

3.0 Project Description



3.0 PROJECT DESCRIPTION

3.1 PROJECT LOCATION AND SETTING

PROJECT LOCATION

The El Segundo South Campus Specific Plan (ESSCSP or Project) site is located in the County of Los Angeles, in the southeast quadrant of the City of El Segundo (City), approximately 19 miles southwest of downtown Los Angeles; refer to Exhibit 3-1, *Regional Context*. The Project site is more specifically located at 2000-2100 East El Segundo Boulevard, south of East El Segundo Boulevard, in the block between South Sepulveda Boulevard and South Douglas Street; refer to Exhibit 3-2, *Local Context*.

PROJECT SETTING (EXISTING CONDITIONS)

The City of El Segundo encompasses approximately 5.5 square miles. It can generally be described using quadrants, with the intersection of El Segundo Boulevard and Sepulveda Boulevard at the center. The Project site is located in the City's southeast quadrant, in a predominantly light industrial area. The Project involves a generally triangular shaped and level, approximately 142-acre site (APNs 4138-014-013 and -047). Excluding the El Segundo Boulevard right-of-way (ROW), the Project site totals approximately 137 acres. The property is currently developed with the Raytheon Company's Space and Airborne Systems (SAS) facility. Raytheon is the City's largest employer, employing approximately 7,300 persons in El Segundo,¹ of which approximately 3,800 persons are employed at the SAS facility, including employees, contract labor, etc.²

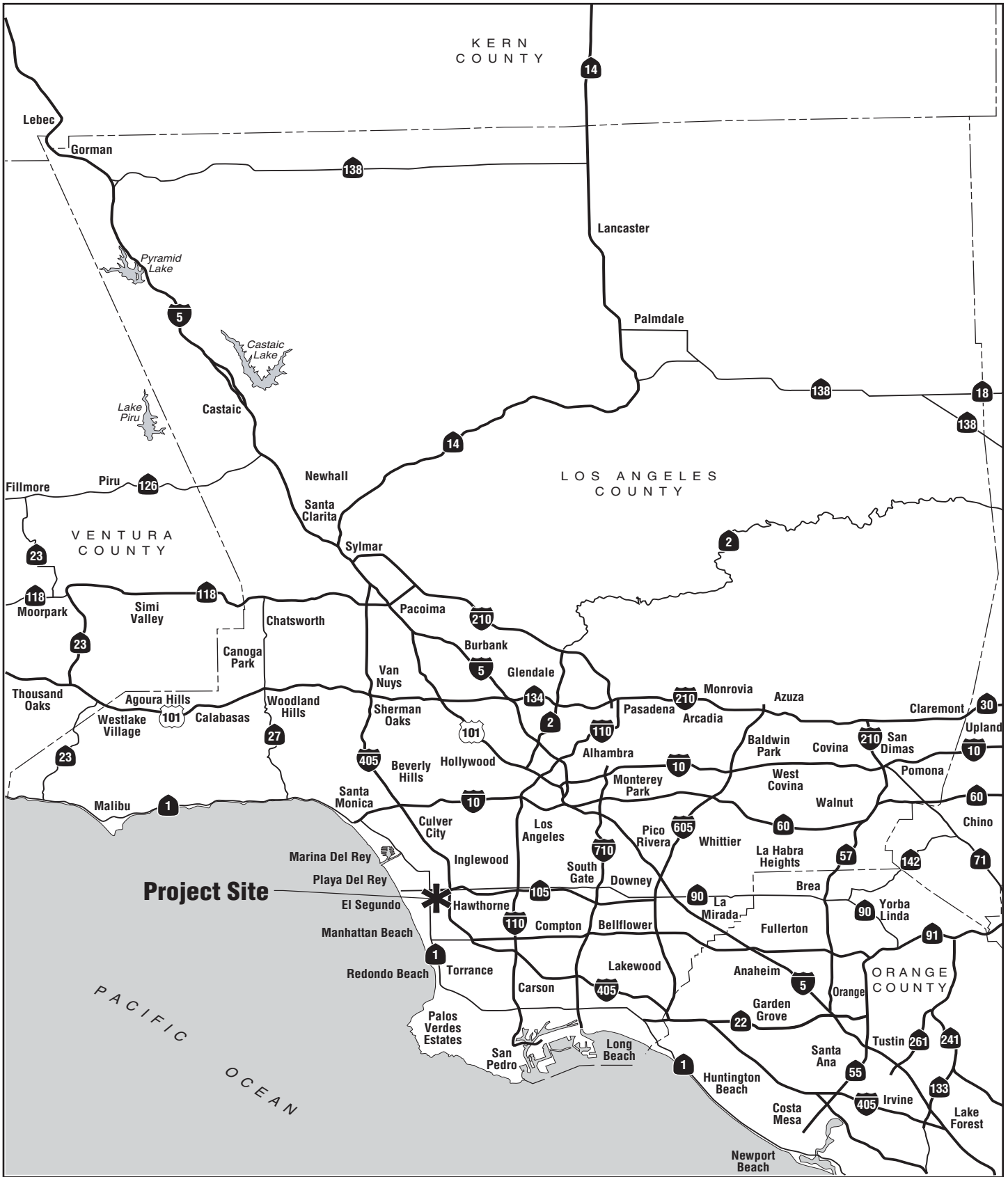
On-Site Land Uses

The existing approximately 2.089 million gross square-foot SAS facility is comprised of 11 buildings, which are locally referred to as the "South Campus." As outlined in Table 3-1, *Existing Development*, office, laboratory, manufacturing, and warehouse land uses are located on the South Campus. The existing onsite land uses are depicted on Exhibit 3-3, *Existing Site Plan*, and Exhibit 3-4, *Existing Onsite Land Uses*. Of the Campus' existing land uses, office uses predominate, comprising approximately 1.2 million gross square feet, which is approximately one-half of the Campus' total floor area. The South Campus also provides private outdoor recreational uses that include tennis and basketball courts and baseball fields at the northwest corner of the property. Support space (i.e., restrooms, locker rooms, and showers) for these outdoor recreational uses is located in Buildings E-23 and E-24. The site's current floor area ratio (FAR) is approximately 0.29. Approximately 20 surface parking lots are disbursed throughout the Campus providing a total of approximately 6,873 parking spaces.³ A portion of the elevated Metro Green Line railway traverses the northeastern corner of the site.

¹ City of El Segundo Business Website, http://elsegundobusiness.com/biz_top.htm, Accessed April 24, 2013.

² Written Correspondence: Messori, William, Senior Vice President, Mar Ventures, Inc., March 29, 2012.

³ Written Correspondence: Alkire, Masa, Principal Planner, City of El Segundo, May 2, 2013.



