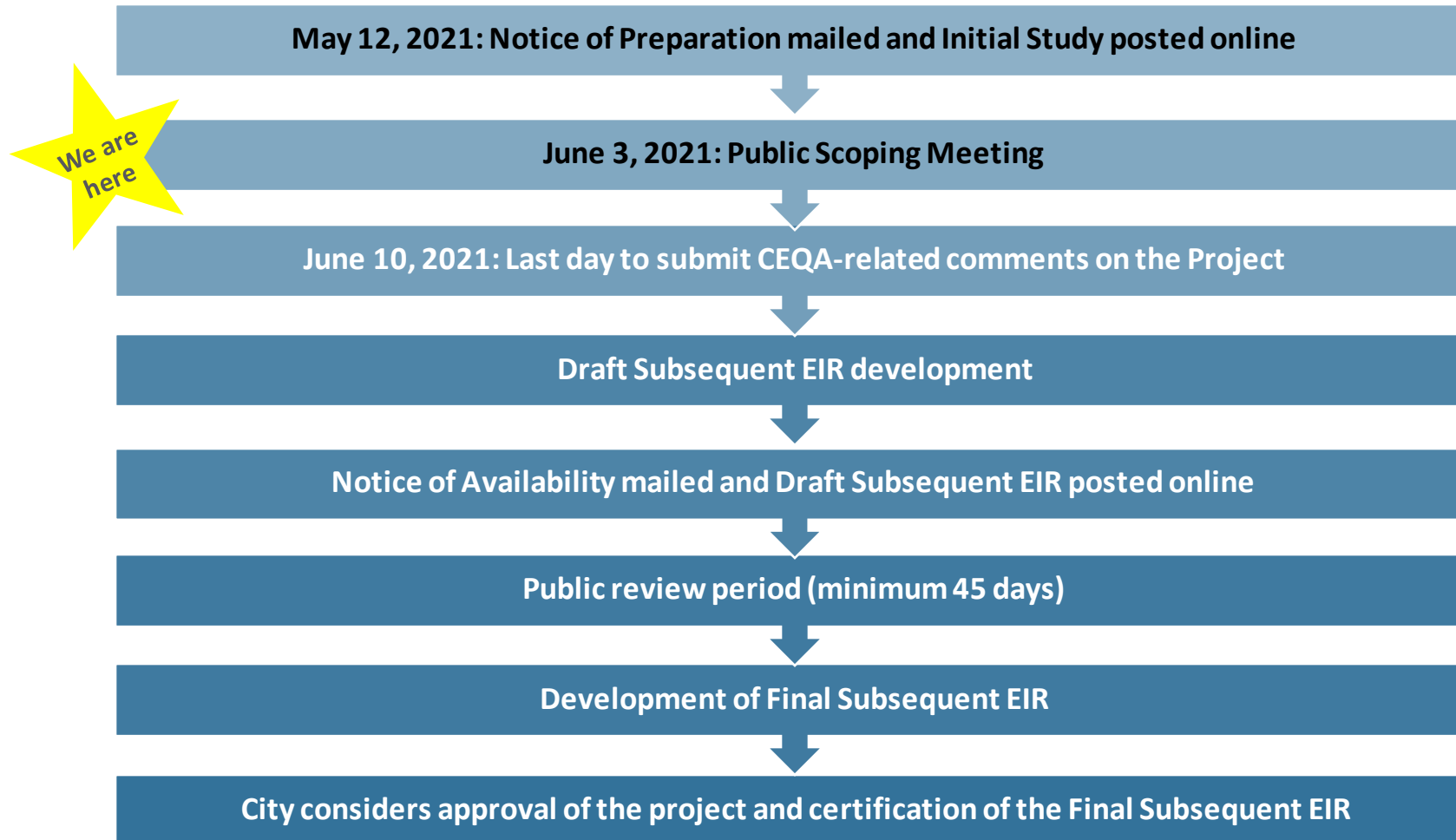


## Environmental Topics to be Analyzed in the Subsequent EIR

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems



# Anticipated Project Environmental Review Timeline





# We welcome your comments!

- To provide input, type in the Q&A feature or use the Raise Your Hand feature
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- Please identify yourself and your organization prior to making a comment
- To ensure that everyone has a chance to speak, we ask that verbal comments are limited to 2 minutes



*Above: rendering of the North Site*



# Additional comments?

**Email or mail** your comments by **June 10, 2021** to Leila Carver at [catalyst.publicinput@gmail.com](mailto:catalyst.publicinput@gmail.com) and/or [leilac@csgengr.com](mailto:leilac@csgengr.com) (reference “Catalyst Project SEIR” in the subject line)

**Written comments** can be sent to:  
Eduardo Schonborn, City of El Segundo,  
Development Services Department,  
350 Main Street,  
El Segundo, CA 90245



Thank you for your time!

