PLANNING COMMISSION AGENDA

November 18, 2021

PUBLIC ADVISORY:
THE CITY COUNCIL CHAMBER AND/OR LOBBY WILL ONLY BE OPEN TO THE PUBLIC FOR PUBLIC COMMUNICATIONS.
(Face masks/coverings are required to be worn inside City facilities)

How Can Members of the Public Observe the Meeting?

The meeting may be viewed via Spectrum Channel 3 and 22, AT&T U-verse Channel 99, and/or El Segundo TV at YouTube.com.

How Can Members of the Public Participate in the Meeting and/or Provide Public Comments?

Join via Zoom from a PC, Mac, iPad, iPhone, or Android device, or by phone.
Please use this URL
https://us06web.zoom.us/j/83283048366?pwd=dHN1RzNXb1RqbmprOU1EOHB4MS9nQT09

If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "rename" to rename yourself to be anonymous.

OR

Join by phone: 1 669 900 9128 US
Enter Meeting ID: 832 8304 8366
Passcode: 002191

Your phone number is captured by the zoom software and is subject to the Public Records Act unless you first dial "*67" before dialing the number as shown above to remain anonymous.

For Public Communications, members of the public may provide comments in the Lobby and/or Council Chamber or via Zoom. **All persons present in the Lobby or Council Chamber must wear a face mask at all times.** For in person comments, please fill out a Speaker Card located in the Chamber Lobby and for Zoom comments, notify meeting host by raising your virtual hand (see hand icon located in the "Reactions" button at bottom of screen) and you will be invited to speak. *The time limit for comments is five (5) minutes per person. Before speaking to the Commission, please state: your name and residence or the organization you represent. Please respect the time limits.*

Members of the public may also provide comments electronically by sending an email to the following address prior to the start of the meeting: planning@elsegundo.org. ***Please include the meeting date and item number in the subject line***. If you would like to request that your emailed comment be read into the record, please include that request at the top of your email, limit your comments to 150 words or less, and email your comments at least 30 minutes prior to the start of the meeting. Depending on the volume of communications, the emails may be read to

Commission at the appropriate time. Please note that all emailed comments are public records subject to disclosure under the Public Records Act.

Additional Information:

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the jurisdiction of the Planning Commission and/or items listed on the agenda during the public communications portions of the meeting. Additionally, the public can comment on any public hearing item on the agenda during the public hearing portion of such item. The time limit for comments is five (5) minutes per person.
Before speaking to the Planning Commission, please state your name and residence and the organization you represent, if desired. Please respect the time limits.

DATE:	Thursday, November 18, 2021
TIME:	5:30 p.m.
PLACE:	Teleconference/Videoconference and in-person at: City Council Chambers 350 Main Street, El Segundo, CA 90245
VIDEO:	El Segundo Cable Channel 3 (Live). Replayed Friday following Thursday's meeting at 1:00 pm and 7:00 pm on Channel 3. (Schedule subject to change)

All files related to this agenda are available for public review by appointment in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and on Fridays until 4:00 pm, beginning at 7:00 am on the Monday prior to the Planning Commission meeting.

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items.

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the subject-matter jurisdiction of the Planning Commission and items listed on the Agenda during the public communications portion of the meeting. Additionally, the public can comment on any public hearing item on the Agenda during the public hearing portion of such item. The time limit for comments is generally five minutes per person.

Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the Planning and Building Safety Director a minimum of two working days before the meeting and they do not exceed five minutes in length. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the City Clerk's office and on the City's website, www.elsegundo.org.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2307. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Public Communications (Related to City Business only and for which the Planning Commission is responsible—5 minutes per person; 30 minutes total).
Individuals who received value of $50 or more to communicate to the Planning Commission on another's behalf, and employees speaking on their employer's behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.

E. Written Communications (other than what is included in Agenda packets)

F. Consent Calendar
All items are to be adopted by one motion without discussion. If a request for discussion of an item is made, the items should be considered individually under the next Agenda heading.

None.

G. Continued Business – Public Hearing

None.

H. New Public Hearings

1. Pacific Coast Commons Specific Plan and Environmental Impact Report (JW/PS)

Project Address: 475-629 North Pacific Coast Highway

Applicant: Nick Browne, representing BRE EL SEGUNDO HOLDCO LLC

Project Description: The proposed Pacific Coast Commons Specific Plan (Project) includes approximately 6.38 gross acres (6.23 acres post street dedication) of developed property along Pacific Coast Highway. The entire area would receive a new General Plan Land Use Designation and zoning of Pacific Coast Commons Specific Plan. The Project would demolish an existing 41,660 square-foot food & beverage building and the existing surface parking lots of the Fairfield Inn & Suites by Marriott and Aloft Hotel properties, and it would allow for the development of up to 263 new housing units and approximately 11,252 square feet of new commercial/retail uses, and three associated parking garages. The following applications/approvals are being requested:

- A new Pacific Coast Commons Specific Plan (SP No. 19-01) for the Project site.
- An Environmental Impact Report (EIR) for the Project (Environmental Assessment No. EA-1248)
- General Plan Amendment (No. GPA 19-01) to change the Land Use Designations of the Project site from "General Commercial" and "Parking" to "Pacific Coast Commons Specific Plan (PCCSP)" with an accompanying Land Use Map change.
- Zone Text Amendment (No. ZTA 19-08) to add a new El Segundo Municipal Code (ESMC) Section 15-3-2(A)(12) "Pacific Coast Commons Specific Plan (PCCSP)."
- Zone Change (No. ZC 19-01) to rezone the Project property from "General Commercial (C-3)" and "Parking (P)" to "Pacific Coast Commons Specific Plan (PCCSP)" and an accompanying Zoning map change.
- Vesting Tentative Tract Map (VTTM 82806) SUB 19-03 for merger, subdivision and residential/commercial condominium purposes.
- Site Plan Review (No. 19-01) to allow the site plan and architectural design to construct the mixed-use commercial and residential development for the 263 residential units, approximately 11,252 square feet of new commercial development, and three parking structures.
- Development Agreement (No. DA 19-02) between the City of El Segundo and BRE El Segundo Property Owner A LLC, BRE El Segundo Property Owner B LLC, and BRE El Segundo Parking LLC.
- Affordable Housing Agreement requiring the applicant to provide 32 units of affordable housing for 55 years and to pay for an independent affordable housing consultant to monitor the implementation of the affordable housing program
- Modification of Resolution Nos. 2759 and 2760 to rescind the previous approvals SUB No. 14-05, Lot-Tie Covenant No. 14-03, Off-site Parking Covenant Nos. MISC 14-03 and 14-06, leaving in place CUP No. 14-01 for the Fairfield Inn and Suites Hotel and CUP No. 14-02 for the Aloft Hotel, along with alcohol service at both hotels with modifications to the conditions of approval accordingly.
- Parking Demand Study and Shared Parking Analysis to establish the parking requirements for the proposed commercial and residential development combined with the existing hotel development.
- Shared Parking Agreement in conjunction with the Parking Demand Study and Shared Parking Analysis, to replace the previous approval of Off-Site Parking Covenant Nos. MISC 14-03 and MISC 14-06.
- Reciprocal Access Agreements for driveways and drive aisles accessing multiple parcels.
- Street dedication waiver requests for a portion of the dedication requirements for Mariposa Avenue and Indiana Street. Future street dedication for Holly Avenue and Palm Avenue would be provided through irrevocable offers to dedicate land.

Environmental Determination: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA *Guidelines*, a Draft Environmental Impact Report (EIR) has been prepared for the proposed Pacific Coast Commons Specific Plan project (SCH # 2020050508).

RECOMMENDED ACTION: Open the public hearing and continue the item to the regularly scheduled Planning Commission meeting on December 9, 2021.

2. Professional Sports Headquarters and Training Facility (BM/ES)

Project Address: 2000 East El Segundo Boulevard (Lots 7, 8, and 18 (in part), located in the Raytheon Campus' middle and southeastern portions). The campus is generally bounded by El Segundo Blvd. on the north, Green Line railway on east, the future Topgolf facility on the west, and S. Hughes Way on the south.

Applicant: Lionel Uhry, representing CDC-MAR and Emily Murray, Esq., representing RAYTHEON

Project Description: Construction of a corporate office headquarters and training facility for a professional football organization on Lots 7 and 8 at the southeast portion of the El Segundo South Campus Specific Plan (ESSCSP) area. The proposed development consists of a three-story, 143,250 gross square foot (122,080 net square feet) building, two groundskeeping and maintenance warehouse/storage buildings totaling 4,800 gross square feet (4,368 net sf), three full size sports fields, privacy netting/poles up to 32-feet in height along the sports fields' eastern and southern boundaries, and two on-site surface parking lots with 348 total parking spaces. In addition to the Project's physical construction and improvements, approval of the following entitlement applications is requested:

- 2nd Amendment to the Development Agreement (DA 11-02) between the City of El Segundo and Raytheon Company;
- Minor Modifications to the El Segundo South Campus Specific Plan (SP 11-01, Revision A) to amend ESSCSP Exhibits, the Nash Street Extension, Recreational Facilities, and Coral Circle Connection;
- Subdivision Map (SUB 21-03) for Vesting Tentative Tract Map Number 83507 to create a new map modifying existing Vesting Tentative Map No. 71551 Lots 5 through 11 and Lots 18 through 23; and,
- Site Plan Review (SPR 21-01) for construction of the headquarters and training facility.

Further, on a separate lot (Lot 18) north of the proposed corporate office headquarters and near the ESSCSP area's center, the Project proposes a 5,865 gross square foot (5,237 net square feet) storage building associated with Raytheon Campus operations. For this building, approval of the following entitlement application is requested:

- Site Plan Review (SPR 21-02) for construction of the storage building.

Environmental Determination: Addendum (EA-1305) to the Final Environmental Impact Report (EA-905) for the El Segundo South Campus Specific Plan (State Clearinghouse No. 2012101081) that was originally certified by City Council on December 15, 2015.

RECOMMENDED ACTION:

1) Adopt Resolution No. 2902, recommending the City Council to adopt an Addendum to the certified El Segundo South Campus Specific Plan (ESSC-SP) Environmental Impact Report (EIR);

2) Adopt Resolution No. 2903, recommending the City Council approve the Second Amendment to Development Agreement (DA) No. 11-02, Vesting Tentative Tract Map No. 83507 (SUB21-03), Minor Modifications to Specific Plan (SP) No. 11-01 Revision A, and Site Plan Review (SPR) No. 21-01, and Environmental Assessment (EA) No. 1305 to adopt an Addendum to the certified El Segundo South Campus Specific Plan (ESSC-SP) Environmental Impact Report (EIR) for development of a new sports facility for an organization on a 13.7-acre site in the southeast section of the Raytheon campus at 2000 E. El Segundo Boulevard (Parcels "7" and "8"); and,

3) Adopt Resolution No. 2904, recommending the City Council approve the Site Plan Review No. 21-02 for a Storage Facility to be located in the southeast portion of lot 18 in Phase IV.

I. New Business:

None.

J. Report from Director of Development Services or designee

K. Report from the City Attorney's office

L. Planning Commissioners' Comments

M. Adjournment—next regular scheduled meeting for December 9, 2021, at 5:30 pm.

POSTED: Eduardo Schönborn (Signature) 11/12/2021 @ 2:25 PM (Date and time)

CITY OF EL SEGUNDO

Planning Commission Agenda Statement

Meeting Date: November 18, 2021
Agenda Heading: New Business

TITLE:

Environmental Assessment No. EA 1248, General Plan Amendment No. GPA 19-01, Specific Plan No. SP 19-01, Zone Change No. ZC 19-01, and Zone Text Amendment No. ZTA 19-08, Subdivision No. SUB 19-03, Site Plan Review No. 19-01, Development Agreement No. 19-02, Modifications to Resolution Nos. 2759 and 2760 for CUP No. 14-01 and CUP No. 14-02, Parking Demand Study and Shared Parking Analysis, and Waiver of public right-of-way dedications for the Pacific Coast Commons Specific Plan and mixed-use development project located at 475-629 North Pacific Coast Highway.

RECOMMENDATION:

It is recommended the Planning Commission:

1) Open the public hearing and continue the item to the regularly scheduled Planning Commission meeting on December 9, 2021.

BACKGROUND:

The applicant submitted a request to continue the item due to a scheduling conflict on November 18, 2021. See Exhibit No. 1, the applicant's request, which provides a briefly explanation for the continuance.

ORIGINATED BY: Paul Samaras, AICP, Principal Planner AS
REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager
APPROVED BY: Michael Allen, AICP, Director of Development Services

ATTACHED DOCUMENTS

1. Request for continuance.

From:	Lionel Uhry
To:	Samaras, Paul; Jake Douglas
Cc:	Schonborn, Eduardo; Allen, Michael
Subject:	RE: EA 1248 PCC project - meeting continuance
Date:	Friday, November 12, 2021 11:38:07 AM
Attachments:	image001.png

Paul,

We would like to request to move the Nov. 18 Planning Commission hearing to Dec. 9 so we can have additional time to thoroughly review all associated documents pertaining to the project. Thank you for your consideration.

Regards,
Lionel

Please note Mar Ventures continues to work a blended office and work from home schedule. We continue to have access to emails and appreciate your patience in our response times.

Lione L Uhry | Senior Vice Pre Sident
dre Lic # 01752589
Acq UiSition S & d eVeLo Pment
mAr Vent Ure S, inc .
721 n orth d oUg LAS Street
e L Seg Undo c A 90245
t eL: 310-781-8261
FAx: 310-781-9253
lionel .uhry @marventures .com
WWW.MARVENTURES.COM

From: Samaras, Paul <PSamaras@elsegundo.org>
Sent: Friday, November 12, 2021 9:57 AM
To: Lionel Uhry <lionel.uhry@marventures.com>; Jake Douglas <jake.douglas@marventures.com>
Cc: Schonborn, Eduardo <eschonborn@elsegundo.org>; Allen, Michael <mallen@elsegundo.org>
Subject: RE: EA 1248 PCC project - meeting continuance
Importance: High

Hi Lionel,

I just left you a voice message, but I wanted to clarify that we need to have your letter or email sometime this morning (before noon), because we will include it in a memo for the Planning Commissioners that will go out later today. Please make sure to copy Eduardo and Michael when you send it to us. Much appreciated.

Thank you,

CITY OF EL SEGUNDO

Planning Commission Agenda Statement

Meeting Date: November 18, 2021
Agenda Heading: New Business

TITLE:

Proposed Los Angeles Chargers National Football League Headquarters and Training Facility located at 2000 E. El Segundo Boulevard.

RECOMMENDATION:

It is recommended that Planning Commission:

1) Adopt Resolution No. 2902, recommending the City Council adopt an Addendum to the certified El Segundo South Campus Specific Plan (ESSCSP) Environmental Impact Report (EIR);

2) Adopt Resolution No. 2903, recommending the City Council approve Second Amendment to Development Agreement (DA) No. 11-02, Vesting Tentative Tract Map No. 83507 (SUB21-03), Minor Modifications to Specific Plan (SP) No. 11-01 Revision A, and Site Plan Review (SPR) No. 21-01, and Environmental Assessment (EA) No. 1305 to adopt an Addendum to the certified El Segundo South Campus Specific Plan (ESSCSP) Environmental Impact Report (EIR) for development of a new sports facility for the Los Angeles Chargers on a 13.7-acre site, in the southeast section of the Raytheon campus at 2000 E. El Segundo Boulevard (Parcels “7” and “8”); and

3) Adopt Resolution No. 2904, recommending the City Council approve the Site Plan Review No. 21-02 for a storage facility located in the southeast portion of lot 18 in Phase IV.

BACKGROUND:

In 1978, a Precise Plan was approved for Hughes Aircraft (which merged with Raytheon Company in December 1997) to build a total of 2,575,000 square feet (sf.) of improvements on the campus for a Floor Area Ratio (FAR) of 0.42. Between 1978 and 1987, the Precise Plan was amended several times, resulting in the development of 11 structures throughout the site totaling approximately 1,802,513 sf. of net floor area (approximate FAR of 0.29).

In 2015, Final Environmental Impact Report (EIR) EA-905 for the El Segundo South Campus Specific Plan (State Clearinghouse No. 2012101081) was certified by City Council. El Segundo South Campus Specific Plan (ESSCSP), Development Agreement DA No. 11-02, and a

subdivision were approved, establishing development standards for the campus site, increasing the maximum allowable FAR to 0.60, and dividing the ESSCSP area into 26 individual lots. The Ordinance effectuating the ESSCSP and corresponding development agreement was subsequently adopted on January 19, 2016, and the final map was recorded on November 27, 2019 (Instrument No. 20191313306). The Development Agreement between the City and Raytheon Company, specifying the standards and conditions that would govern the property's development and detailing the Applicant's and City's obligations, was recorded December 13, 2016. The First Amendment to the Development Agreement, recorded on November 13, 2019, established four development phases for the ESSCSP area, illustrated in Figure 1 below.

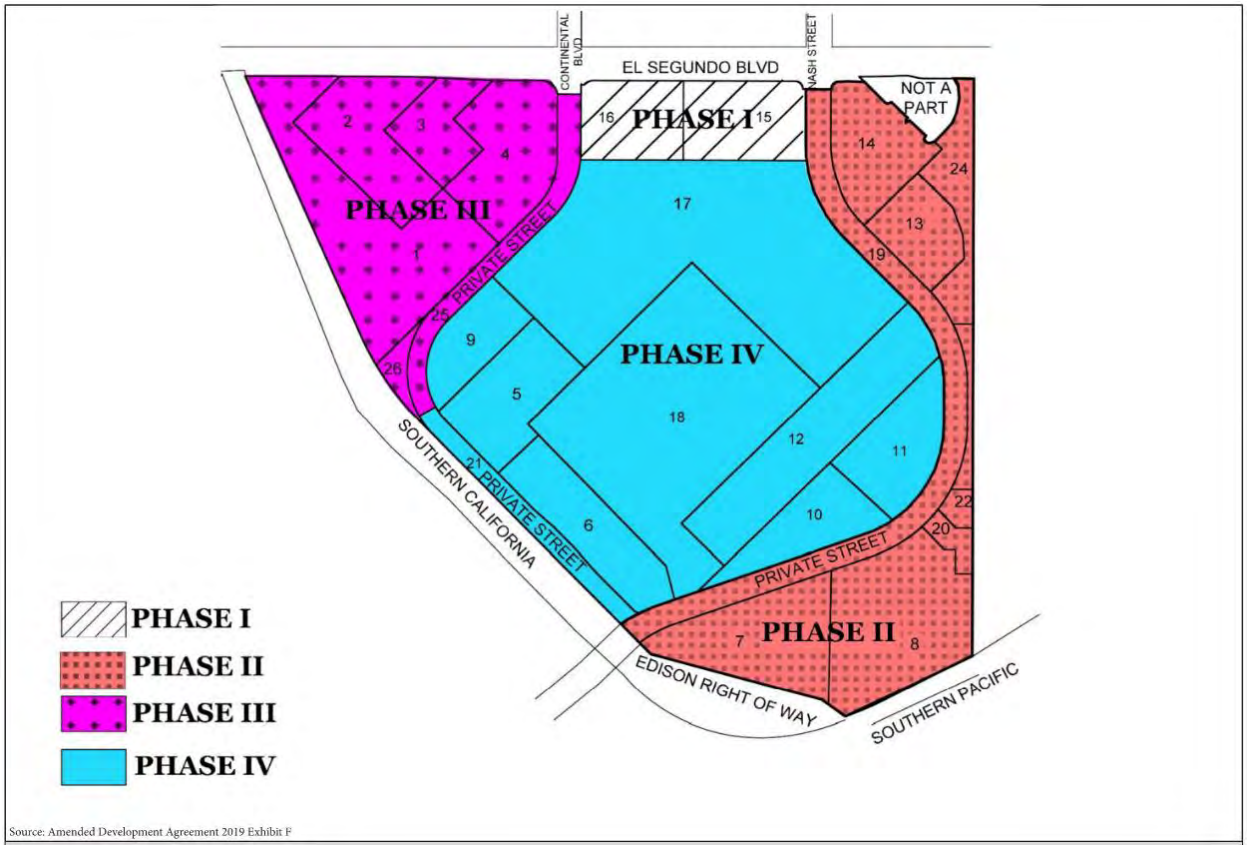


Figure 1: Specific Plan Development Agreement Phases

SITE DESCRIPTION:

The ESSCSP covers approximately 142 acres in the southeast quadrant of El Segundo, east of Highway 1 (Pacific Coast Highway). The Specific Plan Area is bounded by El Segundo Boulevard to the north, the elevated Metro C Line (Green Line) and an older industrial subdivision on Coral Circle to the east, the Top Golf facility and golf course to the west that is currently under construction, and Plaza El Segundo and a Union Pacific Railroad to the south.