NOT TO SCALE

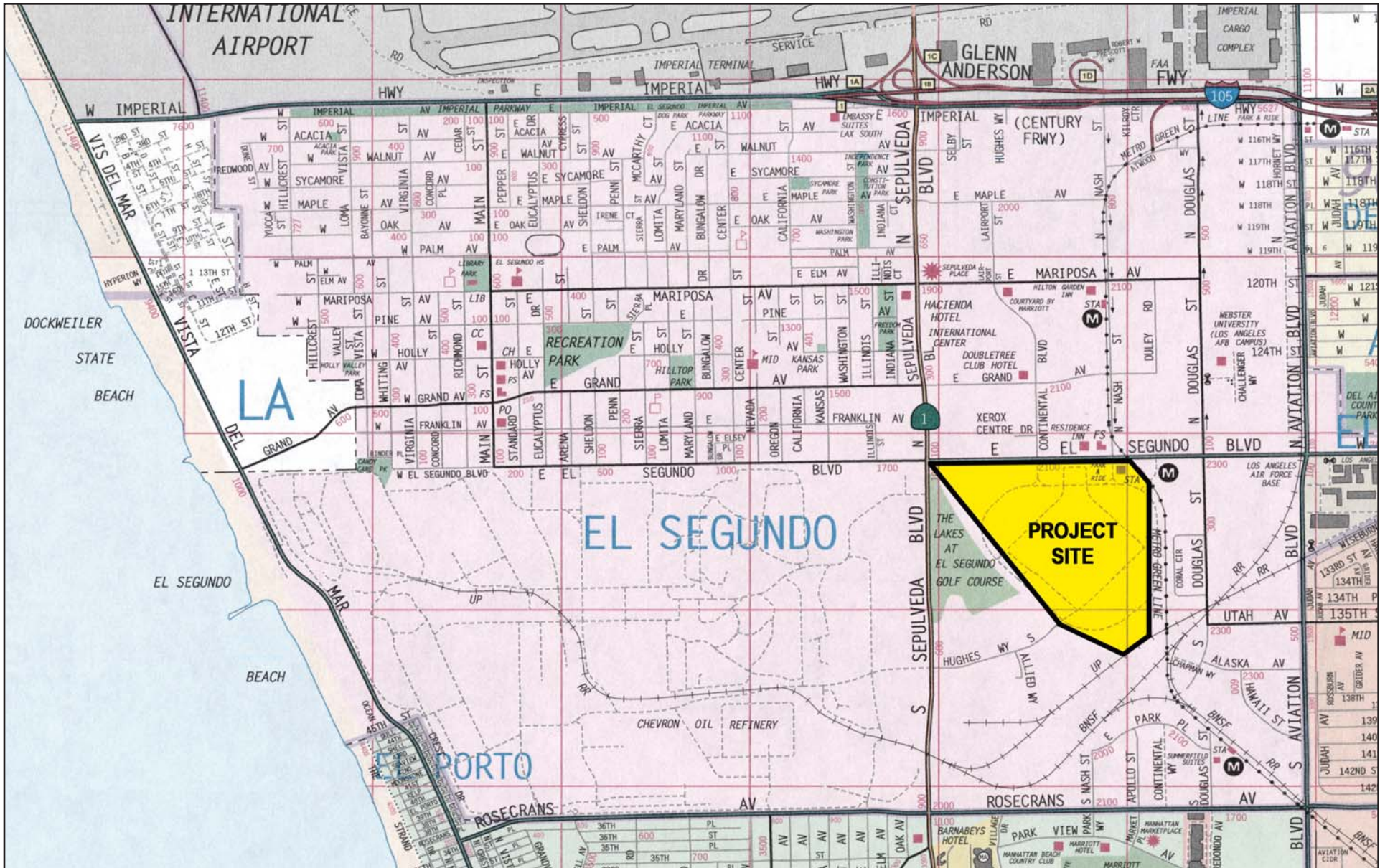


07/14 • JN 10-107917 (130148)

ENVIRONMENTAL IMPACT REPORT
EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)

Regional Context

Exhibit 3-1



Source: Google Maps, 2012.