The applicants are requesting entitlements for the project site which consists of Lots 7, 8, for the Chargers Facility and Lot 18 for the Raytheon storage building of the ESSCSP area, located in the southerly and southeasterly areas of the ESSCSP site, outlined in Figure 2 below.

Figure 2: Aerial of Specific Plan area and Project Site

PROJECT DESCRIPTION:

The proposed project involves two applicants (Raytheon and CDC-MAR). The proposed Project includes a corporate office headquarters and training facility for the Los Angeles Chargers of the National Football League, on Lots 7 and 8 at the southeast portion of the El Segundo South Campus Specific Plan (ESSCSP) area. The proposed development consists of a three-story, 143,250 gross sf. (122,080 net sf.) building, two groundskeeping and maintenance warehouse/storage buildings totaling 4,800 gross sf. (4,368 net sf.), three full size sports fields, privacy netting/poles up to 32-feet in height along the sports fields' eastern and southern boundaries, and two on-site surface parking lots with 348 total parking spaces.

Application Summaries:

Site Plan Review SPR 21-02: Proposed construction of a storage building on Lot 18 (Phase IV Plan area). The proposed building is a 5,865 sf. storage/warehouse replacing two existing buildings to be removed in conjunction with the proposed headquarters and training facility on Lots 7 and 8. The storage building will be used for Raytheon's business activities and does not include any employee-occupiable space. The proposed storage building is one-story, at approximately 21 feet and 2 inches high. Existing landscaping along South Hughes Way will remain. A proposed 6-foot-high chain link fence around the building's perimeter, includes two chain link gates and two chain link rolling gates. The proposed storage/warehouse will serve as a storage building ancillary to the primary buildings located on the primary Raytheon Campus site.

Site Plan Review SPR 21-01: Proposed construction of a new professional sports headquarters and training facility for the Los Angeles Chargers (Project) on Lots 7 and 8 (Phase II Specific Plan area). Specifically, the Project includes the following:

a) A three-story, 50-foot-high building with partial basement totaling approximately 143,250 gross sf. (122,080 net sf.), accommodating offices, dining areas, an auditorium, conference rooms, studio area, locker rooms, training rooms, a weight room, office space, storage rooms, a service area, and mechanical and electrical rooms;
b) Two storage buildings for groundskeeping and maintenance totaling approximately 4,800 square feet (4,368 sf. net floor area) located near the facility's northeastern corner;
c) Three natural grass fields with an artificial turf perimeter on the eastern side of the facility;
d) 32-foot high poles and privacy netting along the eastern side of the site to screen the field from LA Metro's above-grade commuter line that abuts the site;
e) 348 parking spaces at two surface lots adjacent to the building, including 24 electric vehicle (EV)-capable spaces. A proposed security booth is located at the corporate headquarters' southern parking lot; and,
f) Removal/demolition of E-20 and E-21 warehouse/storage facilities on Parcel 7 and 8.

Specific Plan 11-01, Revision A: Minor Modifications are necessary to update various Exhibits of the ESSCSP due to the Nash Street Extension, Recreational Facilities, and Coral Circle Connection. Specifically, Exhibits 5-12 of the ESSCSP need to be updated to show how the lot configurations would change with the realignment of Nash Street Extension and with the approval of the project.

Subdivision No. SUB 21-03: Vesting Tentative Tract Map No. 83507 that modifies Parcel Nos. 5 through 11 and 18 through 23 of the previously approved and recorded tract map No. 71551. Modifications to these lots facilitate finalizing the new Nash Street alignment and accommodates adjustments to parcels necessary to build the proposed Project.

Second Amendment to Development Agreement No. DA 11-02: Amend terms and obligations between the City of El Segundo, CDC Mar East Campus 1, LLC and Raytheon Company (outlined below).

DISCUSSION:

Site Plan Review

A Site Plan Review is required to confirm that the proposed Project is in conformance with the standards of the ESSCSP including uses, density, approved FAR, Design Guidelines, and trip generation limitations.

Site Plan Review SPR 21-02– Storage Building

The proposed storage building project consists of a 5,865 gross sf., one- story, 21 feet in height, pre-engineered manufactured building. The proposed building is placed on an existing foundation located in the southwest corner of Parcel 18 (APN#: 4138032018) and located 15 feet from the parcel line, consistent with the setback standard of the ESSCSP. The building will serve as a storage structure for Raytheon's business activities and does not include any employee occupiable space.

The proposed storage building is a prefabricated metal structure with light stone colored metal wall panels, and a galvanized steel colored metal roof panel system. The building includes thirteen (13) LED wall pack energy efficient lighting fixtures mounted to the along each of the building's elevations and above the doorways.

Existing landscaping along South Hughes Way will remain. A proposed 6-foot-high chain link fence is provided around the building's perimeter, with two chain link gates and two chain link rolling gates. This fence is required to be planted with landscaping to soften the appearance. Submitted plans do not indicate any signage for the proposed storage building, however any signage proposed in the future would need to comply with the ESSCSP signage standards.

Site Plan Review SPR 21-01– Sports Facility

The applicant proposes development of a new sports facility for the Los Angeles Chargers football organization on a 13.7- acre site in the southeast section of the Raytheon campus. The site is bounded to the north by existing Raytheon surface parking, to the south by vacant land, to the east by the Metro Green Line light rail, and to the west by vacant land. The project area is currently used as a parking lot for Raytheon. Illustrated in Figures 3 and 4 below, the proposed project will be comprised of a new three-story building, three practice fields, and parking in surface lots to serve the sports facility.

Figure 3: Aerial view of project site

Figure 4: Proposed Site Plan

The proposed Project is comprised of a headquarter office building housing Operations and Business Operations staff near the center of the site; three natural grass fields on the eastern side of the site that to be used for team practices and scrimmages; a total of 348 at grade parking spaces along the southern and western portions of the site; and a pair of

groundskeeping and maintenance buildings totaling approximately 4,800 sf. near the northeastern corner of the site to provide easy access to care for and maintain the three playing fields. Perimeter fencing with scrim, preventing visibility into the training sports facility and the fields from the Metro line, and will start at the east edge of the building and surround the entirety of the playing field areas.

The proposed headquarters building houses operations and business operations staff with typical business hours from 6:30 AM to 5:30 PM. Approximately 270 personnel are anticipated to travel to and from the Project site on a typical workday. Business operation staff and other employees will enter the building from the south, through a secured gated area; while visitors, media or other staff will enter the building from the West, through the main entry lobby.

Architecture/Design

Illustrated in Figure 5, the exterior of the building includes an iconic design and incorporates graphic elements to create a one-of-a-kind training facility. The height of the building is 54 feet to the top of the parapet. Exterior materials include precast concrete, fiber cement panel, aluminum metal panel, and a mix of curtainwall and storefront glazing. The metallic sheen of the metal panel and the matte finish of the precast concrete provide contrast for intended sophistication and complexity to the façade design. Exterior glazing provides transparency and transmission of natural light, yet visual sun control when needed. A skylight extends over the lobby atrium and brings daylight into the center of the building.

Figure 5: Exterior Rendering Perspective

Fencing

Six types of perimeter fencing are proposed on the corporate headquarters site to buffer views of the proposed uses from adjacent areas, and specifically to prevent visibility into the training sports facility and grass fields.

- Type 1 and Type 2 Fencing: 8-foot-high black metal vertical picket security fence around the perimeter of the fields. The fencing will be located to the north of the field adjacent to South Hughes Way and to the east and south of the fields adjacent to the maintenance building and parking lot. Additional colored panels for banners located at the entrance to the fields in proximity to the maintenance access drive are proposed. Lastly, the fencing will be covered with scrim to minimize visibility from vehicles and pedestrians along the adjacent roadway.

- Type 3 Fencing: 32-foot-high tall poles and netting along the east to block views from the elevated abutting Metro C (Green) Line onto the Project site.

- Type 4 Fencing: 8-foot-high black chain link fencing along the Project site's southern boundary adjacent to the southern surface parking lot.

- Type 5 Fencing: Existing 8-foot-high silver chain link fencing to the west of the Type 4 fencing along the Project site's southern boundary to the south of the western surface parking lot.

- Type 6 Fencing: 42" high guardrail black fencing located along the western parking lot's northern boundary.

Lighting and Signage

Various types of lighting are proposed throughout the Project site. The corporate headquarters' southern and western parking lots include lighting fixtures above the parking spaces and along the parking lot perimeters. Similar lighting fixtures are provided adjacent to the maintenance building east of the grass fields (as described in the *Site Plan Review* subsection above). The corporate headquarters building includes ceiling slot lighting fixed to the façade along the building's western frontage. Floodlights with glare control and mounted lights behind façade screens are provided on the headquarters building southern frontage. Pedestrian pole lights are provided by the headquarters building lobby. While there is potential for nighttime use of the fields, as stated in ESSCSP Chapter V, *Design Guidelines*, all lighting will prevent direct glare onto adjacent properties. The three practice fields will be lighted by high performance low-spill LED shielded fixtures mounted on ten 70'-high poles providing an average of 150 foot-candles at the playing surface with maximum of 8 foot-candles of spill light at property line. Layout, detailed specifications, and photometric analysis are included with the project plans

and will be reviewed in detail for compliance during the plan check review process prior to the issuance of a building permit.

Proposed signage is provided on all four elevations of the headquarters building. A 16'-6" wide by 5'-0" (82.5 sf.) tall concrete and aluminum monument sign with illuminated sponsor/team graphics is located at the western corner of the Project site, at the parking lot entrance facing South Hughes Way. Signage consists of internally illuminated wall signs, illuminated freestanding letters and surface applied architectural wall graphics with team and/or sponsor related branding. The proposed signage is under 20% of each façade as identified in the current Master Signage Plan.

Access

Regional access to the Project site is provided via I-105 to the north, with an exit at North Nash Street, and via I-405 to the east, with an exit at West El Segundo Boulevard.

Local access to the proposed Project is provided via South Hughes Way, which is a six-lane divided roadway trending in an east-west direction. Secondary access is be provided via the proposed North Nash Street extension, which will be a four-lane undivided roadway trending in a north-south direction. Both streets will provide bicycle and pedestrian access to the Project site. Once on site, employees and players will enter the headquarters building from the south. Visitors, media, or other staff will enter the building through the west via the main entry lobby.

Parking and Loading

The proposed Project proposes two parking lots providing a total of 348 at-grade parking spaces, including 24 electric vehicle (EV) capable. Specifically, the parking lot to the west of the building provides 158 spaces for staff and visitor parking, while the parking lot to the south of the building provides 187 spaces for player and coach parking. Access to the southern player and coach parking lot will be controlled via a security booth and gate. An additional three spaces are provided east of the grass fields for the maintenance building. Lastly, bus parking will be accommodated along the western parking lot.

In total, 20 bicycle parking stalls will be provided in various locations around the headquarters building.

A truck dock and loading/staging area is proposed at the headquarters building southwest corner, adjacent to the building's main equipment storage area.

Landscaping

The Project proposes approximately 325,458 sf. of landscaped area. Planted areas (40,814 sf.) are proposed around the headquarters building perimeter and serve as buffers to the south and east of the Project site. Proposed hardscape (approximately 30,030 sf.) includes a paved plaza to the west of the building and a paved paseo and maintenance access to the north of the building. The proposed sports fields are natural grass (approximately 197,652 sf.), while the fields' edges are artificial turf (approximately 56,692 sf.). The Nash Street frontage provides approximately 47 street trees. In the parking area, the Project provides 32 trees. A landscape plan will be required to reviewed and approved by the Development Services Department.

Minor Modifications to the ESSCSP (Specific Plan No. 11-01)

The proposed Project results in several minor modifications to the existing Specific Plan. These include modifications to the Land Use Plan, the Conceptual Site Plan, and various other Exhibits to accommodate infrastructure sizing based on final designs. To implement these proposed changes, the following Minor Modifications to the ESSCSP are proposed:

- **Exhibits**. Modifications to various exhibits are proposed, including the Land Use Plan (ESSCSP Exhibit 5), Conceptual Site Plan (ESSCSP Exhibit 6), Vesting Tentative Map #71551 (ESSCSP Exhibit 7), and Utilities and Infrastructure (ESSCSP Exhibits 8 through 12).

- **Nash Street Extension**. The proposed modifications include realigning the Nash Street extension. The modifications to the Nash Street extension require minor utility relocations, as depicted in proposed ESSCSP Exhibits 8 through 12. Nash Street extension may require modifications to infrastructure sizing based upon final design and engineering plans that will be reviewed and approved by the City Engineer.

- **Recreational Facilities**. The proposed modifications would decrease the land available for the ESSCSP Raytheon employee private outdoor recreational facilities (from approximately 7.54 acres on Lot 11 to approximately 7.34 acres on Lots 10 and 11).

- **Coral Circle Connection**. The proposed modifications would realign/relocate the Coral Circle connection to the Nash Street extension through Lots 20 and 22. The proposed modified circulation pattern will continue to provide for future connection from the Nash Street extension to Coral Circle (an easement through Lots 20 and 22) and capacity for additional parking for the Coral Circle businesses (Lots 20 and 22).

Land Use Plan and Conceptual Site Plan Exhibits

Presented below for reference are:

- Existing and Proposed Land Use Plan (Exhibit 5) for the ESSCSP

- Existing and Proposed Conceptual Site Plan (Exhibit 6) for the ESSCSP

The Land Use Plan depicts the land uses which established the basis of the ESSCSP. There are three major land use categories in the Specific Plan: Commercial/Office Mixed Use (CMU), Office Industrial Mixed Use (O/I MU), and Recreation/Open Space (REC/OS).

It is necessary to update the Land Use Plan and the Conceptual Site Plan to depict a revised layout of the Raytheon Recreational Facility and to depict a modified alignment of the Nash Street extension which is needed to maintain the private recreation area and to create an appropriately sized site necessary for the development of the organization's headquarters and facility. The following changes are proposed for the Land Use Plan (Exhibit 5) and the Conceptual Site Plan (Exhibit 6) in the ESSCSP:

- Parcels 9, 10 and 11 become 10 and 11 on the revised Exhibits 5 and 6
- Split Parcel 5 (becomes 5 and 9 on the revised Exhibits 5 and 6)
- Raytheon Recreational Facility changes from 328,296 square feet on Parcel 11 to 319,927 square feet on a combination of Parcels 10 and 11.

EXHIBIT 5 LAND USE PLAN (EXISTING)
Located on page 24 of the ESSCSP

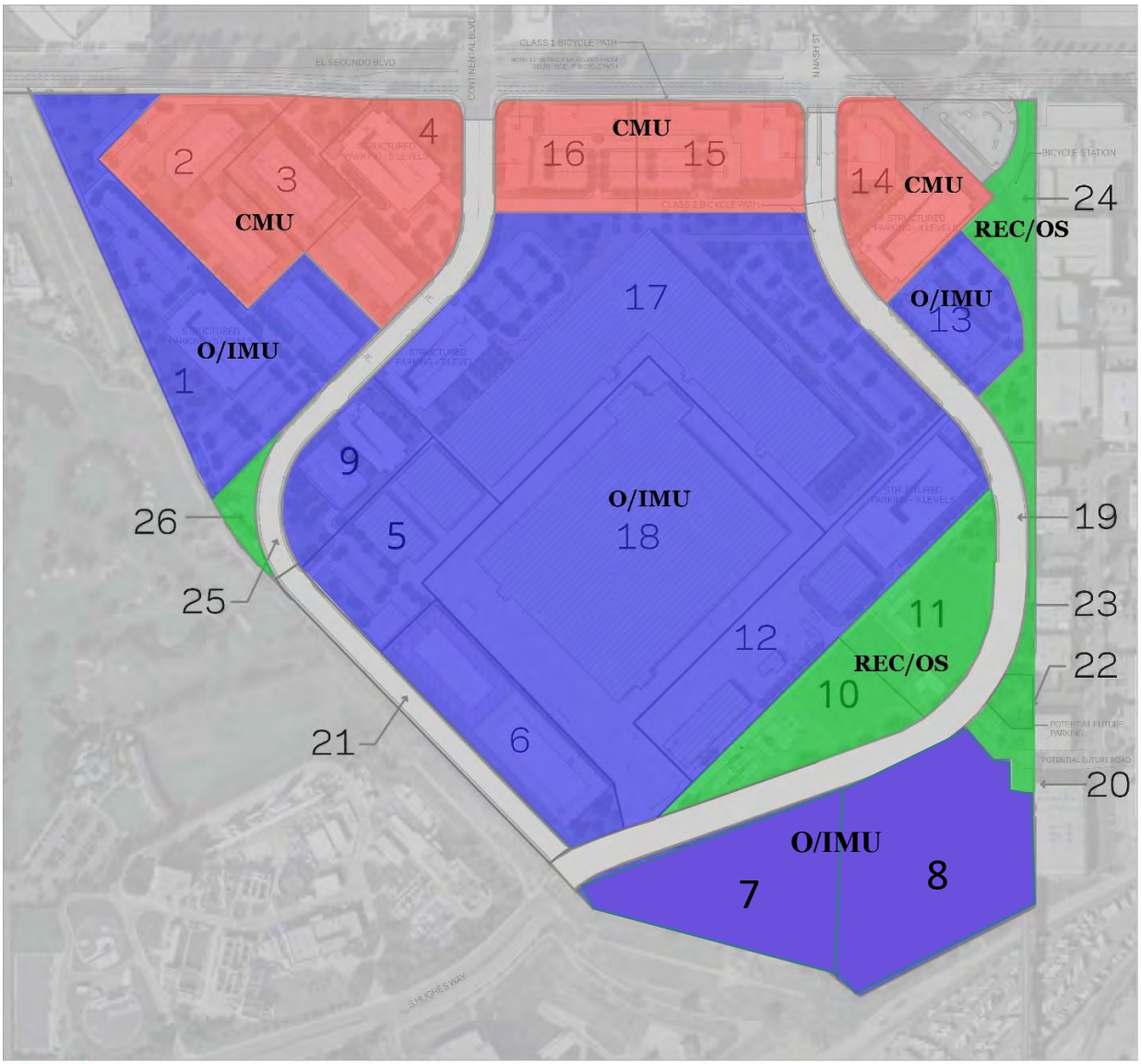


EXHIBIT 5 PROPOSED LAND USE PLAN

EXHIBIT 6 CONCEPTUAL SITE PLAN (EXISTING)
Located on Page 25 of the ESSCP

EXHIBIT 5 CONCEPTUAL SITE PLAN (PROPOSED)
*Drawing to be updated with approved project plan

A minor modification to the Nash Street extension landscaped medians and parkway is proposed to allow for infrastructure sizing. In certain segments of the roadway reduced or increased width to the median and/or parkway will be necessary based on final engineering and design plans.

Utility and Infrastructure Exhibits

The Specific Plan includes various utility and infrastructure Exhibits (pg. 32, 34, 36, 38 and 40).