NOT TO SCALE

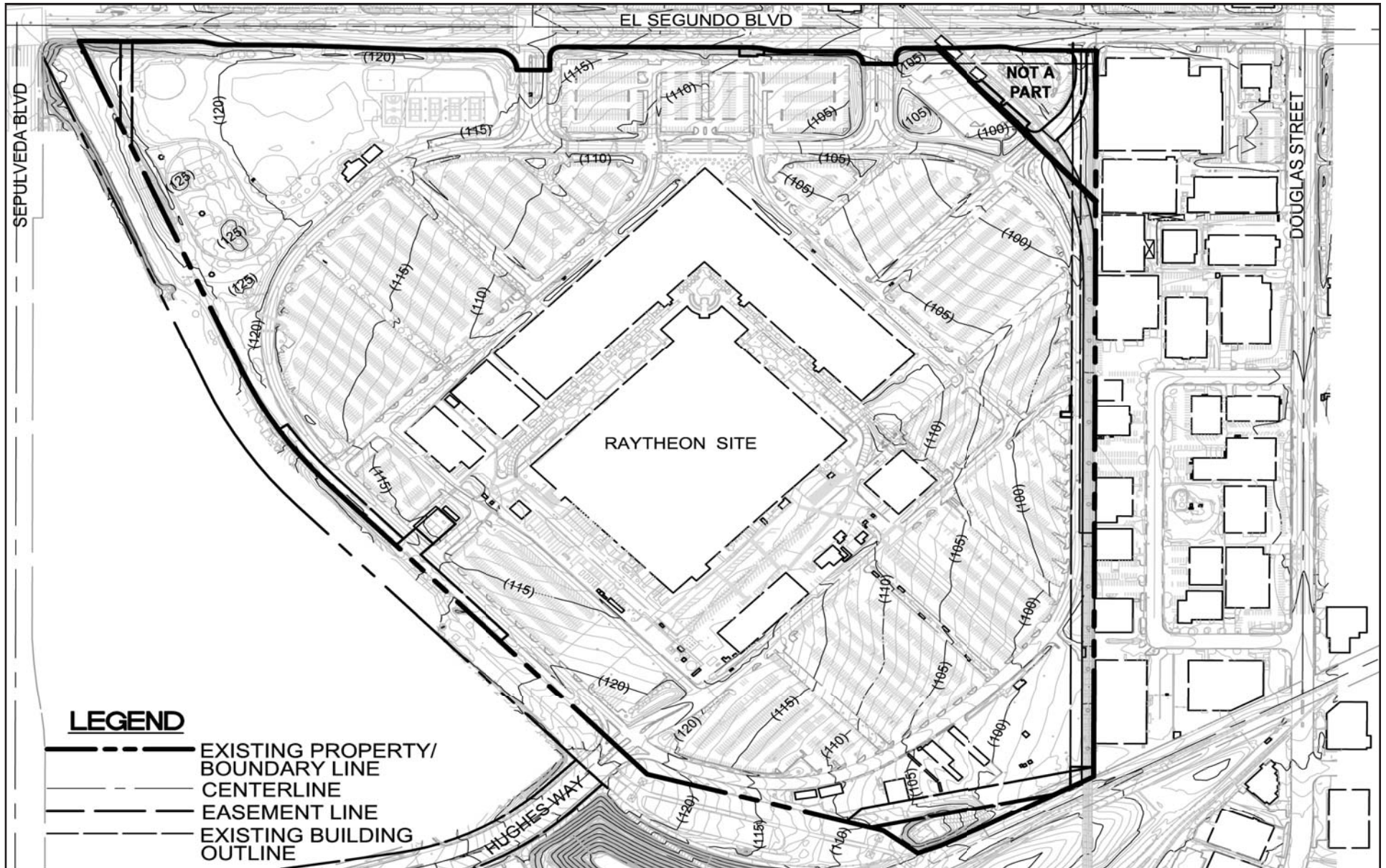


07/14 • JN 10-107917 (130148)

ENVIRONMENTAL IMPACT REPORT
EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)

Local Context

Exhibit 3-2



LEGEND

- EXISTING PROPERTY/ BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - EXISTING BUILDING OUTLINE

NOT TO SCALE



07/14 • JN 10-107917 (130148)

ENVIRONMENTAL IMPACT REPORT
EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)

Existing Site Plan

Exhibit 3-3



Eastern entrance to Project site, at El Segundo Boulevard and Nash Street.



Western entrance to Project site, at El Segundo Boulevard and Continental Boulevard.



Existing onsite structures and parking from Metro Green Line platform.



Recreational uses on NW corner of Project site from El Segundo Boulevard.



Southern entrance to Project site, at Hughes Way.



Southern California Edison (SCE) easement from Hughes Way.



This page intentionally left blank.



**Table 3-1
Existing Development
(Square Feet)**

Building	Office	Laboratory	Manu- facturing	Warehouse	Net	Total Exempt (per ESMC)	Total Gross
E-1	656,564	155,650	151,648	33,009	996,871	124,177	1,121,048
E-2	9,841	29,241	0	0	39,082	5,985	45,067
E-3	2,675	9,014	16,000	694	28,383	8,962	37,345
E-4	307,241	109,920	205,736	47,722	670,619	113,070	783,689
E-5	1,456	0	249	0	1,705	22,959	24,664
E-6	2,263	0	0	0	2,263	460	2,723
E-7	38,295	0	0	11,671	49,966	5,445	55,411
E-20	0	0	0	9,245	9,245	0	9,245
E-21	626	0	0	3,325	3,951	2,579	6,530
E-23	0	0	0	428	428	1,468 ¹	1,896
E-24	0	0	0	0	0	1,472	1,472
Total Net	1,018,960	303,825	373,634	106,095	1,802,513²	286,577	2,089,090
<i>Total Exempt</i>	<i>162,002</i>	<i>48,304</i>	<i>59,403</i>	<i>16,868</i>	<i>286,577</i>		
Total Gross	1,180,962	352,129	433,037	122,962	2,089,090		

Notes:

1. The floor area in buildings E23 and E24 consists primarily of support space for the outdoor recreational uses, including restrooms, locker rooms, and showers. This floor area is considered exempt per ESMC Title 15.
2. Based on a total site area of 142.28 acres and a net floor area of 1,802,513 square feet, the site's floor area ratio (FAR) is 0.29.

Existing Entitlement, General Plan, and Zoning

A Precise Plan was adopted for the site in 1978, allowing 2,575,000 gross square feet of development, for a FAR of 0.42. Various changes were made to the Precise Plan over the course of site development. There was no official "Precise Plan" map until 1983 when Hughes Aircraft Company proposed to amend the Precise Plan in order to construct additional storage buildings. The City Council determined that the Precise Plan that was submitted with the amendment request would be the official Precise Plan. Development on the property is currently restricted to what is allowed under the existing entitlement, which is 2,017,903 net square feet, including 1,802,513 net square feet of existing development with the ability to add an additional 215,390 net square feet (approximately 249,644 gross square feet, assuming approximately 14 percent exempt area).

As outlined in Table 3-2, Existing General Plan Designations and Zoning, the Project site is designated Light Industrial, Open Space, and Public Facilities. Additionally, the Project site is zoned Light Industrial (M-1) Zone, Open Space (OS) Zone, and Public Facilities (P-F) Zone, and is entirely within a Multimedia Overlay (MMO) District.



**Table 3-2
Existing General Plan Designations and Zoning**

General Plan Designation ¹	Acres	Zoning ²
Light Industrial	122	Light Industrial (M-1) Zone
Open Space	16	Open Space (OS) Zone
Public Facilities	4	Public Facilities (P-F) Zone
Total	142	Multimedia Overlay (MMO) District
1. City of El Segundo Website, http://www.elsegundo.org/depts/planningsafety/planning/general_plan/lumap.htm , Accessed February 21, 2012. 2. City of El Segundo Website, http://www.elsegundo.org/civica/filebank/blobload.asp?BlobID=7034 , Accessed February 21, 2012.		

Surrounding Land Uses

The land uses surrounding the Project site are illustrated on Exhibit 3-5, Local Area View, and Exhibit 3-6, Surrounding Land Uses, and described as follows:

- **North:** El Segundo Boulevard (103- to 130-foot ROW) is located immediately north of the Project site. Low and high-rise office buildings with multi-story parking structures and a hotel are located further north beyond El Segundo Boulevard. Los Angeles International Airport (LAX) is located approximately one mile to the north. The areas located to the north are zoned Corporate Office (CO) Zone and Urban Mixed-Use North (MU-N) Zone. Further to the northeast, beyond the Metro Rail Station, is the Los Angeles Air Force Base, which is zoned Public Facilities (P-F) Zone. The areas located to the northwest are zoned General Commercial (C-3) Zone, Medium Manufacturing (MM) Zone, and P-F Zone.
- **South (south of Hughes Way):** A Union Pacific Railroad spur is situated immediately to the south, with City of El Segundo Pump Station No. 18 (a retention basin) and various light industrial uses including a Federal Express distribution facility located further south beyond the railroad. Plaza El Segundo is located further south beyond the Federal Express facility. The areas located south of the Project site are zoned M-1 Zone, O-S Zone, and Urban Mixed Use South (MU-S) Zone.
- **East:** The elevated Metro Green Line railway and industrial uses are located east of the Project site. The El Segundo Metro Rail Station is located adjacent to the northeast corner of the Project site, at 2226 East El Segundo Boulevard.⁴ In addition to industrial uses, religious, educational, and commercial uses are located within the buildings to the east. Aviation Boulevard, which forms the City's eastern boundary with the City of Hawthorne, is located further east. The areas located east of the Project site are zoned M-1 Zone.

⁴ This is one of 14 Los Angeles County rail stations on the 20-mile Metro Green Line that extends from Norwalk to Redondo Beach.



NOT TO SCALE



07/14 • JN 10-107917 (130148)

ENVIRONMENTAL IMPACT REPORT
EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)

Local Aerial View

Exhibit 3-5



West (north of Hughes Way): The land uses located west of the Project site include a Southern California Edison high voltage transmission easement, the Lakes at El Segundo municipal golf course, and the West Basin Municipal Water District water recycling facility. The Chevron Oil Refinery is located further west, beyond Sepulveda Boulevard. The areas located west of the Project site are zoned Neighborhood Commercial (C-2) Zone, Heavy Industrial (M-1), O-S Zone, and P-F Zone.

3.2 BACKGROUND AND HISTORY

In 1978, the Hughes Corporation received approval from the City for a Precise Plan that allowed for a maximum of 2,575,000 square feet of development on the property. The Precise Plan project consisted of two main components, which resulted in a FAR of 0.42: an office tower of up to 16 stories to be located on the northwest portion of the Campus; and a large low-profile complex housing the engineering and manufacturing components in the central-east portion. Over the course of site development, various changes to the originally approved Precise Plan were made at the request of Hughes Corporation. No official Precise Plan Map had been established until 1983, when Hughes requested an amendment to the Precise Plan to construct additional storage buildings. Approval of the amendment was conditioned by the City Council such that the Precise Plan submitted along with the amendment would become the official Precise Plan, and any future changes to the Precise Plan would require Planning Commission and City Council approval. In 1987, the City Council approved the last amendment to the Precise Plan, which involved the addition of approximately 23,000 square feet. Development on the property is currently restricted to what is allowed under the existing entitlement, which is 2,017,903 net square feet, including 1,802,513 net square feet of existing development with the ability to add an additional 215,390 net square feet. The Raytheon Company, the current Project Applicant, merged with the Hughes Corporation in 1997.

As indicated above, the site's current FAR is 0.29, which is lower than the 0.60 FAR allowed in the Light Industrial (M-1) Zone, where the site is located. Additionally, the Campus is near full capacity, causing Raytheon to utilize properties in other areas to meet their operational needs. As a result, the Raytheon Company submitted their application to the City for the Project on December 8, 2011.

3.3 PROJECT CHARACTERISTICS

The Applicant seeks approval of the ESSCSP (No. SP 11-01) Project. The Project proposes to establish a maximum allowable development within the 142-acre Specific Plan area of 4,231,547 gross square feet, or an additional 2,142,457 gross square feet over existing conditions, which would include office, warehousing, light industrial, and commercial (retail/restaurant) uses. Additionally, the Project involves the following entitlements: Environmental Assessment (No. EA 905); General Plan/General Plan Map Amendment No. GPA 11-01 changing the land use designations from Light Industrial, Open Space, and Public Facilities, to ESSCSP (No. SP 11-01); Zone Change No. ZC 11-02 and Zone Text Amendment No. ZTA 11-01 changing the zoning from Light Industrial (M-1), Open Space (OS), and Public Facilities (P-F) Zones, to ESSCSP; Subdivision No. SUB 11-02 (Vesting Tentative Map No. 71551) subdividing the property into 26 separate parcels in three phases; and 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. The proposed Project components are described below.



Metro Green Line at El Segundo Boulevard and Nash Street.



Office and parking uses along El Segundo Boulevard.



West Basin Water District water recycling facility (to the east/right) and office uses (to the west/left) and along Hughes Way.



Business park uses along Douglas Street and Coral Circle.



The Lakes at El Segundo municipal golf course along Sepulveda Boulevard.



Shopping center adjacent to Southern California Edison (SCE) easement at Sepulveda and El Segundo Boulevards.



This page intentionally left blank.



EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN

A specific plan is a tool for the systematic implementation of the general plan. Accordingly, the proposed ESSCSP would establish a link between the El Segundo General Plan implementing policies and the development proposed within the boundaries of the Specific Plan area. Raytheon intends to use the ESSCSP to enable them to develop the Specific Plan area with any combination of permitted land uses, provided that the FAR does not exceed the specified development square footage (at a maximum FAR of 0.6) and that the resultant peak hour vehicle trips do not exceed the specified peak hour trip ceiling (26,585 daily trips, 3,042 a.m. peak hour trips, and 3,120 p.m. peak hour trips). Approving the ESSCSP would allow Raytheon the ability to expand its operations and make use of its property in a manner similar to adjacent properties.

The ESSCSP includes a land use plan, a description of existing and proposed utilities and infrastructure, design guidelines, development standards, and administrative provisions, as summarized below. Exhibits are also included, as supporting documents to the Specific Plan text.

Land Use Plan

The ESSCSP establishes the maximum allowable development within the boundaries of the Specific Plan area. Should the ESSCSP be approved, all future development proposals (e.g., site plan review) would be subject to compliance with the provisions of the Specific Plan and reviewed by the City to ensure consistency. Although, it is anticipated that the actual amount of development would be refined during subsequent entitlement processes, it would not exceed the development limits established by the ESSCSP.

Conceptual Development Scenario. The ESSCSP's development concept is to provide flexibility for Raytheon to either expand its existing operations or develop a mixed-use Project that would be compatible with the existing Campus' facilities and operations. Specific Plan Section III, *Land Use Plan*, addresses the distribution, location, and extent of the land uses within the Specific Plan area. The three land use categories established by the Specific Plan (i.e., Commercial/Office Mixed Use (CMU), Office/Industrial Mixed Use (O/I MU), and Recreation/Open Space (OS/REC)) are described in detail in Specific Plan Section III.B and illustrated on Exhibit 3-7, *Land Use Plan*.

In order to allow for maximum flexibility within the Specific Plan area, a Mixed Use concept is proposed, with mechanisms in the Specific Plan Development Regulations that would allow for transfers between land use types and planning areas. Namely, all future development would be subject to a maximum FAR of 0.60 (based on the Campus' gross square footage) and the vehicle trip ceiling. Combinations of the permitted land uses may be developed, subject to the specified FAR and the vehicle trip ceiling limitations. Table 3-3, *Conceptual Development Scenario*, presents a potential implementation of the ESSCSP land uses and standards, based upon the subdivision identified on the Vesting Tentative Map (refer to discussion below) and the Conceptual Site Plan illustrated on Exhibit 3-8, *Conceptual Site Plan*.