The following updated Exhibits to the ESSCSP are:

Exhibit 8 – Conceptual Water Plan
Exhibit 9 – Conceptual Reclaimed Water Plan
Exhibit 10 – Conceptual Sewer Plan
Exhibit 11 – Conceptual Drainage Plan
Exhibit 12 – Electric, Gas, and Telecommunications Plan

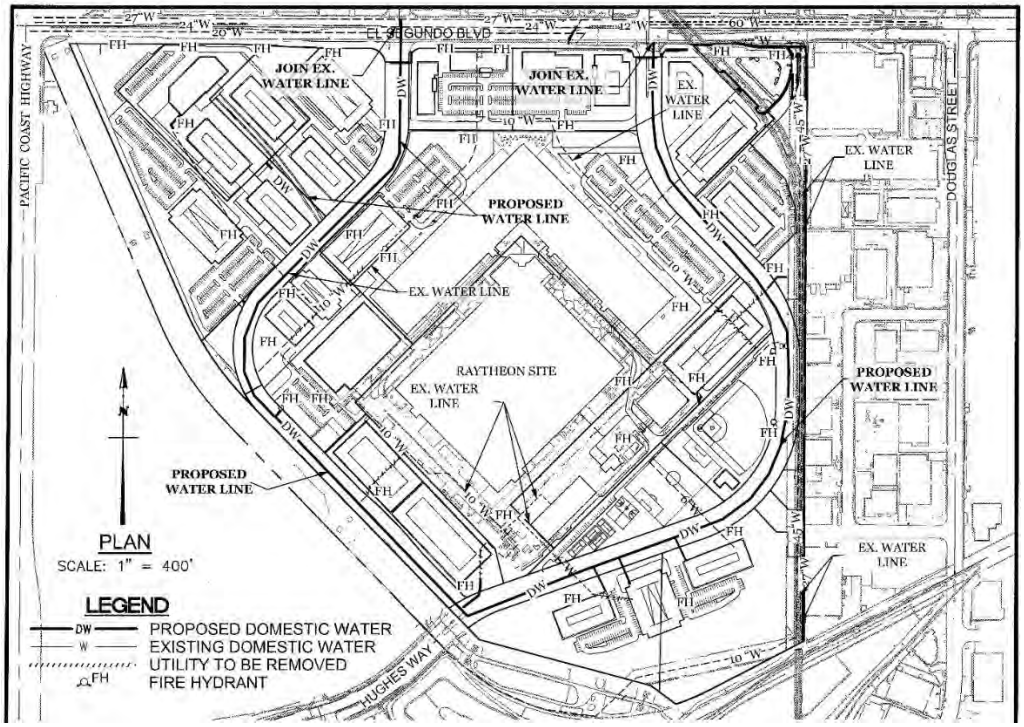


EXHIBIT 8 CONCEPTUAL WATER PLAN

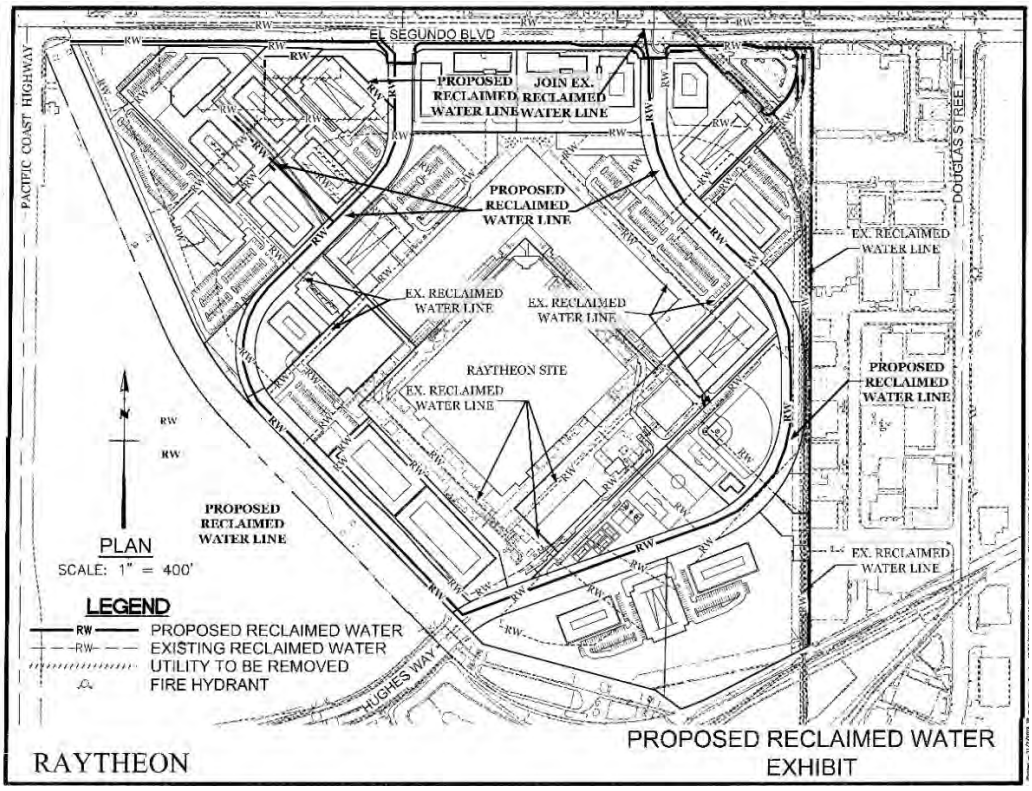


EXHIBIT 9 CONCEPTUAL RECLAIMED WATER PLAN

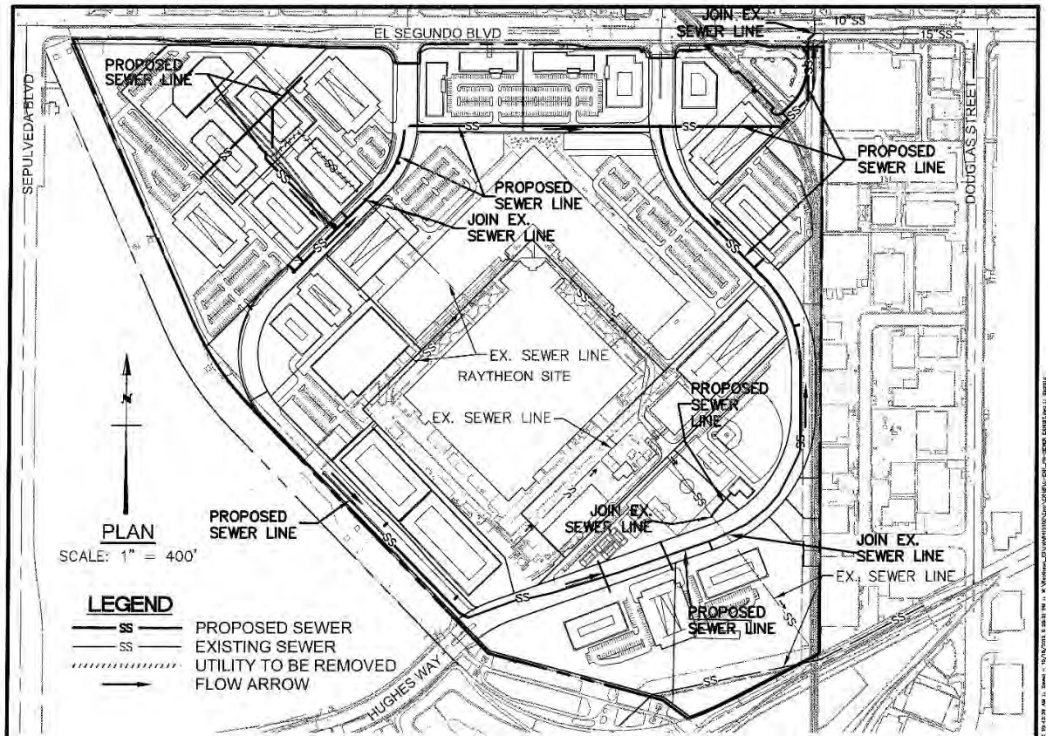


EXHIBIT 10 CONCEPTUAL SEWER PLAN

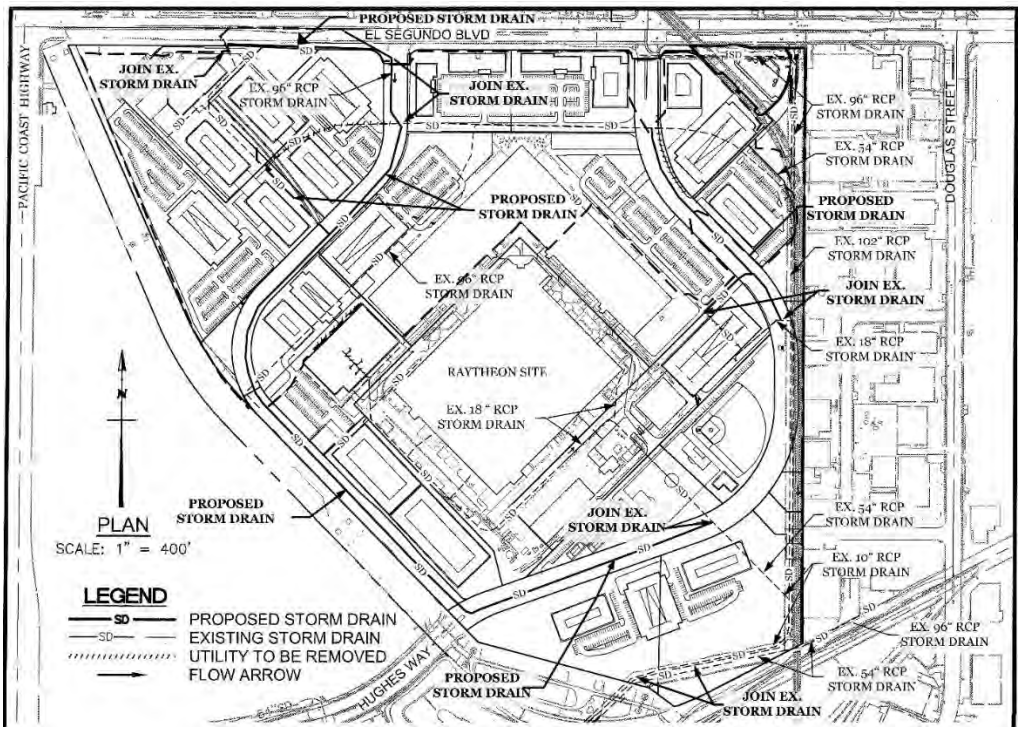


EXHIBIT 11 CONCEPTUAL DRAINAGE PLAN

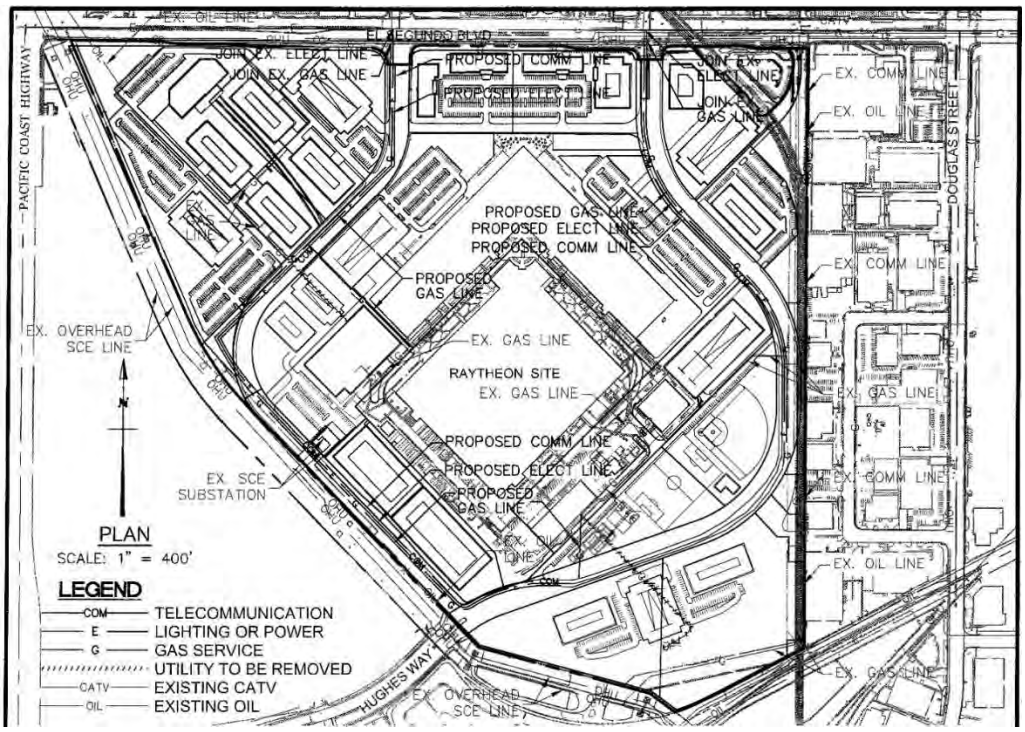


EXHIBIT 12 ELECTRIC, GAS & TELECOMMUNICATION CONCEPTUAL PLAN

Second Amendment to Development Agreement No. 11-02

The proposed project requires modifications to the Development Agreement. The Second Amendment to the Development Agreement between the City of El Segundo and Raytheon Company (redlined to depict revisions) is attached for reference. The role of the Planning Commission regarding the development agreement amendment is limited to determining whether the proposed amendment is consistent with the City's General Plan. Since the amendment does not propose any uses or raise issues inconsistent with the General Plan, staff recommends that the Commission make the required consistency finding for the amendment.

The following is a summary of the proposed Development Agreement amendment:

> The Specific Plan area is subject to a development agreement that was approved by the City in 2016, which was modified in 2019. Raytheon and CDC/Mar are seeking amendments to the development agreement. There are three obligations that would be triggered by the projects proposed by Raytheon and CDC/Mar. The first two are the Nash Street and Continental Boulevard extensions. As described below, Raytheon is seeking to delay the implementation of the Continental Boulevard extension, but the Nash Street extension sill go forwards as part this project.
>
> The third is a requirement that 7.54 acres of land within the Specific Plan area to be used for Open Space and Recreational purposes. This is allowed to be accomplished by either Raytheon making an irrevocable offer of dedication of 7.54 acres of land to the City for recreational/open space area use or provide employees within the Specific Plan area permanent access to the 7.54 acre recreational area in the Specific Plan area. As an alternative to this requirement, the development agreement provides the City and Developer may agree in their discretion to explore other means of addressing this recreation/open space requirement.
>
> CDC/Mar's proposed project trigger both the Nash Street and park requirement discussed above. CDC/Mar is proposing that it be allowed to pay $3 million to City's general fund to delay these requirements until the next development built in the Specific Plan area. Staff is recommending that the $3 million community benefit contribution will be used to support City of El Segundo capital improvement projects (such as for The Plunge Saari Swim Stadium Pool Rehabilitation capital improvement project), as determined by the City Council.
>
> The $3 million is proposed to be paid as follows: $1 million when CDC/Mar closes escrow on the property; $1 million when CDC/Mar is issued a building permit for the project; and $1 million when a certificate of occupancy is issued for the project. There are deadlines associated with these payments and the development agreement amendment will become null and void if the deadlines lapse. It should be noted that the size of the recreation area is proposed to be decreased slightly from 7.54 to 7.34 acres due to the reconfiguration of the parcels to accommodate the proposed project.

Raytheon's proposed project to move its approximately 5,500 square footage storage building triggers all three of the above development requirements. Raytheon wants to delay the Continental Boulevard extension and park requirement until the next development. As consideration for this extension, Raytheon is proposing to execute an agreement with the City which would give the City access to utilize the recreation facilities/fields located on the Raytheon property between the hours of 5:00 and 9:00 p.m. Monday through Friday and 8:00 a.m. to 9:00 p.m. on the weekends. The recreation areas will not be open to the public on a "drop-in" basis but rather must be scheduled in advance as agreed to by the City and Raytheon. The use of Raytheon facilities will mainly be limited to practice uses but competitive team play by youth sports on the weekends will be allowed with restrictions. Raytheon employees will be given priority use over the facilities for scheduling purposes. The use restrictions regarding competitive team play and joint use of the facilities by Raytheon employees and the City at the same time arise out of security concerns by Raytheon and the need to limit the number of people utilizing the facilities at the same time. The agreement provides for a process whereby the City and Raytheon will cooperate in scheduling the City's use of the facilities.

Subdivision Map SUB 21-03 (Vesting Tentative Tract Map No. 83507)

For reference, presented below are depictions of the existing Vesting Tentative Map No. 71551, Exhibit 7 in the Specific Plan, and the proposed Exhibit 7, Vesting Tentative Map No. 83507.

The existing Vesting Tentative Map No. 71551 divided the Specific Plan Area into 26 individual lots. VTTM No. 83507 proposes to separate and change 13 parcels of the existing Vesting Tentative Map No. 71551. The other 13 parcels of the existing Vesting Tentative Map No. 71551 will remain unchanged. With the new Map, the total number of individual lots within the Specific Plan Area will remain unchanged, and all resulting parcels will meet minimum City lot standards.

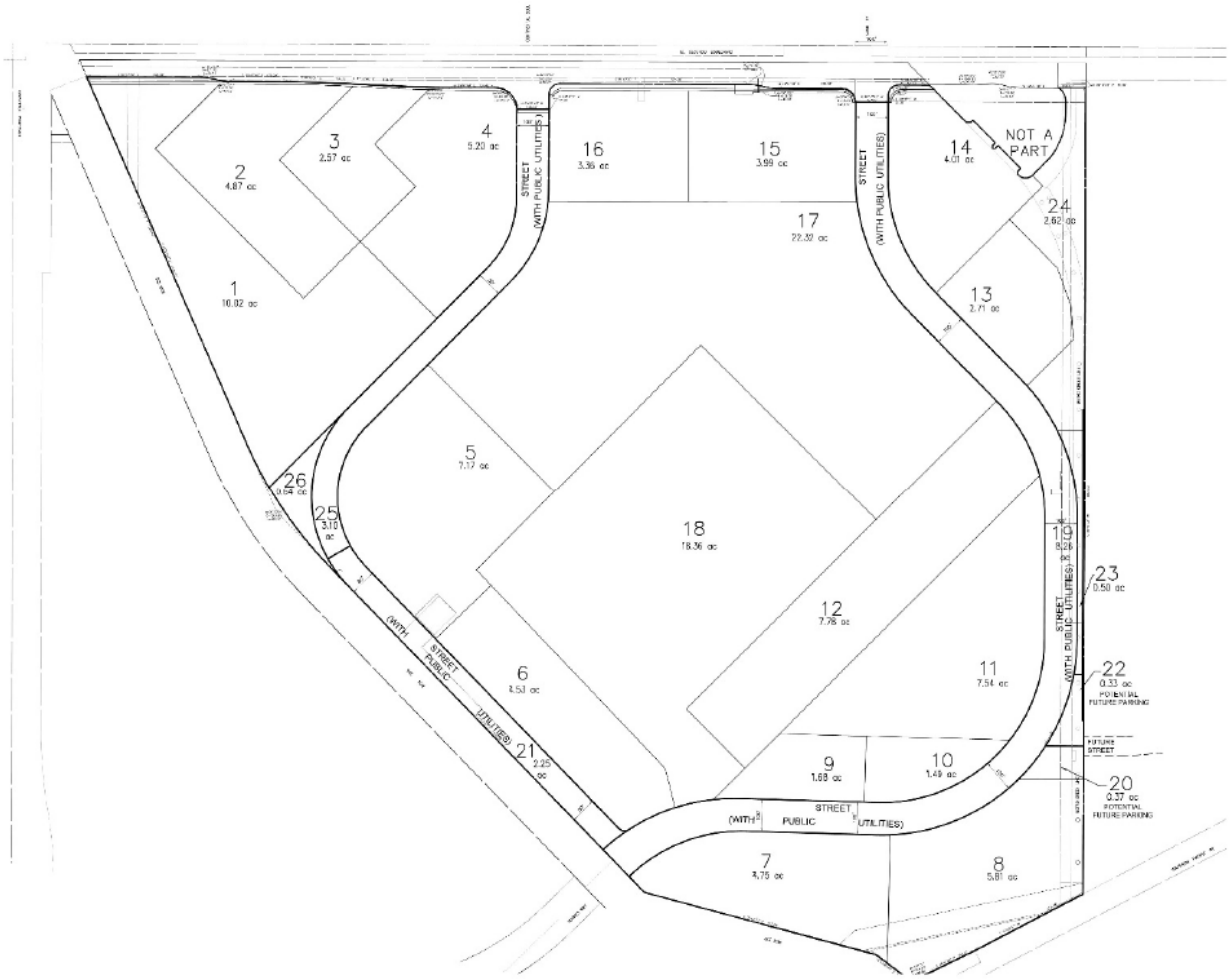


EXHIBIT 7 VESTING TENTATIVE MAP #71551 (EXISTING)

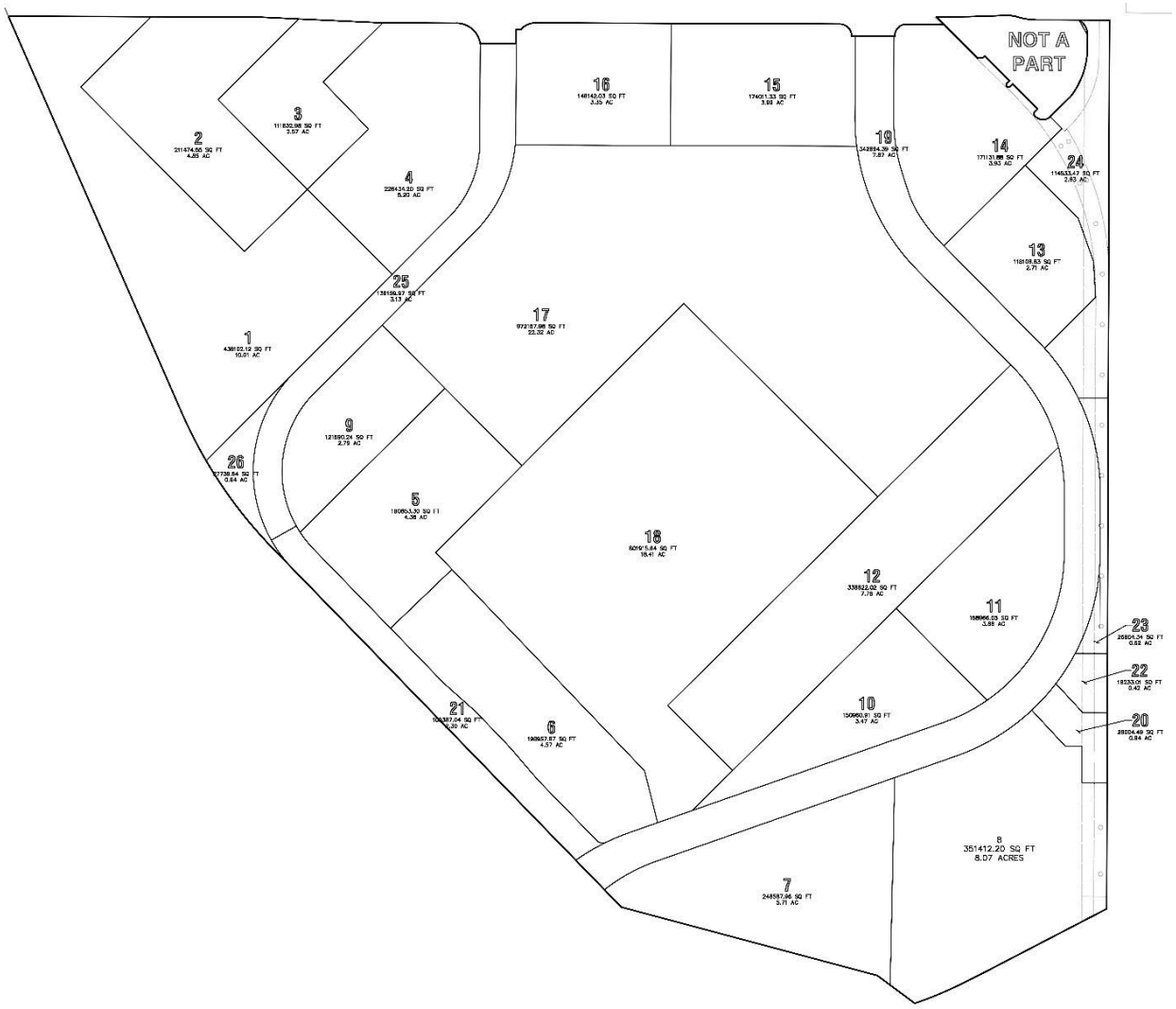


EXHIBIT 7A SPECIFIC PLAN PARCEL EXHIBIT INCLUSIVE OF VESTING TENTATIVE MAP NO. 83507 (PROPOSED)

Exhibit Parcel #	Tract Map 71551	Tract Map 83507
1	1	-
2	2	-
3	3	-
4	4	-
5	-	5
6	-	6
7	-	7
8	-	8
9	-	9
10	-	10
11	-	11
12	12	-
13	13	-
14	14	-
15	15	-
16	16	-
17	17	-
18	-	1
19	-	2
20	-	3
21	-	4
22	-	12
23	-	13
24	24	-
25	25	-
26	26	-

EXHIBIT 7B CONVERSION TABLE
VESTING TENTATIVE MAP NO. 83507 (PROPOSED) &
FINAL TRACT MAP NO. 71551

FINDINGS

In considering the proposed project, the Planning Commission reviews components of each requested application and considers the merits of the project(s) to make a recommendation for City Council's consideration. This will include recommending that the project is consistent with the findings associated with the General Plan, Specific Plan, Subdivision Map, and Site Plan Review. The following are the findings in **boldface**, following by staff's analysis in normal type.

Specific Plan Revision A

The proposed amendment is consistent with goals, objectives and policies of the General Plan:

Economic Development Element

The City's Economic Development Element of the General Plan specifies the following:

Objective ED1-2: Center diversification efforts on targeted industries that meet the City's criteria for job creation, growth potential, fiscal impact, and fit with local resources.

Policy ED1-2.1: Seek to expand El Segundo's retail and commercial base so that the diverse needs of the City's business and residential communities are met.

The proposed amendments are consistent with the General Plan's Economic Development Element and directly implements and furthers the General Plan's goals, objectives and policies above because it promotes economic development and improves the City's tax base through inclusion "of a full range of commercial, office, warehousing, and light industrial land uses, allowing for new light industrial/R&D, office, and commercial uses consistent with the existing Campus." According to the Gross Fiscal Impact and Economic Benefit Analysis prepared by The Kosmont Companies dated August 2015, the anticipated benefits of the existing ESSCSP included an estimated increase in the City's annual tax revenue by $2.6 million at buildout. In addition, the analysis projected that the buildout of the project results in 4,598 permanent jobs. The proposed project and uses produce the amount of employees that office and recreational facilities produce, business license tax revenues, and would fit with local resources to generate retail sales tax generated in proximity to the Specific Plan area. As such, staff believes the proposed project is consistent with Objective ED1-2 and Policy ED1-2.1. As such, staff believes this finding can be made.

Land Use Element

The City's Land Use Element of the General Plan specifies the following:

Objective LU4-4: Provide areas where development has the flexibility to mix uses, in an effort to provide synergistic relationships which have the potential to maximize economic benefit, reduce traffic impacts, and encourage pedestrian environments.

Objective LU5-6: Seeks to encourage a mix of office and light industrial uses in industrial areas.

The proposed amendments are consistent with the General Plan's Land Use Element and directly implements and furthers the General Plan's goals, objectives and policies above because the proposed sports facility and training center adds a new corporate office building and athletic fields and will integrate into the corporate campus environment and will introduce an iconic architectural style, have minimal traffic impacts, and enlivens the campus, creating positive direct and indirect economic impacts consistent with Objective LU4-4. Further, the project incorporates comprehensive features for site layout, building design, architecture, landscape, signs, and lighting, consistent with the General Plan and Specific Plan. Lastly, a new storage building helps to attain this Objective LU5-6 by creating a new, clean, and organized area of lot 18 in furtherance of the Raytheon Campus. As such, staff believes this finding can be made.

Circulation Element

The City's Circulation Element of the General Plan specifies the following:

Objective C1-1 Provide a roadway system that accommodates the City's existing and projected land use and circulation needs.

Policy C1-1.4 Construct missing roadway links to complete the roadway system designated in the Circulation Element when needed to improve traffic operating conditions and to serve development.

The proposed Project results in the Nash Street roadway extension buildout, and associated public improvements in accordance with Section 7.1 of the Development Agreement. With the development of the Specific Plan, Hughes Way will be connected to Nash Street through the south and eastern portions of the Campus (Parcel 19). The street will be dedicated to the City for public right-of-way purposes as a Secondary Arterial with a bicycle facility. The roadway design will be sufficient to accommodate the projected traffic and will connect the internal roadway to provide access through the specific plan area. As such, staff believes the proposed project is consistent with Objective C1-1 and Policy C1-1.4 of the Circulation Element.

Objective C2-2: Provide a bikeway system throughout the City to support and encourage the use of the bicycle as a safe and convenient travel mode within the City's circulation system.

Policy C2-2.6: Encourage design of new streets with the potential for Class I or Class II bicycle routes that separate the automobile, bicycle, and pedestrian to the maximum extent feasible.

Goal C2 from the General Plan Circulation Element outlines the City's objectives to provide a circulation system that incorporates alternatives to the single- occupant vehicle, to create a balance among travel modes based on travel needs, costs, social values, user acceptance, and air quality considerations. The proposed project will enhance the general welfare of the City because the proposed project includes a Class 2 or Class I bicycle facility along the new roadway Nash Street Extension. The Project will provide for infrastructure and facilitate access for various modes of travel including automobiles, transit, bicycles, and pedestrian. As such, staff believes the proposed project is consistent with Objective C2-2 and Policy C2-2.6 of the Circulation Element. As such, staff believes this finding can be made.

The proposed project is in substantial compliance with the intent of the Specific Plan.

The ESSCSP's scope and goals notes that the intent of the ESSCSP area is to "…serve the mission of economic development in the City, which is to create, maintain, and implement a business climate that fosters a strong economic community, develop a strategic plan that will result in business retention and attraction, provide an effective level of City services to all elements of the community, and maintain the quality of life that has characterized El Segundo for more than nine decades." Further, the Specific Plan states that "Permitted uses within the Campus are intended to create job opportunities and seek balance between growth, local resources, and infrastructure capacity."

The sports facility with headquarters/office uses creates job opportunities and promotes economic growth. According to the Gross Fiscal Impact and Economic Benefit Analysis prepared by The Kosmont Companies dated August 2015, the anticipated benefits of the existing ESSCSP included an estimated increase in the City's annual tax revenue by $2.6 million at buildout. In addition, the analysis projected that the buildout of the project would result in 4,598 permanent jobs. The proposed project and uses will produce the amount of employees that office and recreational facilities produce, business license tax revenues, and would generate retail sales tax generated in proximity to the Specific Plan area. As such, staff believes this finding can be made.

The Specific Plan area is located adjacent to the El Segundo station of Metro's Green Line and is a prime location for projects that would serve the mission of economic development in the City. The addition of a sports training facility and corporate headquarters/office use in the Specific Plan area will promote the economic potential of the Specific Plan area. Therefore, staff believes that the proposed project and uses comply in compliance with the intent of the approved Specific Plan.

As such, based upon the information above, staff believes that the proposed Sports Facility is consistent with the goals, policies and objectives of the General Plan and the El Segundo South Campus Specific Plan development standards and design guidelines.

Subdivision No. SUB 21-03 (Vesting Tentative Tract Map)

According to El Segundo Municipal Code (ESMC) Section 14-1-6, the Planning Commission shall deny approval of a vesting tentative map if it makes any of the following findings consistent with section 66474 of the California Government Code. For the proposed project findings can be made to approve the proposed vesting tentative map and the justification in the affirmative of the findings are discussed below:

A. **The proposed map is not consistent with applicable general and specific plans as specified in Section 65451 of the California Government Code.**

This finding cannot be met because the proposed Project meets the goals and objectives of the General Plan, and it is consistent with the ESSCSP. Vesting Tentative Tract Map (VTTM) No. 83507 proposes to modify 13 parcels of the existing Vesting Tentative Map No. 71551. The other 13 parcels of the existing Vesting Tentative Map No. 71551 will remain unchanged. The proposed modifications result in lots with varying sizes that continue to comply with the minimum lot size requirements established in the El Segundo South Campus Specific Plan.

B. The design or improvement of the proposed subdivision is not consistent with applicable general plan or specific plans as specified in section 65451 of the California Government Code.

This finding cannot be met because the proposed vesting tentative map would be consistent with the ESSCSP in that it would be compliant with the standards for lot sizes and dimensions.

C. The site is not physically suitable for the type of development.

This finding cannot be met in that the proposed lots meet the size and dimension requirements to allow the subdivision of the existing project site. Furthermore, the land use and zoning designations of the ESSCSP allows the proposed development.

D. The site is not physically suitable for the proposed density of development.

VTTM No. 83507 proposes to modify 13 parcels of the existing Vesting Tentative Map No. 71551. The other 13 parcels of the existing Vesting Tentative Map No. 71551 will remain unchanged. The proposed modifications result in lots with varying sizes that continue to comply with the minimum lot size requirements established in the El Segundo South Campus Specific Plan. The proposed maximum development density is a 0.6 Floor Area Ratio (FAR). This density is consistent with the El Segundo South Campus Specific Plan. This density is also generally in conformance with the maximum FAR allowed in the ESSCSP. Each new lot will meet or exceed the minimum size and dimension requirements.

E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The proposed Project site is currently improved with approximately 2,089,948 gross sf. of existing Raytheon Company office, industrial and warehouse development, an outdoor recreational area, and 6,873 parking spaces in approximately 20 surface parking lots. The project site is also predominately surrounded by developed urban land permanently altered with buildings, roads and hardscape. There are no fish or wildlife habitats on the site that could be damaged by the proposed subdivision or new development. The proposed Vesting Tentative Tract Map is for the purpose of separating and altering 13 parcels of the existing Vesting Tentative Map No. 71551. The other 13 parcels of the existing Vesting Tentative Map No. 71551 will remain unchanged. The modifications result in lots with varying sizes that continue to comply with the minimum lot size requirements established in the El Segundo South Campus Specific Plan and this action will not have the impact of causing substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the proposed VTTM would only serve to alter parcels of an existing VTTM that has been previously analyzed for environmental impacts and analyzed through an EIR Addendum.

F. The design of the subdivision or type of improvements are likely to cause serious public health problems.

The proposed Vesting Tentative Tract Map would not cause serious public health problems in that the map is for the purpose of creating a new subdivision map which would authorize a revision of the size and dimensions for 13 of the existing 26 parcels in the ESSCSP area and the new lot configurations would be compliant with the standards related to lot size and dimensions as established in the ESSCSP.

G. The design of the subdivision or type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

The proposed subdivision is not anticipated to conflict with any known easements located at or near the property. The proposed parcel configuration on the site has been oriented to avoid conflicts with existing easements, such as the existing Metro Green Line elevated rail alignment.

Site Plan Review 21-01 and Site Plan Review 21-02

Both the El Segundo Municipal Code (ESMC) and the El Segundo South Campus Specific Plan (ESSCSP) provide criteria for reviewing and approving Site Plans. Both the Municipal Code and Specific Plan indicate that the Planning Commission, or City Council on appeal, have the authority to approve a site plan review application if certain findings can be made in support of the projects. Among the criteria for consideration are site and design considerations including, but not limited, to parcel orientation and shape, placement of buildings, setbacks, building materials and design, distances between buildings, circulation, parking, fences, and signage.

In consideration of these criteria, ESMC Section 15-30-4 D states that the Commission may approve or conditionally approve a Site Plan if it makes the following findings: 1) The proposed development is consistent with the goals, policies, and objectives of the general plan, any applicable specific plan, and the Zoning code; 2) The project is functionally compatible with the area in which it is located; and 3) The proposed development will not adversely affect the general welfare of the City.

Under Section D. 4 of the ESSCSP, the Planning Commission may approve a Site Plan if it makes the following finding: that the site plan, architecture, and landscape design are consistent with the Specific Plan.

Accordingly, the analysis below addresses these criteria and findings for both the Municipal Code and ESSCSP and the site plans have been found to be consistent with the requisite findings.

Site Plan Review 21-01 Findings pursuant to Section 15-30 of the ESMC.

A. The proposed development is consistent with the goals, policies, and objectives of the El Segundo General Plan, the El Segundo South Campus Specific Plan, and the El Segundo Zoning Code.

The proposed Project complies with the originally approved El Segundo South Campus Specific Plan. The ESSCSP permits a mix of office, commercial, retail, research and development, industrial and related recreational uses and authorizes a 0.60 maximum overall FAR in the ESSCSP, based on the gross square foot size of the Specific Plan area. Further, The ESSCSP sets forth the zoning for the site, which includes design guidelines and development standards. These guidelines and standards are intended to

achieve a high-quality development, with criteria for site design, architecture, orientation and massing, parking and loading, landscaping, lighting, connectivity and sustainability. The proposed development has been evaluated in the context of the standards from the ESSP-SP and staff believes the project complies and is consistent with these guidelines and standards.

General Plan Land Use Goal LU-7 outlines the City's objectives of providing the highest quality public facilities, services, and public infrastructure possible to the community. The proposed development is consistent with this goal since the applicant will construct the Hughes Way/Nash Street Extension concurrent with the proposed Project. The street will be dedicated to the City for public right-of-way purposes. Further, General Plan Economic Development Element Goal ED1 outlines the City's objectives to create a strong, healthy economic community in which all diverse stakeholders may benefit. The proposed Project is consistent with Economic Development element policies and objectives since it maintains economic development as one of the City's and the business and residential communities' top priorities, it diversifies the City's economic base to meet quality of life goals, and results in job creation and growth potential. As such, staff believes this finding can be made.

B. The proposed project is functionally compatible with the area in which it is located.

El Segundo has distinctive land use patterns, which are divided into four quadrants by the intersection of Pacific Coast Highway and El Segundo Boulevard. Compatibility of an individual land use is determined mainly by its relationship to other uses within its quadrant. The ESSCSP area is in the southeastern quadrant, which is east of Pacific Coast Highway and south of El Segundo Boulevard. The design and implementation of this Specific Plan Phase II relates directly to its position within this larger context by land uses that are consistent and compatible with the area. Further, the Project conforms to public convenience, general welfare and good land use practice. The ESSCSP includes a range of commercial and industrial uses that will contribute to job creation opportunities and balance growth with local resources and infrastructure capacity. The proposed Project incorporates comprehensive features for site layout, building design, architecture, landscape, lighting, walls and fences and sustainability, which are consistent with the ESSCSP. The proposed Project will enhance job creation opportunities and provide a development that balances growth with local resources and infrastructure capacity. As such, staff believes this finding can be made.

C. The proposed development will not adversely affect the general welfare of the City.

The proposed ESSCSP development standards and Development Agreement ensure that the Project is developed in an orderly fashion. The Project's consistency with these standards, its design and configuration result in a project that will not adversely affect the

general welfare of the City. Further, the proposed project will promote the orderly development of property, the preservation of property values, and will be consistent with surrounding development and will not adversely affect the value of neighboring properties.

Lastly, General Plan Circulation Element Goal C2 outlines the City's objectives to provide a circulation system that incorporates alternatives to the single-occupant vehicle, to create a balance among travel modes based on travel needs, costs, social values, user acceptance, and air quality considerations. The proposed Project will enhance the general welfare of the City by constructing a Class 2 bicycle lane as indicated in the ESSCSP Circulation Plan (Section D of the ESSCSP). The Project will provide for infrastructure and facilitate access for various modes of travel including automobiles, transit, bicycles, and pedestrian. One example is the ESSC- SP project to connect Hughes Way with Nash Street through the south and eastern portions of the Campus. The Hughes Way/Nash Street Extension will be dedicated to the City as a Secondary Arterial. As such, staff believes this finding can be made.

Site Plan Review 21-01 Findings pursuant to Section D. 4 of the ESSCSP.

A. The site plan, architecture, and landscape design are consistent with the Specific Plan.

The proposed Project is consistent with the finding above because the site plan has been evaluated for compliance with the ESSCSP and specifically for compliance with the zoning for the site, including design guidelines and development standards. These guidelines and standards are intended to achieve a high-quality development, with criteria for site design, architecture, orientation and massing, parking and loading, landscaping, lighting, connectivity and sustainability. The Project incorporates comprehensive features for site layout, building design, architecture, landscape, signs, and lighting which are consistent with the Specific Plan. As such, staff believes the project is consistent with these guidelines and standards, and this finding can be made.

Site Plan Review 21-02 Findings pursuant to Section 15-30 of the ESMC.

A. The proposed development is consistent with the goals, policies and objectives of the El Segundo General Plan, the El Segundo South Campus Specific Plan, and the Zoning Code.

1. The Project is consistent with the El Segundo General Plan as identified in Section 4 of this Resolution.

2. The Project is consistent with the El Segundo South Campus Specific Plan Objective LU5-6 to encourage a mix of office and light industrial uses in industrial areas. The construction of a new 5,865 sf. storage building would be consistent

with this Objective and would further enhance the area with development that is compliant with the established ESSCSP design guidelines.

3. The Project is consistent with the El Segundo Zoning Code in that a full review of the project has been completed and the project has been found to be compliant with all relevant property development standards, including but not limited to, height, setbacks, parking, and floor area.

B. The proposed project is functionally compatible with the area in which it is located.

1. The proposed storage building is ancillary to the primary structures as part of the Raytheon Campus. Specifically, the design, layout, and use of the proposed building will be compatible with the industrial use and appearance of the project site that includes large, low scale buildings in a campus setting, along with surface parking spaces, truck loading area and travel lanes, and other ancillary structures for storage and warehousing. Furthermore, the location and site layout of the proposed storage building will not impact or interrupt the way existing uses on the subject site operate.

C. The proposed development will not adversely affect the general welfare of the City.

1. An Environmental Impact Report (EIR) Addendum has been prepared to analyze the proposed project for consistency with the original ESSCSP EIR and to determine that the proposed Project would not have any new or detrimental impacts than previously identified in the original EIR. It was determined that there would not be any new environmental impacts due to the construction of the newly proposed storage building, and; therefore, it can be determined that there would not be any adverse effects on the general welfare of the city. Furthermore, and as indicated in Section 4 of the Resolution, the proposed project is also consistent with the El Segundo General Plan and the El Segundo South Campus Specific Plan.

Site Plan Review 21-02 Findings pursuant to Section D. 4 of the ESSCSP.