**Table 3-3
Conceptual Development Scenario**

Parcel ¹	Use	Acreage	Building Area (Net)	Building Area (Gross)	Assumed FAR
Commercial/Office Mixed Use (CMU)					
2	Office	4.87	380,040	425,644.80	1.81
3	Office	2.54	191,540	214,524.80	1.73
4	Office	5.20	191,540	214,524.80	0.85
14	Commercial	4.03	50,000	56,000	0.28
15	Commercial	3.99	46,000	51,520	0.26
16	Commercial	3.42	37,000	41,440	0.25
Subtotal		23.98	896,120	1,003,654.4	0.86
Office/Industrial Mixed Use (O/I MU)					
1	Office	10.02	191,540	214,524.8	0.44
5	Existing	7.17	67,465	82,412	0.22
6	Warehouse Light Industrial	4.53	82,000 150,000	91,840 168,000	1.18
7	Office	4.75	163,840	183,500.8	0.79
8	Office	5.81	163,840	183,500.8	0.65
9	Office	1.68	160,840	180,140.8	2.20
10	Parking Structure	1.49	--	--	--
12	Existing	7.78	53,934	82,798	0.16
13	Office	2.71	121,820	136,438.4	1.03
17	Existing	22.32	996,871	1,121,048	1.03
18	Existing	18.36	670,619	783,689	0.84
Subtotal		86.68	2,822,769	3,227,892.6	0.75
Total Development		110.66	3,718,889	4,231,547	0.77
19-26	Roads/Open Space	18.07	--	--	--
11	Recreation	7.54	--	--	--
Proposed El Segundo Boulevard ROW expansion	ROW	0.83	--	--	--
Existing El Segundo ROW and Metro Airspace Easement	ROW	5.22	--	--	--
Total		142.28			0.60
Note:					
1. The specified parcel sizes are preliminary and changes may occur based on potential modifications to the Concept Plan and Vesting Tentative Map.					
Source: City of El Segundo, El Segundo South Campus Specific Plan Table III-2, Land Use – Project Development Scenario.					



- Commercial / Office Mixed Use
- Office / Industrial Mixed Use
- Open Space / Recreational

NOT TO SCALE

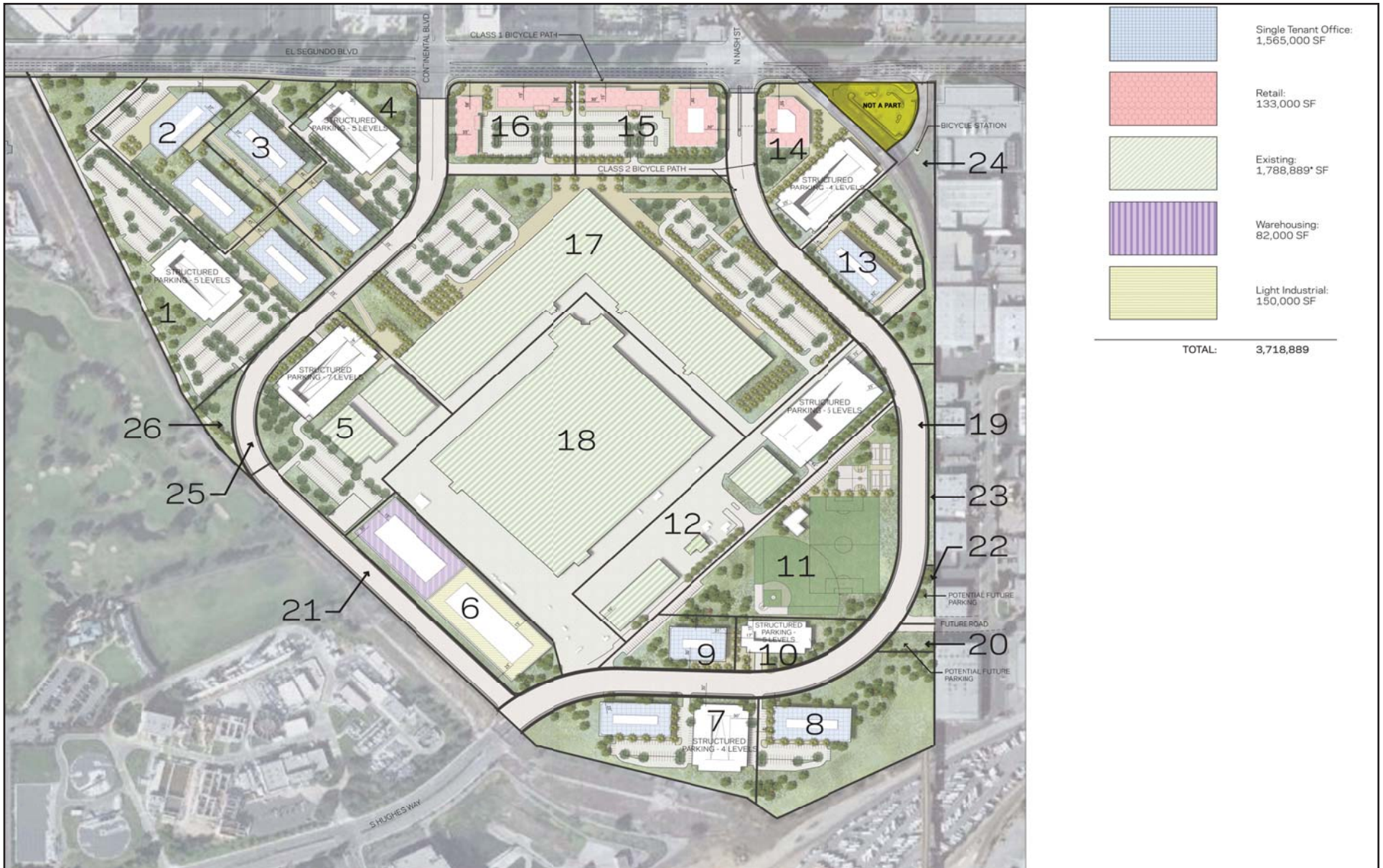


07/14 • JN 10-107917 (130148)

ENVIRONMENTAL IMPACT REPORT
EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)

Land Use Plan

Exhibit 3-7



Source: ho+k, October 25, 2012.