A. The site plan, architecture, and landscape design are consistent with the Specific Plan.

1. The proposed Project is consistent with the finding above because the site plan has been evaluated for compliance with the ESSCSP and specifically for compliance with the zoning for the site, including design guidelines and development standards. These guidelines and standards are intended to achieve a high-quality development, with criteria for site design, architecture,

orientation and massing, parking and loading, landscaping, lighting, connectivity and sustainability. The proposed storage building has been evaluated in the context of the standards from the ESSPSP and have been determined to be compliant and therefore the project is consistent with these guidelines and standards.

ENVIRONMENTAL REVIEW

On December 15, 2015, the City adopted Resolution No. 4958, certifying the ESSCSP FEIR (Environmental Assessment No. EA-905), State Clearinghouse (SCH) No. 2012101081, in compliance with CEQA and the State CEQA Guidelines. The certified EIR analyzed the potential environmental impacts resulting from implementation of the ESSCSP. Since the proposed Project deviates from the approved specific plan, the City's environmental consultant independently reviewed the modifications and determined that no new significant environmental impacts would result, and the modifications will not increase the severity of any effects previously identified in the EIR. As such, an Addendum has been prepared to address the minor changes to the El Segundo South Campus Specific Plan (ESSCSP) (Specific Plan No. 11-01), resulting from the proposed project.

Based upon the proposed Project, a fair share percentage has been calculated towards each traffic improvement identified in the ESSCSP EIR's traffic mitigation measures TRA-1 through 9. The 10.6% contribution is based on the methodology provided in the First Amendment of the DA No. 11-02 Section 7.9, which states that "…the 'Fair Share' is determined by dividing the number of PM peak hour trips produced by the individual development seeking a Certificate of Occupancy by the total Project PM peak hour trips Ceiling as noted in City Council Ordinance No. 1516, Exhibit D 'Conditions of Approval' (3,120)." The applicant will need to continue to work with the City to determine the total construction value (cost estimate for design and building for improvement, and for right-of-way acquisition) of the TRA-1 through 9 improvements to be accepted and approved by the City Engineer. The applicant shall submit **10.06%** fair share contribution towards each traffic improvement identified in the ESSCSP EIR per DA No. 11-02 Amendment 1 Section 7.9, to the City prior to issuance of Certificate of Occupancy.

ADDITIONAL INFORMATION

During the public comment period, staff received a comment (attached) citing a newspaper article that indicated 5,000 fans for events. It is important to note that the applicant has not decided whether such events will occur. Consequently, special events and related 5,000 spectators/fans is not part of the proposed project. Further, any special event in the future would require submittal of a temporary event permit that would be reviewed based upon details of anticipated attendance, duration and logistics.

RECOMMENDATION

The proposed project involves a new three-story Los Angeles Chargers headquarters and training facility along with associated structures, athletic fields, and surface level parking. Additionally, a new one-story storage building for use by Raytheon would also be constructed. The Project complies with the development standards as set forth in the El the El Segundo South Campus Specific Plan. Furthermore, based on the EIR Addendum prepared for this project, the Project does not create new significant adverse impacts or increase the severity of a significant adverse impact identified in the original EIR. Therefore, it is recommended that the Planning Commission adopt Resolution 2902 recommending City Council adopt an Addendum to the original ESSCSP EIR; adopt Resolution 2903 recommending City Council approve the Second Amendment to Development Agreement (DA) No. 11-02, Vesting Tentative Tract Map No. 83507 (SUB21-03), Minor Modifications to Specific Plan (SP) No. 11-01 Revision A, and Site Plan Review (SPR) No. 21-01 for development of a new professional sports headquarters and training facility on a 13.7-acre site in the southeast section of the Raytheon campus at 2000 E. El Segundo Boulevard (Parcels “7” and “8”); and adopt Resolution 2904 recommending City Council approve Site Plan Review (SPR) No. 21-02 for a Storage Facility to be located in the southeast portion of lot 18 in Phase IV.

ORIGINATED BY: Bradley J. Misner, AICP Contract Planner

REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager

APPROVED BY: Michael Allen, AICP, Director of Development Services

ATTACHED SUPPORTING DOCUMENTS:

1. Planning Commission Resolution No. 2902
   - Exhibit A –Addendum to ESSCSP EIR
2. Planning Commission Resolution No. 2903
   - Exhibit A – Conditions of Approval
   - Exhibit B – Minor Modifications to ESSCSP
3. Planning Commission Resolution No. 2904
   - Exhibit A – Conditions of Approval
4. Sports Facility Proposed Development Plans/Exhibits dated October 21, 2021
5. Butler Building Proposed Development Plans/Exhibits dated October 21, 2021
6. Vesting Tentative Parcel Map No. 83507
7. Final Draft DA Amendment and Park Use MOU
8. Public Comment

PLANNING COMMISSION RESOLUTION NO. 2902
EXHIBIT A –ADDENDUM TO ESSCSP EIR

RESOLUTION NO. 2902

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF AN ADDENDUM (EA-1305) TO THE EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT APPROVED UNDER EA-905 TO ANALYZE THE CONSTRUCTION OF A NEW SPORTS FACILITY WITH ASSOCIATED PRACTICE FIELDS WITHIN PHASE II OF THE EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN AREA (ESSCSP) AND A NEW STORAGE BUILDING WITHIN PHASE IV OF THE ESSCSP, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Planning Commission of the City of El Segundo does resolve as follows:

SECTION 1: Recitals.

A. On December 15, 2015, the El Segundo City Council adopted Resolution No. 4958, certifying a Final Environmental Impact Report (EA-905) for the El Segundo South Campus Specific Plan (State Clearinghouse No. 2012101081).

B. In approving Resolution 4958, the Council found that:

i. The City completed a Draft Environmental Impact Report (DEIR) for this project and a noticed Public Scoping meeting was conducted on November 5, 2012 pursuant to CEQA Guidelines §15083. A Notice of Preparation of the DEIR was circulated for public review from October 29, 2012 to November 28, 2012 pursuant to CEQA Guidelines §15082. A Notice of Completion for the DEIR was filed with the State Office of Planning and Research on July 14, 2014 pursuant to CEQA Guidelines §15085. The public comment and review period for the DEIR was open between July 14, 2014 and August 27, 2014 in compliance with CEQA Guidelines §15087;

ii. The Final EIR was reviewed by the City Council and the information contained in the Final EIR was considered by the City Council before approving the project in accordance with CEQA Guidelines §15090;

iii. The Final EIR was prepared under the City's direction and reflects its independent judgment and analysis of the environmental impacts and comments received on the Draft EIR;

iv. The Draft EIR generally identified, for each potentially significant impact of the project, one or more corresponding mitigation measures to reduce impacts to a level of insignificance, with the exception of air quality and noise impacts. The City Council found that nearly all of the potentially significant impacts identified in the Draft EIR were mitigated by corresponding mitigation measures to the extent set forth in the Draft EIR;

v. Written findings were considered for each of the significant environmental effects identified in the DEIR before certifying the Final EIR, which included a rationale of how mitigation measures lessened the significant environmental effects to a less than significant level for those effects that were identified as mitigatable. For the four environmental effects that were identified in the DEIR as not mitigatable to a less than significant level (Land Use and Planning, Transportation and Traffic, Air Quality and Greenhouse Gas Emissions), the findings provide a rationale on how proposed mitigation measures have substantially lessened the four environmental effects;

vi. In accordance with CEQA Guidelines §15093, a Statement of Overriding Consideration was included in the project's record for City Council consideration that identified specific reasons to support approval of the project based on information in the EIR and in the project's record; and,

vii. The specific issues included in the Statement of Overriding Considerations considered by the City Council were: a) The Project helps foster economic development, business retention, municipal tax base and job creation in the City; b) The Project provides opportunity for the City's largest employer to grow and expand operations within the City; c) Project approval will trigger one annual payment of $500,000 and five subsequent annual payments of $700,000 towards the City's General Fund for a total of $4,000,000 that can be used by the City for any purpose; d) If the Nash Street Extension roadway improvements are not completed within 10 years of project approval, then the applicant would pay the City an additional $5,000,000; e) An additional fee of $.50 per square foot of new development is required to be paid as development of the project occurs (resulting in $1,000,000 if the conceptual plan is fully built); f) Roadway improvements consistent with the General Plan will result from the Project; g) Bicycle and Pedestrian network improvements will be constructed as part of the project; h) Increased density at the project location is consistent with regional growth strategies, such as the SCAG Compass Blueprint Growth Vision Program; and i) The project could result in potential benefits such as access to additional land for roadway links, potential for the City to accept land for a new public park and a monetary contribution, up to $375,000, to City sewer improvements.

C. On October 4, 2021, Lionel Uhry filed applications for Minor Modifications to the El Segundo South Campus Specific Plan (“ESSCSP”) No. 11-01 Revision A, Second Amendment to Development Agreement (DA) No. 11-02, Vesting Tentative Tract Map No. 83507 (SUB21-03), Site Plan Review (SPR) No. 21-01, and Environmental Assessment (EA) No. 1305 to adopt an Addendum to the certified ESSCSP Environmental Impact Report (the “EIR”), for construction of a three-story building with partial basement totaling approximately 143,250 gross square feet and 122,080 square feet of net floor area, athletic practice fields, and parking in surface

lots for a new sports facility for an organization on a 13.7- acre site in the southeast section of the Raytheon campus at 2000 E. El Segundo Boulevard (Parcels 7 and 8).

D. On October 4, 2021, Emily Murray, Esq. filed an application for Site Plan Review (SPR) No. 21-02 for the construction of a one-story storage building totaling 5,865 gross square feet and 5,237 of net floor area for Raytheon's use in the southeast portion of section of the Raytheon campus at 2000 East El Segundo Boulevard (Parcel 18). The proposed storage building would replace buildings E-20 and E-21, which would be demolished in favor of the new storage building.

E. Approval of the proposed project is a subsequent discretionary action in furtherance of the ESSCSP and requires minor amendments to the El Segundo South Campus Specific Plan.

F. The applications have been reviewed by the City's Development Services Department for, in part, consistency with the General Plan, and conformity with the El Segundo Municipal Code ("ESMC") and the ESSCSP.

G. The Development Services Department commissioned Kimley-Horn and Associates, Inc. to evaluate the environmental impact of the proposed modifications to the ESSCSP project EIR in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and CEQA Guidelines section 15162. Based on Kimley-Horn and Associates' evaluation of the environmental impact of the proposed modifications to the ESSCSP project, it prepared an Addendum pursuant to CEQA Guidelines section 15164.

H. On November 18, 2021, the Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the Addendum.

I. The Commission has reviewed and considered the information, findings and conclusions contained in the Addendum to the EIR, including, without limitation, the EIR and supporting documents, together with all comments provided at the public hearing and all other information in the administrative record. This Resolution, and its findings, are made based upon the totality of the evidence in the administrative record before the Commission at its November 18, 2021 public hearing.

SECTION 2: *Factual Findings and Conclusions*. The Commission finds as follows:

A. The Addendum to the ESSCSP EIR was presented to and considered by the Planning Commission at a special meeting held on November 18, 2021.

B. The City of El Segundo is the lead agency for the Project. The Addendum was prepared for the Project in compliance with the requirements of CEQA and the CEQA Guidelines and is adequate and appropriate for the City's use as the lead agency.

C. Based upon the totality of the evidence in the record and as demonstrated by the analysis set forth in the Addendum, none of the conditions described in Sections 15162 or 15163 of the CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred. Specifically,

1. The proposed modifications to the ESSCSP and the related entitlements do not constitute substantial changes in the project that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

2. No substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

3. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, that shows any of the following: (A) the modifications will have one or more significant effects not discussed in the certified EIR; (B) significant effects previously examined will be substantially more severe than shown in the certified EIR; (C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternative; or (D) mitigation measures or alternatives which are considerably different from those analyzed in the certified EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

D. The evaluation of the proposed modifications to the ESSCSP project, certified EIR, and Addendum reflects the Planning Commission's independent judgment and analysis based on the Commission's review of the entire administrative record.

E. The Planning Commission finds and determines that the ESSCSP EIR, together with the Addendum, satisfy of all the requirements of CEQA and are adequate to serve as the required environmental documentation for the project.

F. All Conditions and Mitigation Measures identified in the original EIR (EA-905), on file with the State of California (SCH # 2012101081), remain in full force and effect.

G. Per State CEQA Guidelines section 15164(c), the Addendum is not required to be circulated for public review but can be attached to the adopted ESSCSP EIR.

SECTION 3: *Recommendation.* Based on the facts and findings hereinabove set forth and the totality of the evidence in the administrative record, the Planning Commission recommends that the City Council approve and adopt the Addendum to the ESSCSP EIR (EA-905) (attached hereto as Exhibit A).

SECTION 4: *Reliance on Record.* Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 5: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 6: The Commission Secretary is directed to mail a copy of this Resolution to Lionel Urhy and to any other person requesting a copy.

PASSED, APPROVED AND ADOPTED this 18th DAY of NOVEMBER, 2021.

_____
Ryan Baldino, Chair
City of El Segundo Planning Commission

ATTEST:

_____
Michael Allen, AICP, Secretary

Baldino	-
Newman	-
Hoeschler	-
Keldorf	-
Maggay	-

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Gregg Kovacevich, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2902

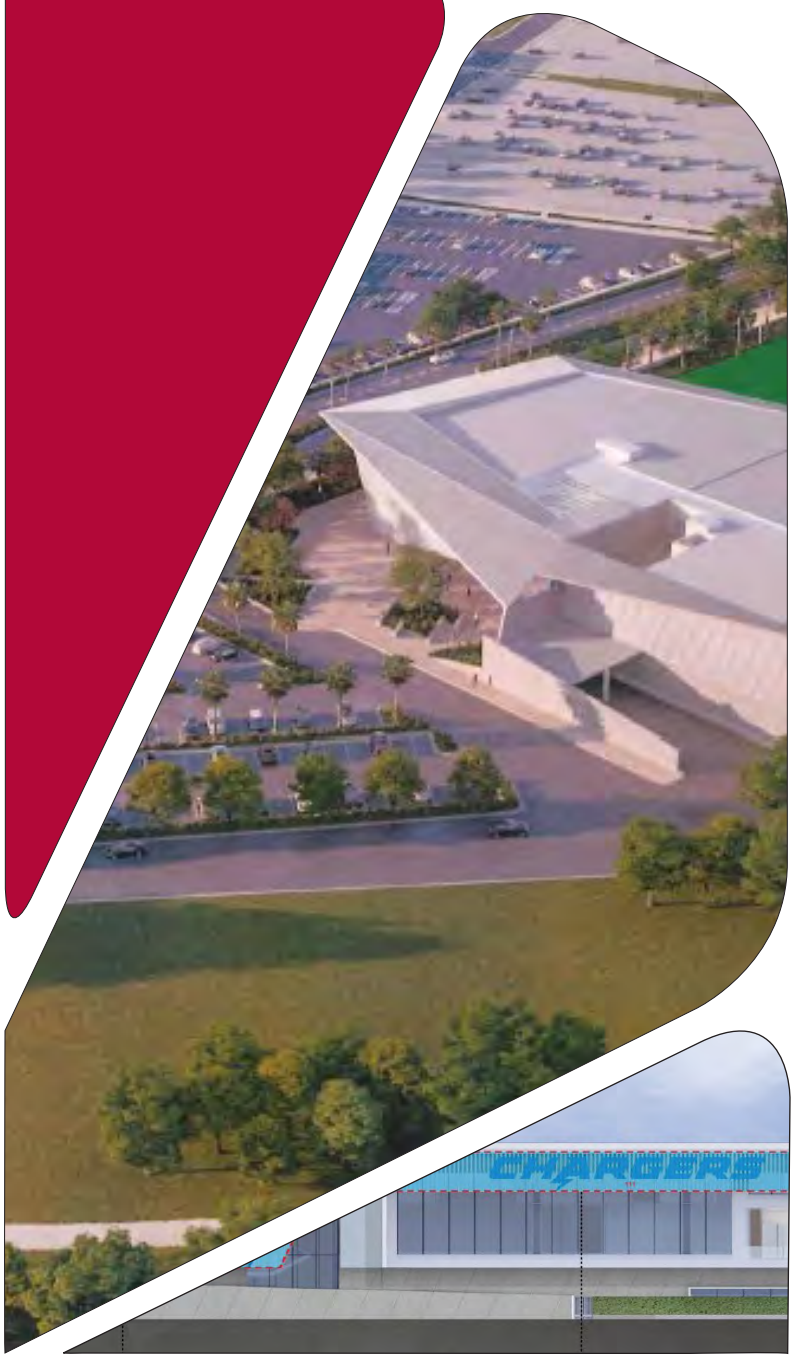
Exhibit A

EIR ADDENDUM

Professional Sports Headquarters and Training Facility Project

Addendum to the Raytheon El Segundo South Campus Specific Plan Project Certified Final Environmental Impact Report (SCH No. 2012101081)

November 2021



Prepared by

Kimley»Horn

ADDENDUM TO THE RAYTHEON EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN PROJECT CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2012101081)

PROFESSIONAL SPORTS HEADQUARTERS AND TRAINING FACILITY PROJECT

Prepared For:

City of El Segundo
350 Main Street
El Segundo, CA 90245

Prepared By:

Kimley-Horn and Associates, Inc.
1100 W. Town and Country, Suite 700
Orange, CA 92868

November 2021

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1.0

Introduction

Prepared by

Kimley»Horn

1 INTRODUCTION

1.1 Purpose of the Addendum

This Addendum to the certified Raytheon El Segundo South Campus Specific Plan Project Final Environmental Impact Report (FEIR) (State Clearinghouse #No. 2012101081) (RBF Consulting, January 2015) has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] §§21000 et seq.); the State CEQA Guidelines (Title 14, California Code of Regulations [CCR] §§15000 et seq.); and the rules, regulations, and procedures for implementing CEQA as set forth by the City of El Segundo (City).

This Addendum has been prepared to address minor changes to the El Segundo South Campus Specific Plan (ESSCSP) (Specific Plan No. 11-01), as described below, resulting from the proposed Professional Sports Headquarters and Training Facility Project (Proposed Project).

1.2 Statutory Authority and Requirements

The City is the Lead Agency under CEQA. When only some changes or additions to a previously certified EIR are necessary and none of the conditions described in State CEQA Guidelines §15162 are met, CEQA allows the lead agency to prepare an addendum to a previously certified EIR (State CEQA Guidelines §15164(a)).

State CEQA Guidelines §15164 state the following concerning an Addendum to an EIR:

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in §15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in §15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to §15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

State CEQA Guidelines §15162(a) specifies that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Additionally, pursuant to State CEQA Guidelines §15162(b), if changes to a project or its circumstances occur or new information becomes available after adoption of [an EIR or] a negative declaration, the lead agency shall prepare a subsequent EIR if required under State CEQA Guidelines § 15162(a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

New State CEQA Guidelines Appendix G thresholds do not constitute "new information" requiring additional environmental review.[1] State CEQA Guidelines §15164(a) states that "a lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in §15162 calling for preparation of a subsequent EIR have occurred." Refer also to **Section 1.4: Summary of Analysis and Findings** below for findings concerning the Proposed Project.

1.3 Background and History

In 1978, a Precise Plan was approved for the approximately 142.28 gross acre Raytheon Company's Space and Airborne Systems (SAS) facility Campus site (Raytheon Campus or Campus) in the City's southeast portion to construct a total of 2,575,000 square feet (SF) of improvements for a floor area ratio (FAR) of 0.42. In 1987, the City Council approved the last modification of the Precise Plan. Under the existing

[1] *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301.

approvals at that time, the Campus was built close to the maximum FAR allowed, which caused the Raytheon Company (Raytheon) to utilize property in other areas outside the Campus. To make efficient use of the Campus, Raytheon proposed the ESSCSP in December 2011 to allow development of the Specific Plan area in several phases. The ESSCSP established a maximum allowable development intensity within the 142-acre Specific Plan area of 3,718,889 net SF[2] (4,231,547 gross SF)[3] with any combination of allowed uses, provided that the FAR does not exceed a specified development square footage (at a maximum FAR of 0.60 within the ESSCSP area) and the specified peak hour trip ceiling on new development (26,585 daily trips, 3,042 AM peak hour trips, and 3,120 PM peak hour trips). It is noted, concerning Lots 7, 8, and 18 (in part) where the Proposed Project would be located, the ESSCSP anticipated development of approximately 327,680 net SF (367,002 gross SF) as discussed in detail in **Section 2.1.3: Existing General Plan and Zoning,** below. For purposes of this analysis, the entitled/assumed development of Lots 7, 8, and 18 (in part) hereinafter, is referred to as the "Approved Project."

As of October 21, 2021 (i.e., inclusive of Phase I entitled development), approximately 1,866,750 net SF (approximately 2,095,950 gross SF) of entitled floor area remains within the ESSCSP; see **Appendix A: ESSCSP Phase I Development Tracking Table**.

An EIR was prepared to analyze the potential environmental impacts resulting from ESSCSP implementation. On December 15, 2015, the City adopted Resolution No. 4958, certifying the FEIR (Environmental Assessment No. EA-905), State Clearinghouse (SCH) No. 2012101081, in compliance with CEQA and the State CEQA Guidelines. On January 19, 2016, the City adopted Ordinance No. 1516 approving the ESSCSP. Among others, the approvals included Subdivision No. SUB 11-02 (Vesting Tentative Tract Map No. 71551) and Development Agreement No. DA 11-02. Vesting Tentative Tract Map No. 71551, which divided the ESSCSP area into 26 individual lots, was recorded November 27, 2019 (Instrument No. 20191313306); see **Exhibit 2-1: Development Agreement Phases**. Development Agreement No. DA 11-02 between the City and Raytheon Company, which specified the standards and conditions that would govern the property's development and detailed the Applicant's and City's obligations, was recorded on December 13, 2016. The First Amendment to the Development Agreement, which was recorded on November 13, 2019, established four development phases for the ESSCSP area; see **Exhibit 2-1**.

On October 4, 2021, the City received applications for the Proposed Project.

1.4 Summary of Analysis and Findings

Based upon the analysis of potential environmental consequences anticipated to occur from implementation of the Proposed Project (see **Section 4.0: Proposed Project Environmental Impact Analysis**), the Proposed Project would not result in any new or more severe impacts that were not disclosed, analyzed, and mitigated for in the FEIR. As demonstrated in this Addendum, the Proposed Project's potential impacts would either be the same or less than those anticipated for the Approved Project in the FEIR. In addition, there are no substantial changes to the circumstances under which the

[2] Net square footage is the usable area of a specified space and excludes unusable space (e.g., common areas, hallways, and mechanical rooms).

[3] Gross square footage contains all areas of a building, including maintenance areas, walkways, balconies, attics, common areas, and any walkable areas of the building. Parking lots are not included in gross square footage.

Proposed Project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the FEIR, nor has any new information regarding the potential for new or more severe significant environmental impacts been identified. Therefore, in accordance with State CEQA Guidelines §15164, this Addendum to the previously certified FEIR is the appropriate environmental documentation for the Proposed Project. In taking action on any of the approvals, the decision-making body must consider the whole of the data presented in the FEIR, as augmented by this Addendum.

1.5 Incorporation by Reference

State CEQA Guidelines §15150 encourages environmental documents to incorporate by reference other documents that provide relevant data and analysis. The documents outlined below, which were utilized during preparation of this Addendum to the FEIR, are a matter of public record and are hereby incorporated by reference. These documents are available for review at the City of El Segundo Development Services Department, 350 Main Street, El Segundo, CA 90245.

- El Segundo General Plan
- El Segundo General Plan Final Environmental Impact Report
- El Segundo South Campus Specific Plan (Specific Plan No. 11-01) (RBF Consulting, October 2015)
- Raytheon El Segundo South Campus Specific Plan Project Final Environmental Impact Report (State Clearinghouse #No. 2012101081) (RBF Consulting, January 2015)

2.0

Proposed Project Description

Prepared by

Kimley»Horn

2 PROPOSED PROJECT DESCRIPTION

2.1 Proposed Project Location and Setting

2.1.1 Proposed Project Location

The approximately 142-acre ESSCSP area is in the County of Los Angeles, approximately 19 miles southwest of Downtown Los Angeles; see **Exhibit 2-2: Regional Context** and **Exhibit 2-3: Local Context**. The Proposed Project involves 63.13 acres within the ESSCP area when accounting for all lots where modifications are proposed; see **Exhibit 2-4: Proposed Project Within the ESSCSP** for the Proposed Project's location within the ESSCSP area.

2.1.2 Proposed Project Setting (Existing Conditions)

The ESSCSP area is in the City's southeast quadrant, in a predominantly light industrial area. The ESSCSP area is bounded by El Segundo Boulevard to the north, the elevated Los Angeles County Metropolitan Transportation Authority (Metro) C (Green) Line and an older industrial subdivision on Coral Circle to the east, a Union Pacific Railroad spur and the El Segundo sump to the south, and a Southern California Edison high voltage transmission easement to the west.

The existing Raytheon Campus, inclusive of the demolition, includes approximately 1,788,889 net SF of mixed development within the 142-acre ESSCSP area. As indicated in **Table 2-1: Existing Raytheon Campus Uses**, there are 11 buildings on the Campus, including a recreation facility.

The Proposed Project site is on generally level terrain and is fully built out and improved. Within Lots 7 and 8, the Proposed Project site is developed with various Raytheon uses/facilities, including approximately 13,196 SF of floor space in three buildings (E-20, which consists of two buildings, and E-21) used for storage and ancillary uses, various shade and other structures, an asphalt-paved surface parking lot, and ornamental landscaping. Within Lot 18, where the new storage building would be constructed, the Proposed Project site is developed with an unused wastewater treatment facility and an asphalt-paved surface parking lot, both Raytheon facilities. The following uses surround the Proposed Project site:

- **North:** Raytheon Campus and associated surface parking lot;
- **South:** Vacant lot and Union Pacific Railroad spur;
- **East:** Metro C (Green) Line light rail and commercial offices; and
- **West:** Vacant lot and the Edward C. Little Water Recycling Facility.

Table 2-1: Existing Raytheon Campus Uses

Building	Use	Net Square Footage
E-1	Office, Lab/R&D, Warehouse	996,871
E-2	Office, Lab/R&D, Warehouse	39,082
E-3	Office, Lab/R&D, Warehouse	28,383
E-4	Office, Lab/R&D, Warehouse	670,619
E-5	Office, Lab/R&D, Warehouse	1,705
E-6	Office	2,263
E-7	Office, Lab/R&D, Warehouse	49,966
E-20[1,2]	Warehouse	9,245
E-21[1,2]	Office, Warehouse	3,951
E-23[2]	Warehouse	428
E-24[2,3]	Recreation	0
	Subtotal	**1,802,513**[4]
E-20, E-21, E-23, E-24[2]	SP and FEIR Assumed as Demolished	-13,624
	Total Existing Campus Uses After Demolition	**1,788,889**

Notes:

1. On the Proposed Project site.
2. Buildings E-20 (9,245 SF), E-21 (3,951 SF), E-23 (428), and E-24 (0 SF) were assumed as demolished and thus were previously excluded from the Existing Campus Uses calculation; see ESSCSP Table III-1, *Land Use Summary*, and FEIR Table 3-4, *Land Use Summary*.
3. Building E-24 includes locker rooms, restroom and shower rooms which are non-assignable areas for purposes of net square footage.
4. See FEIR Table 3-1, *Existing Development*.

Source: ESSCSP Table I-1, *Existing Uses*.

2.1.3 Existing General Plan and Zoning

The El Segundo General Plan (ESGP) Land Use Map depicts the City's land use designations and indicates the Proposed Project site is designated "El Segundo South Campus Specific Plan." The ESGP Land Use Element further describes the ESSCSP, as follows:

> *"Permits a mix of office, commercial, retail, research and development, industrial, and related recreational uses. The maximum overall FAR in the Specific Plan is 0.60, based on the gross square foot size of the Specific Plan project area. (Reso 4958, GPA 11-01, 9/1/09)."*

The El Segundo Zoning Map depicts the location and boundaries of the City's various zones and indicates the Proposed Project site is zoned "ESSCSP – El Segundo South Campus Specific Plan," which allows for commercial/office mixed-use, office/industrial mixed-use, and recreation/open space uses. The ESSCSP is a comprehensive policy and regulatory guidance document for the development of all properties within

the ESSCSP area. By providing the necessary regulatory and design guidance, the ESSCSP ensures that future development implements the ESGP goals and policies.

The ESSCSP includes a land use plan, among other components. The ESSCSP Land Use Plan establishes the maximum allowable development within the ESSCSP area boundaries. As stated in the ESSCSP, the maximum development potential within the 142.28-acre Campus is based upon a FAR of 0.60, resulting in a maximum development intensity of 3,718,889 net SF (4,231,547 gross SF). ESSCSP Table III-1, *Land Use Summary*, anticipates that the allowed new development would total 1,930,000 net SF, or 2,161,600 gross SF.[4] To allow for maximum flexibility within the Specific Plan area, the ESSCSP utilizes a mixed-use concept, with regulatory mechanisms to allow for transfers between land use types and planning areas, subject to various requirements concerning FAR, allowable land uses, and AM, PM, and daily trip generation ceilings.

ESSCSP Exhibit 5, *Land Use Plan*, depicts the ESSCSP's land use plan and indicates the Proposed Project site is designated Office/Industrial Mixed Use (O/I MU) and Recreation/Open Space (REC/OS). The Office/Industrial Mixed Use (O/I MU) land use category includes a full range of commercial, office, warehousing, and light industrial land uses, allowing for new light industrial/R&D, office, and commercial uses. The Recreation/Open Space category includes the ESSCSP's private recreation facility. The ESSCSP's conceptual site plan is shown in ESSCSP Exhibit 6, *Conceptual Site Plan*. ESSCSP Table III-2, *Land Use – Project Development Scenario*, shows a potential implementation of the ESSCSP's land uses and standards based upon Vesting Tentative Tract Map No. 71551 and the Conceptual Site Plan depicted in ESSCSP Exhibit 6. **Table 2-2: Existing Conceptual Development Scenario** provides the existing conceptual development capacity specifically concerning Lots 7, 8, and 18 (in part), based on ESSCSP Table III-2.

Table 2-2: Existing Conceptual Development Scenario

Lot	Use	Acres	Building Area (Net) (SF)	Building Area (Gross) (SF)	Assumed FAR
7	Office	4.75	163,840	183,500.8	0.79
8	Office	5.81	163,840	183,500.8	0.65
18 (in part)[1]	*Not applicable*				
Total		***10.56***	***327,680***	***367,002***	

Note:
1. For Lot 18, the Specific Plan assumed 670,619 net SF (783,689 gross SF) of Existing Campus Uses - no new development was assumed.

Source: ESSCSP Table III-2, Land Use – Project Development Scenario.

2.2 Proposed Project Characteristics

The Applicant seeks approval of the Proposed Project for development of a corporate office headquarters on Lots 7 and 8 (ESSCSP Phase II area) and a pre-engineered manufactured storage building on Lot 18 (ESSCSP Phase IV area), at the ESSCSP area's southeast corner. **Table 2-3: Comparison of Existing and**

[4] City of El Segundo. (2015). El Segundo South Campus Specific Plan. Retrieved from https://www.elsegundo.org/home/showpublisheddocument/351/637110579836730000 (accessed August 27, 2021).

Proposed Development Scenarios, compares the Proposed Project's development capacity to the Approved Project's development capacity.

Table 2-3: Comparison of Existing and Proposed Development Scenarios

Description	Use	Building Area (Net) (SF)	Building Area (Gross) (SF)
Existing Conceptual Development Scenario			
Lots 7 & 8	Office	327,680	367,002
Proposed Conceptual Development Scenario			
Lots 7 & 8 Building E-20 Demolition[1]	Warehouse	-9,245	-9,245
Lots 7 & 8 Building E-21 Demolition[1]	Warehouse	-3,951	-3,951
Subtotal Demolition		*-13,196*	*-13,196*
Lots 7 & 8 New Construction	Office	126,448	148,050
Lot 18 (in part)	Warehouse	5,237	5,865
Total[2]		***131,685***	***153,915***
Change (number)		**-195,995**	**-213,087**
Change (percent)		**-60%**	**-58%**

Notes:

1. Buildings E-20 (9,245 SF) and E-21 (3,951 SF) were assumed as demolished and thus were previously excluded from the Existing Campus Uses calculation; see ESSCSP Table III-1 and FEIR Table 3-4.
2. No credit taken for demolished Buildings E-20 and E-21 given these were previously excluded from Existing Campus Uses calculation; see Note No. 1 above.

To accommodate the proposed development, the Proposed Project involves the following entitlements: SPR No. 21-01 for Site Plan Review of the Phase II area and SPR 21-02 for Site Plan Review of the Phase IV area; Minor Modifications to the ESSCSP (Specific Plan No. 11-01); Subdivision No. SUB 21-03 for Vesting Tentative Tract Map No. 83507; and Amendment No. 2 to Development Agreement No. DA 11-02.

2.2.1 Site Plan Review

The Proposed Project involves four key components:

(1) The first component is the construction of a three-story corporate headquarters building totaling approximately 122,080 net SF (approximately 143,250 gross SF); see **Exhibit 2-5: Conceptual Site Plan for Corporate Headquarters** and **Exhibit 2-6: Corporate Headquarters Elevations**. The headquarters building would include dining areas, an auditorium, conference rooms, locker rooms, training rooms, a weight room, office space, storage rooms, a service area, and mechanical and electrical rooms. The headquarters building would have a maximum height of approximately 50 feet above ground surface (54 feet to top of parapet at elevator overrun); see **Exhibit 2-5** and **Exhibit 2-6**.

The headquarters building would house operations and business operations staff with typical business hours from 6:30 AM to 5:30 PM. A total of approximately 270 personnel would be employed at the corporate headquarters on a typical workday.

(2) The second component is the construction of two single-story groundskeeping and maintenance buildings totaling approximately 4,368 net SF (approximately 4,800 gross SF) at the Proposed Project site's northeastern corner.

(3) The third component is the construction of three full-size natural grass fields with a 29 feet and 4 inch to 30-foot wide artificial turf perimeter are proposed at the site's eastern portion. The three natural grass fields with the artificial turf perimeter would be 362 feet wide by 546 feet long.

To serve Proposed Project components 1 through 3, 348 at-grade parking spaces would be provided in two surface parking lots (i.e., southern and eastern). Of the 348 parking spaces, 24 spaces would be electric vehicle (EV)-capable. A security booth would be located at the corporate headquarters' southern parking lot.

Six types of perimeter fencing are proposed on the corporate headquarters site to buffer views of the proposed uses from adjacent areas, and specifically to prevent visibility into the corporate headquarters building and grass fields.

- Type 1 and Type 2 Fencing: 8-foot high black metal vertical picket security fence around the perimeter of the fields. The fencing would be located to the north of the field adjacent to South Hughes Way and to the east and south of the fields adjacent to the maintenance building and parking lot. Additional colored panels for banners located at the entrance to the fields in proximity to the maintenance access drive are proposed.
- Type 3 Fencing: 32-foot high tall netting to block views from the elevated Metro C (Green) Line to the Proposed Project site.
- Type 4 Fencing: 8.0-foot high black chain link fencing along the Proposed Project site's southern boundary adjacent to the southern surface parking lot.
- Type 5 Fencing: Existing 8-foot high silver chain link fencing to the west of the Type 4 fencing along the Proposed Project site's southern boundary to the south of the western surface parking lot.
- Type 6 Fencing: 3.5-foot high black fencing located along the western parking lot's northern boundary.

(4) The fourth component is the construction of a pre-engineered manufactured storage building totaling approximately 5,237 net SF (5,865 gross SF); see Exhibit 2-7: Conceptual Site Plan for Storage Building. The storage building would be used for Raytheon's business activities and does not include any employee-occupiable space. The building would be one-story and would be approximately 21 feet and 2 inches high. The building would be located on an existing foundation. Existing landscaping along South Hughes Way would remain. A 6-foot high chain link fence would be provided around the building's perimeter, with two chain link gates and two chain link rolling gates.

2.2.2 Minor Modifications to the ESSCSP (Specific Plan No. 11-01)

The ESSCSP includes a land use plan (ESSCSP Exhibit 5) to establish the land use plan categories within the ESSCSP area boundaries. **Exhibit 2-8: Revised Land Use Plan** depicts the existing and proposed ESSCSP land use plans. **Exhibit 2-9: Revised Conceptual Site Plan** depicts the existing and proposed ESSCSP conceptual site plan. To implement these proposed changes, the following Minor Modifications to the ESSCSP are proposed:

- **Exhibits**. Modifications to various ESSCSP exhibits are proposed, including the Land Use Plan (ESSCSP Exhibit 5), Conceptual Site Plan (ESSCSP Exhibit 6), Vesting Tentative Map #71551 (ESSCSP Exhibit 7), Utilities (ESSCSP Exhibits 8 through 12), and Infrastructure (Exhibits 13 through 16).
- **Nash Street Extension**. The proposed modifications include realigning the Nash Street extension. The modifications to the Nash Street extension require minor utility relocations, as depicted in proposed ESSCSP Exhibits 8 through 16.
- **Recreational Facilities**. The proposed modifications would decrease the land available for the ESSCSP Raytheon employee private outdoor recreational facilities (from approximately 7.54 acres on Lot 11 to approximately 7.34 acres on Lots 10 and 11).
- **Coral Circle Connection**. The proposed modifications would realign/relocate the Coral Circle connection to the Nash Street extension through Lots 20 and 22. The proposed modified circulation pattern would continue to provide for possible future connection from the Nash Street extension to Coral Circle (an easement through Lots 20 and 22) and capacity for additional parking for the Coral Circle businesses (Lots 20 and 22).

Various ESSCSP text revisions are also proposed to account for the modifications described above.

2.2.3 Subdivision No. Sub 21-03 (Vesting Tentative Tract Map No. 83507)

Vesting Tentative Tract Map (VTTM) No. 83507 would be required to finalize the proposed Nash Street extension and accommodate lots needed to implement the Proposed Project. VTTM No. 83507 proposes a new one phase subdivision of the property into 26 separate parcels, including parcels for future streets.

Table 2-4: Comparison of Existing and Proposed Tract Maps details the VTTM modifications to implement the Proposed Project:

Table 2-4: Comparison of Existing and Proposed Tract Maps

Lot #	Existing		Proposed	
	VTTM No. 71551[1] Lot Number	Lot Size	VTTM No. 83507[2] Lot Number	Lot Size
1	1		-	
2	2		-	
3	3		-	
4	4		-	
5	-	312,543	5	190,853
6	-	195,471	6	198,958
7	-	206,967	7	248,588
8	-	253,088	8	351,412
9	-	73,235	9	121,690
10	-	65,052	10	150,961
11	-	328,296	11	168,966
12	12		-	
13	13		-	
14	14		-	
15	15		-	
16	16		-	
17	17		-	
18	-	799,640	1	801,916
19	-	363,159	2	342,894
20	-	15,941	3	28,004
21	-	99,992	4	100,387
22	-	14,458	12	18,233
23	-	21,944	13	26,904
24	24		-	
25	25		-	
26	26		-	

Notes:
1. The existing lot numbers are provided under "Land Use Plan (Existing)" in **Exhibit 2-8: Revised Land Use Plan**.
2. The proposed lot numbers are provided under "Land Use Plan (Proposed)" in **Exhibit 2-8: Revised Land Use Plan**.

2.2.4 Lighting and Signage

Various types of lighting would be provided across the Proposed Project site. The corporate headquarters' southern and western parking lots would include lighting fixtures above the parking spaces and along the parking lot perimeters. Additionally, similar lighting fixtures would be provided adjacent to the maintenance building east of the grass fields (as described in the *Site Plan Review* subsection above). For

the corporate headquarters building, ceiling slot lighting would be fixed to the façade along the building's western frontage. Floodlights with glare control and mounted lights behind façade screens would be provided on the headquarters building southern frontage. Pedestrian pole lights would be provided by the headquarters building lobby. Ten approximately 70-feet high mounted poles with high performance low-spill LED shielded fixtures approximately 70 feet high would be provided around the natural grass fields. The fixtures would provide an average of 150 footcandles at the playing surface, with a maximum of 8 footcandles of spill light at the Proposed Project site boundary. While there is potential for nighttime use of the fields, the Proposed Project would comply with ESSCSP Chapter V, *Design Guidelines*, which states that all lighting would prevent direct glare onto adjacent properties.

Signage will consist of internally illuminated wall signs, illuminated freestanding letters and surface applied architectural wall graphics with team and/or sponsor-related branding. Signage would be provided on all four elevations of the headquarters building. A monument sign, approximately 16.5 feet wide by 5 feet tall made of concrete and aluminum, is proposed at the western corner of the Proposed Project site by South Hughes Way. The monument sign would include illuminated graphics.

2.2.5 Access

Regional access to the Proposed Project site would continue to be provided via I-105 to the north, with an exit at North Nash Street, and via I-405 to the east, with an exit at West El Segundo Boulevard.