NOT TO SCALE



07/14 • JN 10-107917 (130148)

ENVIRONMENTAL IMPACT REPORT
EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)

Conceptual Site Plan

Exhibit 3-8



The Conceptual Plan does not provide a specific land use concept or site plan. Rather it identifies a land use concept that demonstrates how development allowed under the Specific Plan could be implemented on the Project site. The ultimate land use, building layout, and site planning would be determined at the time of Site Plan submittal for a specific parcel, subject to the development standards and permitted uses outlined in Specific Plan Section VI, *Development Standards*, and the specified FAR and trip ceiling limitations. Overall, approving the ESSCSP would establish a maximum allowable development within the Specific Plan area boundaries, based on a FAR of 0.60, of 3,718,889 net square feet (4,231,547 gross square feet). The buildout could not exceed the maximum allowed development under the Specific Plan, as indicated in Table 3-3 or the specified FAR or trip ceiling limitations.

Table 3-4, Land Use Summary, summarizes the change in land use that would occur assuming implementation of the conceptual development scenario presented in Table 3-3. As indicated in Table 3-4, Project implementation would result in an additional 2,142,457 gross square feet (1,916,376 net square feet) over existing conditions. At buildout, development within the Specific Plan area would amount to approximately 4,231,547 gross square feet (3,718,889 net square feet).

**Table 3-4
Land Use Summary
(Square Feet)**

Building	Office	Laboratory	Manu- facturing	Warehouse	Light Industrial	Commercial	Total
EXISTING							
Net	1,018,960	303,825	373,634	106,095	0	0	1,802,513
Exempt	162,002	48,304	59,403	16,868	0	0	286,577
<i>Total Existing Gross</i>	<i>1,180,962</i>	<i>352,129</i>	<i>433,037</i>	<i>122,962</i>	<i>0</i>	<i>0</i>	<i>2,089,090</i>
PROPOSED PROJECT							
Demolish¹							
Demolish Net	-626	0	0	-12,998	0	0	-13,624
Demolish Exempt	-253	0	0	-5,265	0	0	-5519
<i>Subtotal Demolish Gross</i>	<i>-879</i>	<i>0</i>	<i>0</i>	<i>-18,263</i>	<i>0</i>	<i>0</i>	<i>-19,142</i>
Construct							
Construct Net	1,565,000	0	0	82,000	150,000	133,000	1,930,000
Construct Exempt	187,800	0	0	9,840	18,000	15,960	231,600
<i>Subtotal Construct Gross</i>	<i>1,752,800</i>	<i>0</i>	<i>0</i>	<i>91,840</i>	<i>168,000</i>	<i>148,960</i>	<i>2,161,600</i>
Project (Demolish + Construct)							
Project Net	1,564,374	0	0	69,002	150,000	133,000	1,916,376
Project Exempt	187,547	0	0	4,575	18,000	15,960	226,081
Total Project Gross	1,751,921	0	0	73,577	168,000	148,960	2,142,457
BUILDOUT							
Buildout Net	2,583,334	303,825	373,634	175,096	150,000	133,000	3,718,889
Buildout Exempt	349,549	48,304	59,403	21,443	18,000	15,960	512,658
Total Buildout Gross	2,932,883	352,129	433,037	196,539	168,000	148,960	4,231,547
Note:							
1. Buildings E-20 (9,245 square feet), E-21 (6,530 square feet), E-23 (1,896 square feet), and E-24 (1,472 square feet) are proposed for demolition.							



Circulation Plan. The Specific Plan proposes infrastructure and access for various modes of travel, including automobiles, transit, bicycles, and pedestrian. Connectivity would be provided in accordance with the City's General Plan. The Specific Plan proposes vehicular and non-vehicular circulation improvements to El Segundo Boulevard, and the Nash Street and Continental Boulevard extensions; see Specific Plan Exhibits 13, 14, and 15. Specifically, the Project involves:

- Dedication and construction of roadway for an approximately 10 to 22-foot wide portion of Project frontage along El Segundo Boulevard (which would widen the El Segundo Boulevard public ROW to 150 feet, consistent with its classification as a Major Arterial, and accommodate a bicycle path);
- Construction and dedication through the Project area of the missing roadway link between Nash Street on the north and Hughes Way on the south (this Nash Street extension (100-foot ROW) would be consistent with the roadway's classification as a Secondary Arterial);
- Construction through the Project area of the missing roadway link between Continental Boulevard on the north and the southern extent of the proposed Nash Street extension on the south (this Continental Boulevard extension (80-foot ROW) may remain as a private street, but would be designed as a Commercial Collector Street).
- Construction or contribution of funding for bicycle improvements: a 6.0-foot wide Class I Bicycle Path in a dedicated public easement adjacent to El Segundo Boulevard; two 6.0-foot wide Class II, on-street bicycle lanes within the Nash Street extension (one on each side of the street); and an improved enclosed bicycle parking station (at or onsite near to, the Metro Green Line Station).

Utilities and Infrastructure

The proposed distribution, location, and extent of major components of public and private utilities and infrastructure, and other essential facilities within the ESSCSP area, which are needed to support the land uses described above, are addressed in Section IV, *Utilities and Infrastructure*, of the Specific Plan, and Section 5.11, *Utilities and Service Systems*, of this EIR. Namely, the Specific Plan addresses the following utilities and infrastructure: water; reclaimed water; wastewater; drainage and water quality; solid waste; electric; gas; and telecommunications.

Design Guidelines

Specific Plan Section V includes design guidelines that are intended to be "guidelines," not "development standards." These guidelines would not require stringent compliance. Rather, they are intended to promote the quality of design planned for the Project. The design guidelines include criteria for site planning, buildings, landscaping, and signage, among others.



Development Standards

Specific Plan Section VI specifies the standards by which Specific Plan development would occur. These standards (which are intended to supplement the existing zoning regulations) address various aspects of development, including the following:

- Permitted Uses;
- Development Standards (i.e., Lot Area, Height, Setbacks, Lot Frontage, Floor Area/FAR, Walls/Fences, and Accessory Structures);
- Circulation;
- Parking/Loading;
- Landscaping;
- Public Safety (Lighting);
- Signage;
- Sustainability;
- Enclosed Uses; and
- Transfer of Development Rights.

Administration

The program of implementation necessary to carry out the land use plan, utilities/infrastructure, and development standards described above is addressed in Specific Plan Section VII. This section addresses the ESMC, Specific Plan modifications, site plan review, Specific Plan amendments, and CEQA compliance.

OTHER PROPOSED ENTITLEMENTS

Additionally, the Project would require approval of the following, in order to implement the Specific Plan.