Local access to the Proposed Project would be provided via South Hughes Way, which is a six-lane divided roadway trending in an east-west direction. This entrance would provide right-in and right-out only traffic. Secondary access would be provided via the proposed North Nash Street extension, which would be a four-lane undivided roadway trending in a north-south orientation. This entrance would allow both left and right turns for ingress and egress traffic. Both streets would provide bicycle and pedestrian access to the Proposed Project site.

Headquarters employees and visitors would enter the headquarters building from the south via a secured gated area. Visitors, media, or other staff would enter the building through the west via the main entry lobby.

2.2.6 Parking

The Proposed Project would provide 348 at-grade parking spaces at two surface parking lots (i.e., southern and western). Of the 348 spaces, 24 would be EV-capable. Parking for staff and visitors would be provided at the western portion of the Proposed Project site to the west of the headquarters building. All 158 spaces for staff and visitor parking would be standard (9'x19') stalls. On the southern portion of the Proposed Project site, 187 spaces would be provided for employee parking. An additional three spaces would be provided east of the grass fields for the maintenance building. Bus parking would be provided along the headquarters building. Parking would be provided through controlled access that incorporates gates and security cameras.

A truck dock and loading/staging area is proposed at the headquarters building southwest corner, adjacent to the building's main equipment storage area. In total, 20 bicycle parking stalls would be provided south of the headquarters building.

2.2.7 Landscaping

The Proposed Project's landscaping is depicted in **Exhibit 2-10: Conceptual Landscape Plan**. The Proposed Project would include approximately 325,458 SF of landscaped area. Planted areas (40,814 SF) would be provided around the headquarters building perimeter and as buffers to the south and east of the Proposed Project site. Hardscape (approximately 30,030 SF) would include a paved plaza to the west of building and a paved paseo and maintenance access to the north of the building. The sports fields would be natural grass (approximately 197,652 SF), while the fields' edges would be artificial turf (approximately 56,692 SF). There are 58 trees existing on-site, none of which would be retained. The Nash Street frontage would provide approximately 47 street trees. In the parking area, the Proposed Project would provide 32 trees, with the other 32 trees substituted by overhead photovoltaic (PV) panels. The ESSCSP requires that landscaped areas must cover five percent of the vehicular use area, and that each parking space must be located within 30 feet of a tree. Of this requirement, the Proposed Project would substitute 22 trees with the overhead PV panels.

2.2.8 Site Excavation and Grading

Proposed Project development would require approximately 45,000 cubic yards (cy) of cut and 61,000 cy of fill, resulting in a net of 16,000 cy of fill import.

2.2.9 Construction Schedule

Construction would occur in one phase for a total of 25 months. Construction would take place Monday through Saturday from 7:00 AM to 6:00 PM. Demolition and site grading would start in April 2022 and last until September 2022. Approximately 13,196 SF of existing building space in Lots 7 and 8 would be demolished and the wastewater treatment facility in Lot 18 would be removed. Building and site construction is anticipated to begin September 2022 and is anticipated to end May 2024. The Proposed Project is estimated to be operational in May 2024.

2.3 Proposed Project Approvals

The City is the Lead Agency as set forth in Public Resources Code §21067 and is responsible for reviewing and approving this Addendum to the FEIR. In addition to the Addendum, the City will consider the following discretionary approvals for the Proposed Project:

- Environmental Assessment No. EA-1305;
- Site Plan Review No. 21-01 for Sports Facility;
- Site Plan Review No. 21-02 for Storage Facility;
- Minor Modifications to Specific Plan No. 11-01;
- A new Subdivision Map No. 21-03; and
- A Second Amendment to Development Agreement No. DA 11-02.

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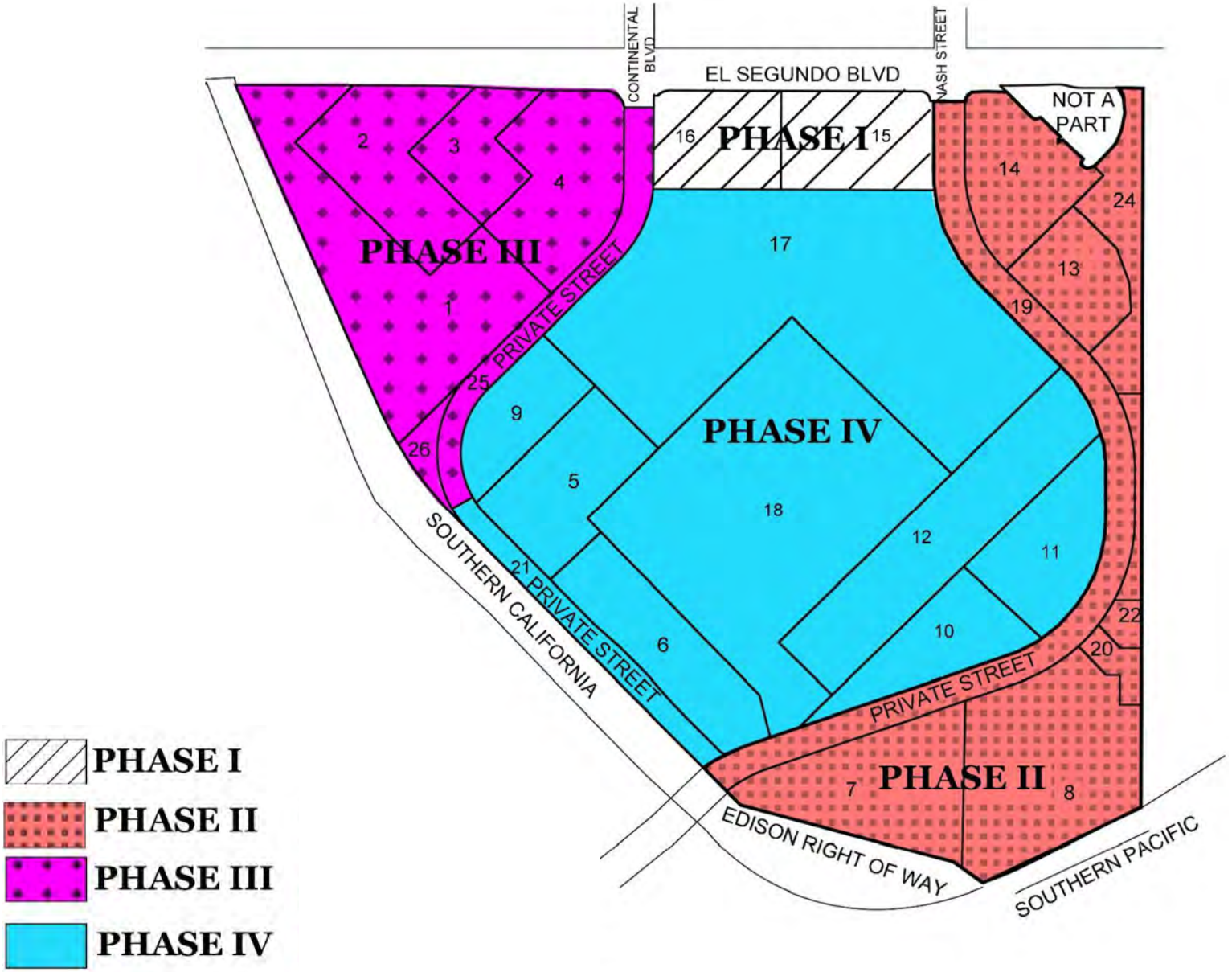

Source: Amended Development Agreement 2019 Exhibit F

EXHIBIT 2-1: DEVELOPMENT AGREEMENT PHASES

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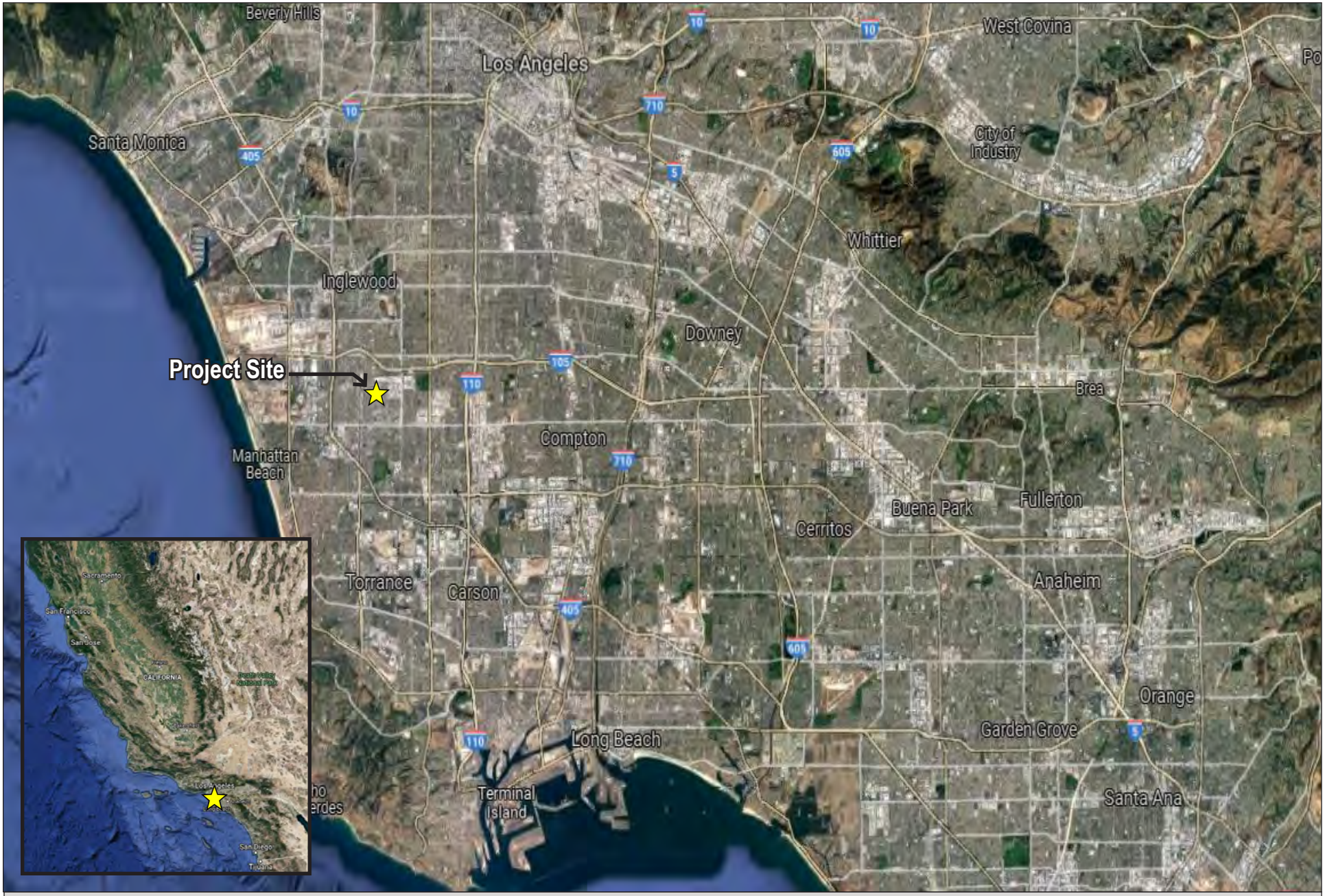

EXHIBIT 2-2: REGIONAL CONTEXT

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EXHIBIT 2-3: LOCAL CONTEXT

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EXHIBIT 2-4: PROPOSED PROJECT WITHIN THE ESSCSP

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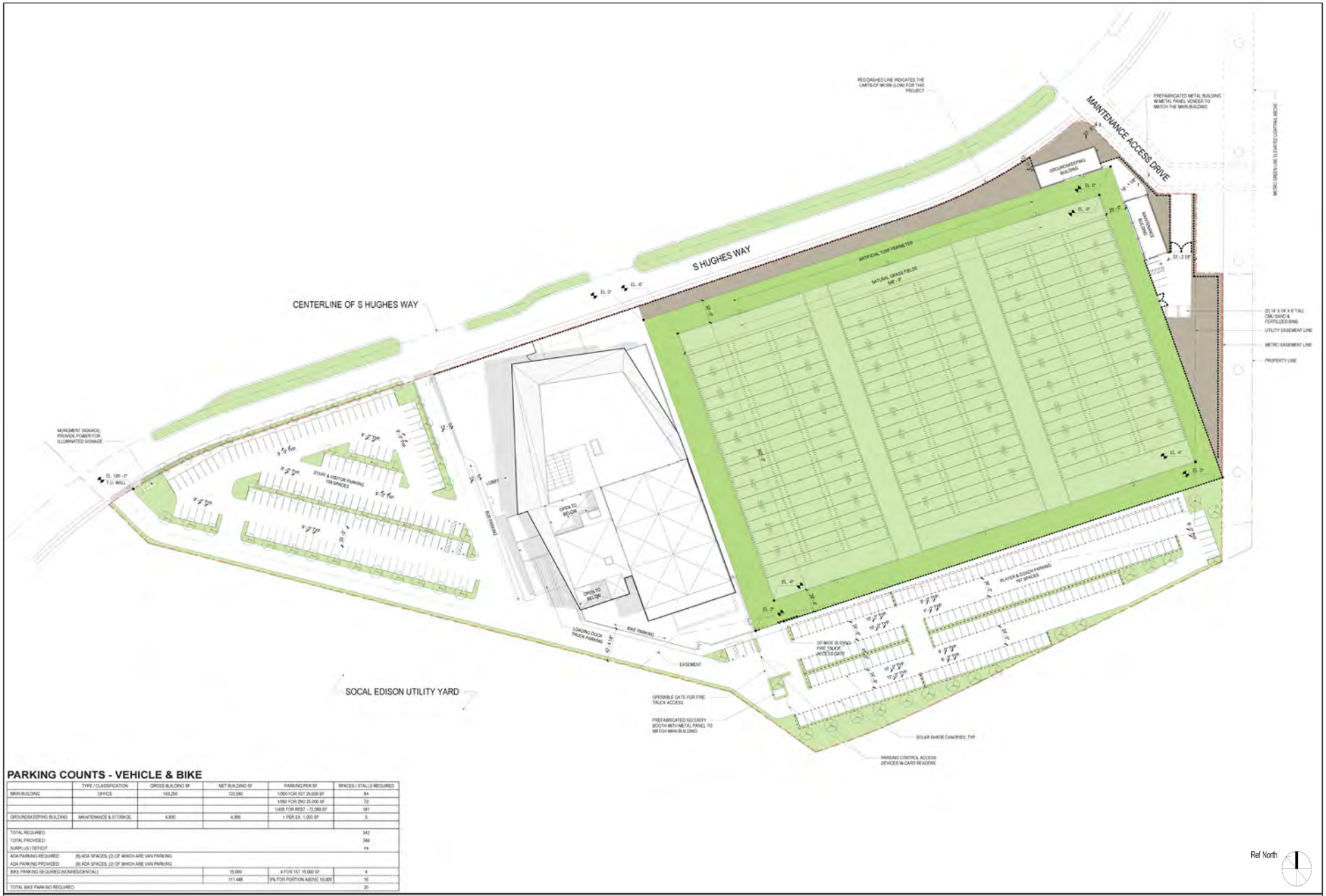

PARKING COUNTS - VEHICLE & BIKE

	TYPE / CLASSIFICATION	GROSS BUILDING SF	NET BUILDING SF	PARKING PER SF	SPACES / STALLS REQUIRED
MAIN BUILDING	OFFICE	143,250	122,080	1/300 FOR 1ST 25,000 SF	84
				1/350 FOR 2ND 25,000 SF	72
				1/400 FOR REST - 72,080 SF	181
GROUNDSKEEPING BUILDING	MAINTENANCE & STORAGE	4,800	4,368	1 PER EA. 1,000 SF	5
TOTAL REQUIRED					342
TOTAL PROVIDED					348
SURPLUS / DEFICIT					+6
ADA PARKING REQUIRED	(8) ADA SPACES, (2) OF WHICH ARE VAN PARKING				
ADA PARKING PROVIDED	(8) ADA SPACES, (2) OF WHICH ARE VAN PARKING				
BIKE PARKING REQUIRED (NONRESIDENTIAL)			15,000	4 FOR 1ST 15,000 SF	4
			111,448	5% FOR PORTION ABOVE 15,000	16
TOTAL BIKE PARKING REQUIRED					20

EXHIBIT 2-5: CONCEPTUAL SITE PLAN FOR CORPORATE HEADQUARTERS

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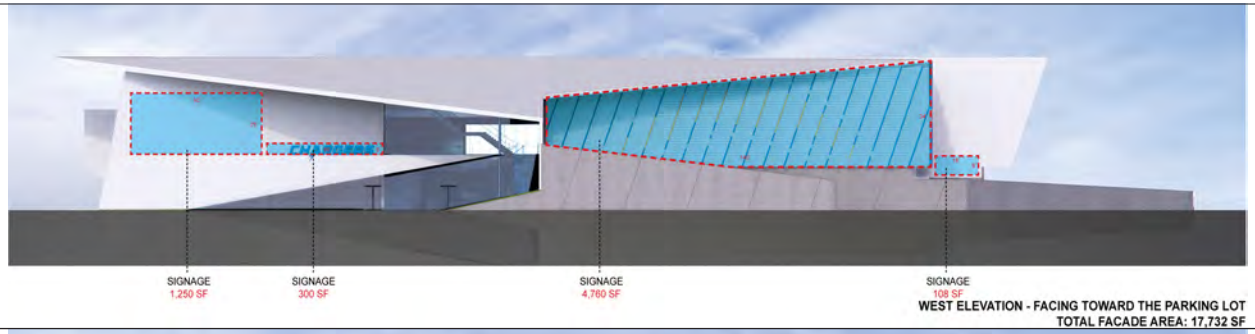

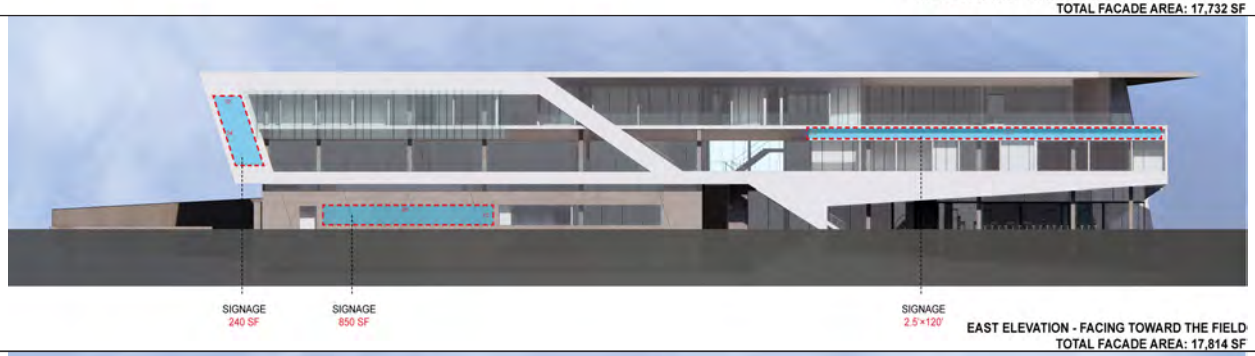

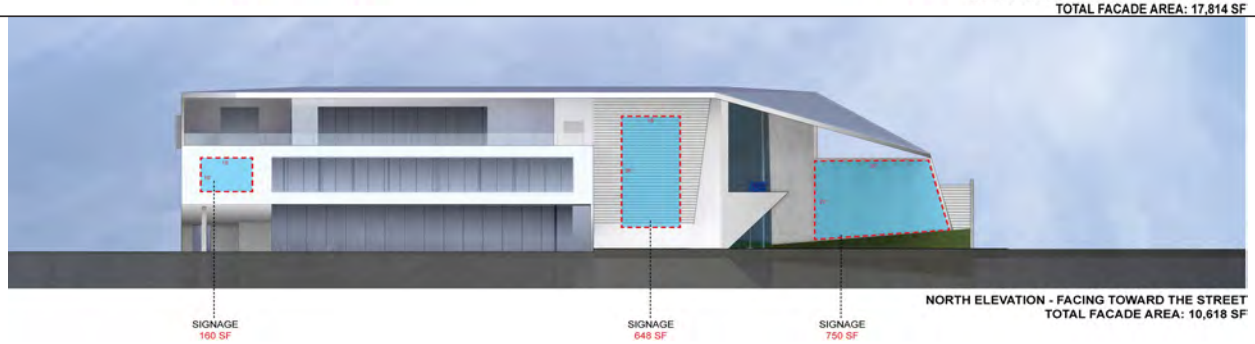

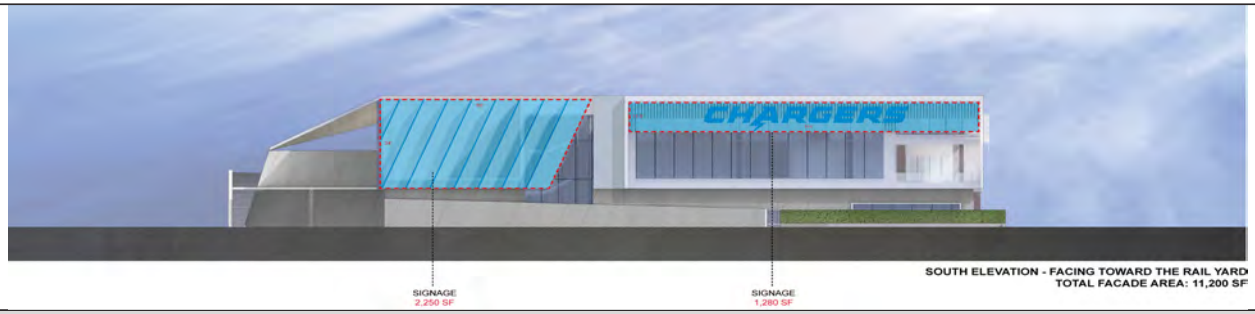

EXHIBIT 2-6: CORPORATE HEADQUARTERS ELEVATIONS

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EXHIBIT 2-7: CONCEPTUAL SITE PLAN FOR STORAGE BUILDING

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EXHIBIT 2-8: REVISED LAND USE PLAN