General Plan/General Plan Map Amendment No. GPA 11-01

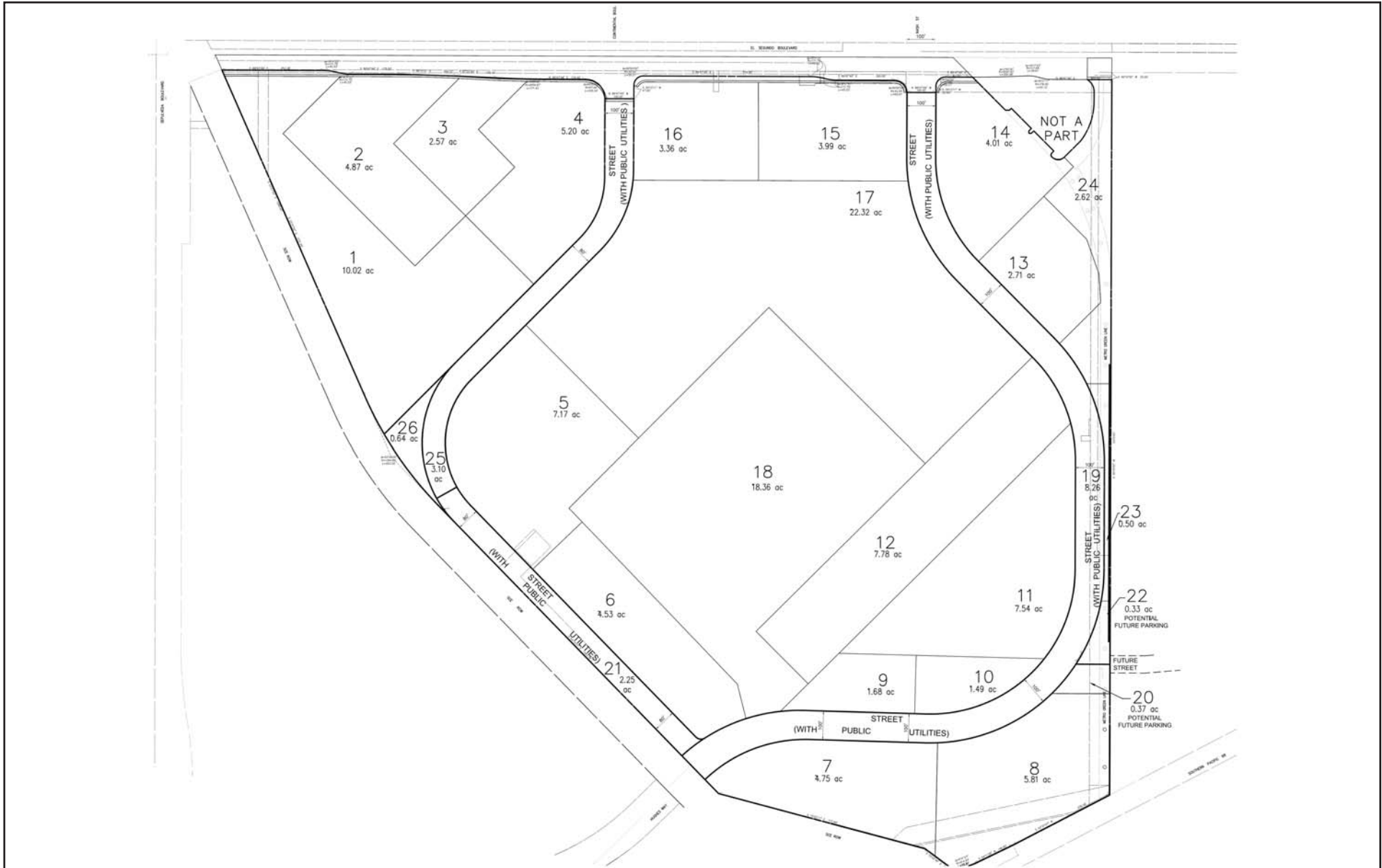
The Project proposes to change the existing land use designations from Light Industrial (122 acres), Open Space (16 acres), and Public Facilities (4 acres), to ESSCSP.

Zone Change No. ZC 11-02 and Zone Text Amendment No. ZTA 11-01

The Project proposes to change the zoning from Light Industrial (M-1) Zone (122 acres), Open Space (OS) Zone (16 acres), and Public Facilities (P-F) Zone (4 acres), to ESSCSP.

Subdivision No. SUB 11-02 (Vesting Tentative Map No. 71551)

The Project proposes a three phase subdivision of the property into 26 separate parcels, including parcels for future streets; refer to Exhibit 3-9a and 3-9b, Vesting Tentative Map No. 71551.



Source: Psomas; May 21, 2014.

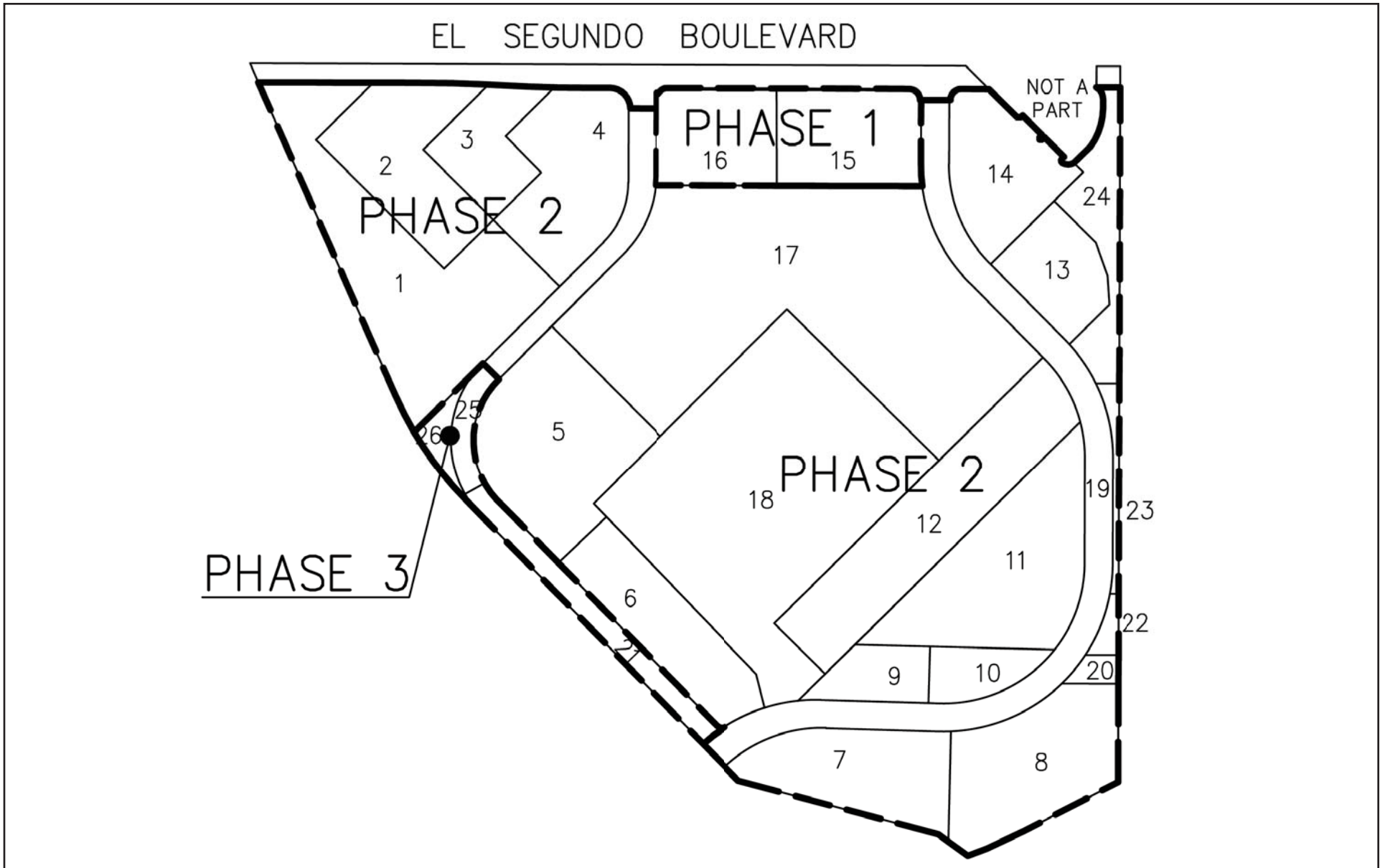
NOT TO SCALE



07/14 • JN 10-107917 (130148)

ENVIRONMENTAL IMPACT REPORT
 EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)
Vesting Tentative Map No. 71551

Exhibit 3-9a



Source: Psomas; May 21, 2014.

NOT TO SCALE



07/14 • JN 10-107917 (130148)

ENVIRONMENTAL IMPACT REPORT
 EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)
Vesting Tentative Map No. 71551

Exhibit 3-9b



Development Agreement No. DA 11-02

The Draft Development Agreement specifies the standards and conditions that will govern development of the property and details the Applicant's and City's obligations. More specifically, some of the physical improvement items in the Development Agreement that are identified as the Applicant's responsibility are:

1. Complete and fund construction of the Nash Street extension before issuance of any Certificate of Occupancy for development identified as Phase II of the Project. Phase I consists of a maximum of 89 AM peak hour trips and 225 PM peak hour trips.
2. Complete or contribute funding for bicycle improvements including a Class I Bicycle Path within El Segundo Boulevard, two Class II Bicycle Lanes within the Nash Street extension, and improved enclosed bicycle parking station at the El Segundo (Green Line) Metro Rail Station.
3. Contribute towards sewer capacity improvements in El Segundo Boulevard to facilitate any portion of the development that connects to the El Segundo Boulevard wastewater lines.
4. Dedication and construction of roadway for of an approximately 10 to 22-foot wide portion of Project frontage along El Segundo Boulevard (which would widen the El Segundo Boulevard public ROW to 150 feet, consistent with its classification as a Major Arterial, and accommodate a bicycle path).

GRADING

The estimated earthwork for the Project is proposed to occur in two phases:

- *Phase I*: Approximately 15,600 cubic yards (CY) of cut, approximately 2,800 CY of fill, and approximately 12,800 CY of export;
- *Phase II*: Approximately 144,300 CY of cut, approximately 48,300 CY of fill; and approximately 96,000 CU of export.⁵

Depending on geotechnical recommendations, additional onsite work may be required for removal and recompaction. Therefore, approximately 159,900 CY of cut, approximately 51,100 CY of fill, and approximately 108,800 CY of export are anticipated.

3.4 PHASING/CONSTRUCTION

Construction and occupancy is not proposed according to a phasing schedule. Rather, development would be dictated by market demand and phased accordingly. Table 3-5, Conceptual Phasing Schedule, is a conceptual two-phase schedule and provided for planning and analysis purposes only.

⁵ Psomas, *Phase II Grading Exhibit*, Revised February 2, 2013.



Phase I in Table 3-5 is consistent with Phase I identified in the proposed Vesting Tentative Map. Phase II is consistent with Phases II and III identified in the proposed Vesting Tentative Map.

**Table 3-5
Conceptual Phasing Schedule**

Land Use	2013	Phase I Opening 2015	Phase II 2016 – 2022	Buildout
Office	-	0	1,752,800	1,752,800
Warehouse	-	0	91,840	91,840
Industrial	-	0	168,000	168,000
Retail/Restaurant	-	92,960	56,000	148,960
Total	-	92,960	2,068,640	2,161,600
Source: City of El Segundo, El Segundo South Campus Specific Plan Table III-4, <i>Phasing</i> .				

3.5 GOALS AND OBJECTIVES

Pursuant to CEQA Guidelines § 15124(b), the EIR project description must include “[a] statement of objectives sought by the proposed project.... The statement of objectives should include the underlying purpose of the project.”

The proposed Project objectives, as referenced in the Draft Specific Plan, are:

1. To serve the mission of economic development in the City by contributing to the creation, maintenance, and implementation of a business climate that fosters a strong economic community, results in business retention and attraction, provides an effective level of City services to all elements of the community, and maintains the quality of life that has characterized El Segundo for more than nine decades.
2. To identify a range of permitted commercial and industrial uses within the Specific Plan area that will contribute to job creation opportunities and seek balance between growth, local resources, and infrastructure capacity. Additionally, the growth allowed by the Specific Plan is intended to create a synergy with other uses in the area and help those businesses grow as well.
3. To provide a positive contribution to the maintenance and expansion of El Segundo’s economic base as development typically increases the City’s: business license taxes; utility user taxes; property taxes; and sales taxes. An increased economic base will provide the City with resources to provide high-quality services to its residents and daytime population.
4. To provide multimodal improvements to the City’s transportation circulation system, including enhancements to the City’s roadway network (El Segundo Boulevard, and Continental Boulevard and Nash Street extensions), bicycle network, and pedestrian network, and increased office and commercial density located in close proximity to an existing light rail station.



3.6 AGREEMENTS, PERMITS, AND APPROVALS

The City, as Lead Agency for the Project, has discretionary authority over the Project. In order to implement the Project, the Applicant would need to obtain, at a minimum, the following discretionary permits/approvals:

- Environmental Assessment No. EA 905;
- General Plan/General Plan Map Amendment No. GPA 11-01;
- Zone Change No. ZC 11-02;
- Zoning Text Amendment No. ZTA 11-01;
- El Segundo South Campus Specific Plan (ESSCSP) No. SP 11-01;
- Subdivision No. SUB 11-02 (Three Phase Vesting Tentative Map No. 71551); and
- Development Agreement No. DA 11-02.