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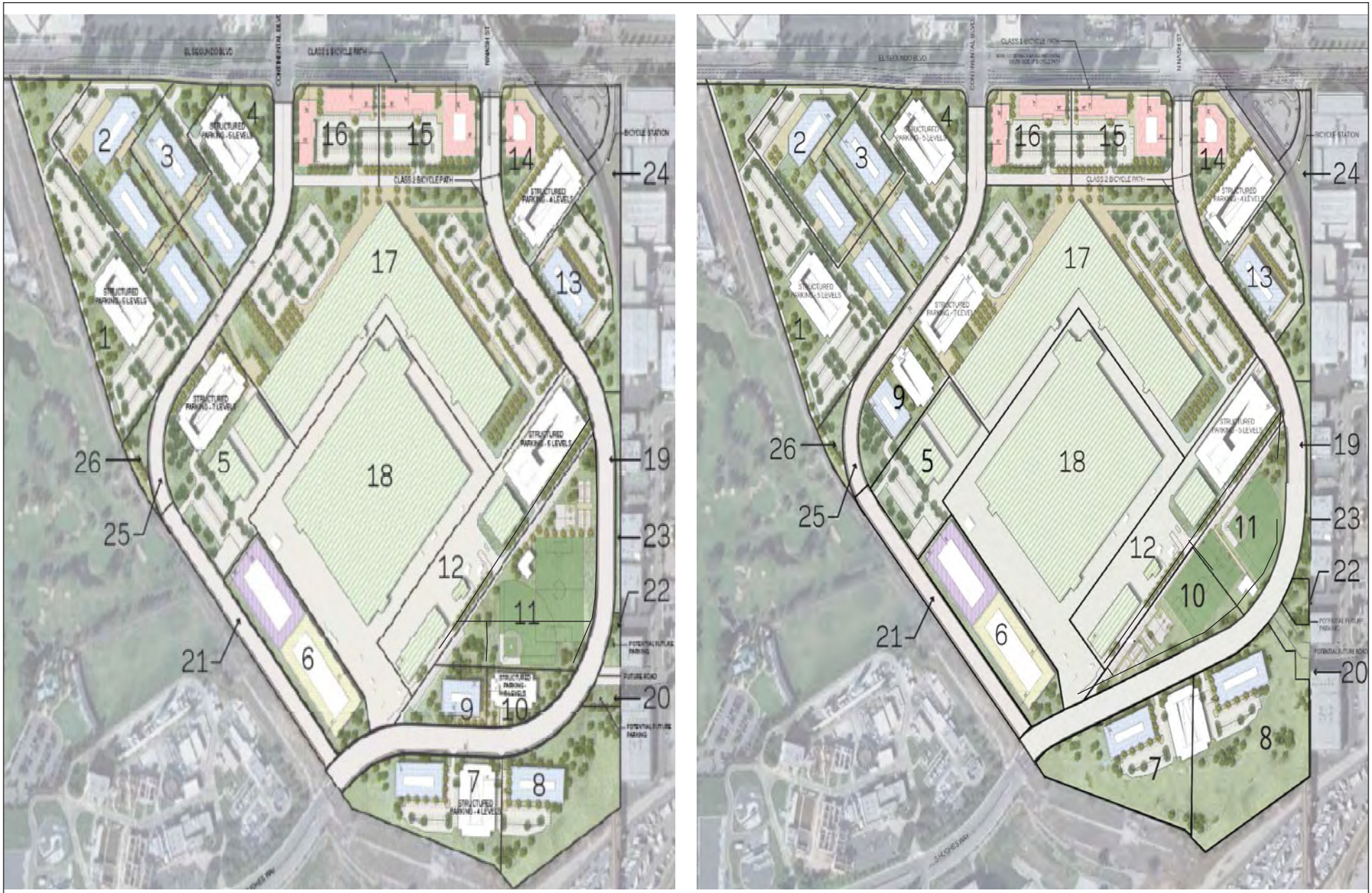

EXHIBIT 2-9: REVISED CONCEPTUAL SITE PLAN

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LANDSCAPE AREA	
PLANTED AREAS	40,814 SQFT
HARDSCAPE AREAS	30,030 SQFT
SPORTS FIELD EDGE – ARTIFICIAL TURF	56,962 SQFT
SPORTS FIELD – NATURAL LAWN	197,652 SQFT
TOTAL LANDSCAPE AREAS	325,458 SQFT

PROPERTY PERIMETER
REQUIREMENTS PER GENERAL AND SOUTH CAMPUS PLAN: (1) SHADE TREE MUST BE PROVIDED FOR EVERY (25') OF STREET FRONTAGE.
STREET FRONTAGE: 1,046 LF ÷ 42 TREES REQUIRED
TREES PROVIDED: 47

BUILDING PERIMETER
REQUIREMENTS PER GENERAL AND SOUTH CAMPUS PLAN: A MINIMUM HORIZONTAL DEPTH OF (5') OF LANDSCAPE SHALL BE PROVIDED AROUND THE BUILDING.
PROVIDED: LANDSCAPE MATERIALS ARE PROVIDED A MINIMUM OF (5') AROUND THE PERIMETER OF THE BUILDING (REFER TO THIS SHEET FOR LANDSCAPE AREA).

VEHICULAR USE AREA (VUA)
GENERAL PLAN REQUIREMENTS: THERE SHALL BE ONE (1) TREE FOR EVERY THREE THOUSAND (3,000) SQUARE FEET OF VUA, WITH LANDSCAPE AREAS TO COVER FIVE PERCENT (5%).
(VUA) SQUARE FEET: 194,142 LANDSCAPE AREA PROVIDED: 26,077 PERCENTAGE: 13.4%
(VUA) SQUARE FEET: 194,142 / 3,000 = 64 TREES REQUIRED
GENERAL PLAN: TREES PROVIDED: 32 32 TREES SUBSTITUTED BY OVERHEAD PHOTOVOLTAIC PANELS
SOUTH CAMPUS PLAN REQUIREMENTS: LANDSCAPE AREAS TO COVER FIVE PERCENT (5%) OF THE VUA, WITH A MINIMUM OF (5') BUFFERS AT ALL PARKING LOT EDGES. EACH PARKING SPACE MUST BE LOCATED WITH (30') OF A TREE, AND ALL PLANTING AREAS CONTAINING TREES MUCH HAVE A MINIMUM (5') WIDTH.
SOUTH CAMPUS PLAN: 22 TREES SUBSTITUTED BY OVERHEAD PHOTOVOLTAIC PANELS

1. VEHICULAR USE AREA
2. PLANTED SLOPE
3. PAVED PLAZA
4. PAVED PASEO AND MAINTENANCE ACCESS
5. POOL AREA
6. PLANTED BUFFER
7. SPORTS FIELDS

0 20' 40'
1" = 40'

EXHIBIT 2-10: CONCEPTUAL LANDSCAPE PLAN

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3.0

ESSCSP FEIR Environmental Impact Analysis Summary

Prepared by

Kimley»Horn

3 ESSCSP FEIR ENVIRONMENTAL IMPACT ANALYSIS SUMMARY

The ESSCSP FEIR's environmental impacts are summarized below:

ENVIRONMENTAL IMPACTS Issues		Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	**AESTHETICS. Would the ESSCSP project:**				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
2.	**AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the ESSCSP project:**				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the ESSCSP project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
4. BIOLOGICAL RESOURCES. Would the ESSCSP project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
5. CULTURAL RESOURCES. Would the ESSCSP project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
6. GEOLOGY AND SOILS. Would the ESSCSP project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a	☐	☐	☐	☒

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
known fault? Refer to Division of Mines and Geology Special Publication 42.				
2) Strong seismic ground shaking?	☐	☒	☐	☐
3) Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐
4) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
7. GREENHOUSE GAS EMISSIONS. Would the ESSCSP project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
8. HAZARDS AND HAZARDOUS MATERIALS. Would the ESSCSP project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒
9. HYDROLOGY AND WATER QUALITY. Would the ESSCSP project:				
a) Violate any water quality standards or waste discharge requirements?	☒	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	☒	☐	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	☒	☐	☐	☐
e) Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☒	☐	☐	☐
f) Otherwise substantially degrade water quality?	☒	☐	☐	☐
g) Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow??	☐	☐	☐	☒
10. LAND USE AND PLANNING. Would the ESSCSP project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local costal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating and environmental effect?	☒	☐	☐	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. MINERAL RESOURCES. Would the ESSCSP project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
12. NOISE. Would the ESSCSP project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
e) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
13. POPULATION AND HOUSING. Would the ESSCSP project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
14. PUBLIC SERVICES. Would the ESSCSP project:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?	☐	☐	☒	☐
2) Police protection?	☐	☐	☒	☐
3) Schools?	☐	☐	☒	☐
4) Parks?	☐	☐	☒	☐
5) Other public facilities?	☐	☐	☒	☐
15. RECREATION. Would the ESSCSP project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
16. TRANSPORTATION/TRAFFIC. Would the ESSCSP project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass	☒	☐	☐	☐

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☒	☐	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐
17. UTILITIES AND SERVICE SYSTEMS. Would the ESSCSP project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

4.0

Proposed Project Environmental Impact Analysis

Prepared by

Kimley»Horn

4 PROPOSED PROJECT ENVIRONMENTAL IMPACT ANALYSIS

The scope of the City's review of the Proposed Project is set forth in the State CEQA Guidelines. As stated in **Section 1.2: Statutory Authority and Requirements**, this review is limited to evaluating the Proposed Project's environmental effects when compared to the Approved Project, as evaluated in the FEIR. This Addendum also considers new information, if any, of substantial importance that was not known and could not have been known with the exercise of reasonable due diligence at the time the FEIR was certified.

As stated in **Section 1.4: Summary of Analysis and Findings**, pursuant to State CEQA Guidelines §15162, since the City has determined that Proposed Project implementation does not propose substantial changes to the Approved Project, no substantial changes in circumstances would occur which would require major revisions to the FEIR, and no new information of substantial importance has been revealed since the certification of FEIR that would result in either new significant effects or an increase in the severity of previously analyzed significant effects.

A Mitigation Monitoring and Reporting Program (MMRP) was developed to monitor the FEIR's recommended mitigation measures. The MMRP was adopted as a part of the FEIR to avoid or mitigate the ESSCSP's significant environmental impacts. The previously adopted mitigation measures applicable to the Proposed Project will be imposed as conditions of approval for the Proposed Project, as applicable. The mitigation measures applicable to the Approved Project are contained in **Appendix B: Inventory of Applicable Mitigation Measures**.

4.1 Aesthetics

4.1a Would the Project have a substantial adverse effect on a scenic vista?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.1-1)

The FEIR concluded the ESSCSP would not have a substantial adverse effect on a scenic vista because none are present within the ESSCSP area. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no scenic vistas present within the Proposed Project site. Therefore, the Proposed Project would have no impact on scenic vistas, and no mitigation is required. No new or more severe impact concerning scenic vistas would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.1b Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.1-1)

The FEIR concluded there are no State scenic highways located adjacent to the ESSCSP area. Therefore, the ESSCSP would not substantially damage scenic resources within State scenic highway.

Analysis of Proposed Project

No Impact: There are no State scenic highways in the Proposed Project site's vicinity.[5] Therefore, the Proposed Project would have no impact on scenic resources within a State scenic highway, and no mitigation is required. No new or more severe impact concerning scenic resources within a State Scenic Highway would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.1c If in a non-urbanized area, would the Project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, pp. 4.1-1 – 4-1.4)

Concerning visual character, the FEIR noted the ESSCSP area is dominated by the existing Raytheon SAS facility located primarily in the ESSCSP's central portion. Other uses that contribute to the ESSCSP area's visual character are the Metro C (Green) Line El Segundo Station and elevated railway, as well as the recreational areas located at the ESSCSP's northwest corner. The ESSCSP area is surrounded by urban/developed land, with no defining or cohesive architectural theme. While ESSCSP implementation would significantly alter the area's visual character, it would not substantially degrade the visual character or quality of the ESSCSP area or its surroundings. Furthermore, all future development within the ESSCSP would be subject to compliance with ESSCSP provisions concerning permitted uses, development standards, and FAR limitations, which would ensure they would not degrade the visual character or quality of the site and its surroundings. Moreover, the ESSCSP includes design guidelines that address criteria concerning buildings, landscaping, and signage, and are intended to promote the quality of design planned for the ESSCSP area. Therefore, adherence to the specified ESSCSP regulations and consideration to the specified guidelines, which the City would verify through the Site Plan Review process, would ensure that any future development would avoid conflicts with the character of the surrounding development. The ESSCSP would result in a less than significant impact concerning effects to visual character or quality.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project site, which is in an urbanized area, is developed with various Raytheon uses/facilities, including three buildings used for storage and ancillary uses, various shade and other structures, various storage containers, an asphalt-paved surface parking lot, a

[5] State of California, Department of Transportation Website, California Scenic Highway Mapping System, Officially Designated State and County Scenic Highways, http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm, Accessed September 21, 2021.

wastewater treatment facility, and ornamental landscaping. On the Proposed Project site's northern portion, existing uses would be replaced by a one-story butler building. On the Proposed Project site's southern portion, existing uses would be replaced by a three-story corporate headquarters building, two single-story groundskeeping and maintenance buildings, a sports practice facility (i.e., three full-size natural grass fields with an artificial turf perimeter), and a surface parking lot. The proposed uses would be visually compatible with the other land uses within the ESSCSP and in its vicinity. Through the Site Plan Review process, the City would verify the Proposed Project's consistency with the in ESSCSP's zoning and other regulations that govern visual and scenic quality, which are found in ESSCSP Section V: Design Guidelines, and ESSCSP Section VI: Development Standards. Therefore, following compliance with ESSCSP and City standards, the Proposed Project would result in a less than significant impact concerning regulations governing scenic quality and no mitigation is required. No new or more severe impact concerning scenic quality would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.1d Would the Project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, pp. 4.1-4 – 4.1-5)

The FEIR noted that no light-sensitive land uses are located within or adjacent to the ESSCSP area. Additionally, future ESSCSP development would have similar light sources as existing development within and surrounding the area. Future ESSCSP land uses would develop as in-fill property that is surrounded by other commercial and industrial developments. Furthermore, the ESSCSP includes standards that are intended to ensure that exterior lighting is designed and located to avoid intrusive effects on adjacent properties. Future development within the ESSCSP would be reviewed by the City through the Site Plan Review process to verify compliance with ESSCSP exterior lighting standards. Therefore, a less than significant impact would occur concerning light and glare.

Analysis of Proposed Project

Less Than Significant Impact: There are no light-sensitive land uses located on or near the Proposed Project site. The Proposed Project involves development of a corporate headquarters office building that would create new sources of light, including light emanating from building interiors passing through windows, and light from exterior sources (i.e., building illumination, security lighting, parking lot lighting, and landscape lighting). However, these light sources would be similar to those that exist within and surrounding the ESSCSP area. The southern and western parking lots would include lighting fixtures throughout the parking lot and along the parking lot perimeters. Additionally, mounted pole lighting would be provided around the natural grass fields, which could be utilized during nighttime hours. The fixtures would provide an average of 150 footcandles at the playing surface, with a maximum of 8 footcandles of spill light at the Proposed Project site boundary. While there is potential for nighttime use of the natural fields, the Proposed Project would comply with ESSCSP Chapter V, Design Guidelines, which states that all lighting would prevent direct glare onto adjacent properties.

Although the Proposed Project would create new light sources, no light-sensitive land uses would be adversely affected by the Proposed Project, since none are located on or near the Proposed Project site. Additionally, the Project would be required to comply with ESSCSP standards found in Sections V and VI that are intended to ensure that the exterior lighting is designed and located to avoid intrusive effects on adjacent properties. Namely, the lighting design standards require that the type and location of parking area and building lighting prevent direct glare on to adjacent properties. To avoid adverse lighting effects, the City would verify the Proposed Project's compliance with the relevant ESSCSP standards through the Site Plan Review process. Therefore, following compliance with ESSCSP and City standards, the Proposed Project would result in a less than significant impact concerning light and glare and no mitigation is required. No new or more severe impact concerning light and glare would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.2 Agricultural and Forestry Resources

4.2a Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.2-1)

The FEIR identified that the ESSCSP is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Important within ESSCSP boundaries. Therefore, the Proposed Project would have no impact on agricultural resources and no mitigation is required. No new or more severe impact concerning agricultural resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.2b Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.2-2)

No agricultural zoning exists and no agricultural uses are permitted within the ESSCSP. Additionally, the ESSCSP is not part of a Williamson Act contract. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There is no existing zoning for agricultural uses within or near the Proposed Project site. Further, the Proposed Project area is not part of Williamson Act contract. Therefore, the Proposed Project would not conflict with existing zoning for agricultural use or a Williamson Act contract and no mitigation

is required. No new or more severe impact concerning agricultural resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.2c Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.2-2)

The FEIR concluded there are no existing forestland, timberland, or timberland zoned areas within the ESSCSP. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no existing forestland, timberland, or timberland zoned areas within or near the Proposed Project site. Therefore, the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land and no mitigation is required. No new or more severe impact concerning forestry resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.2d Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.2-2)

The FEIR concluded there is no existing forestland within or near the ESSCSP. Therefore, the FEIR concluded no conversion of forest land to non-forest use would occur.

Analysis of Proposed Project

No Impact: There is no existing forestland within or near the Proposed Project site. Therefore, the Proposed Project would not result in loss of forest land or its conversion to non-forest use and no mitigation is required. No new or more severe impact concerning forestry resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.2e Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.2-2)

The FEIR concluded no Farmland or forest land exist within or near the ESSCSP area. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: No Farmland or forest lands exist within or near the Proposed Project site. Therefore, the Proposed Project would not involve changes in the existing environment which, could result in conversion of Farmland or forest land and no mitigation is required. No new or more severe impact concerning agricultural or forestry resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.3 Air Quality

4.3a Would the Project conflict with or obstruct implementation of the applicable air quality plan?

Summary of Previous Environmental Analysis (FEIR pp. 5.3-22 – 5.3-25)

The FEIR analyzed the ESSCSP's potential to conflict with or obstruct implementation of the South Coast Air Quality Management District's (SCAQMD) 2012 Air Quality Management Plan (AQMP). ESSCSP construction emissions would be reduced to less than significant levels with implementation of Mitigation Measures (MM) AQ-1 through AQ-4. ESSCSP operational emissions, however, would exceed the SCAQMD operational thresholds. Therefore, the ESSCSP could cause or affect a violation of the ambient air quality standards. While the ESSCSP would be consistent with the AQMP's goals and policies related to land use and growth, it would result in significant and unavoidable operational emissions due to exceedance of reactive organic gases (ROG), nitrous oxide (NO_X), and carbon monoxide (CO) thresholds. Thus, the ESSCSP would conflict with the 2012 AQMP resulting in a significant and unavoidable impact.

Analysis of Proposed Project

Less Than Significant Impact: As detailed in **Table 2-3: Comparison of Existing and Proposed Development Scenarios**, the Proposed Project would develop approximately 58 percent less floor area (approximately 213,087 gross less SF) than the Approved Project. Additionally, as addressed in Threshold 4.16b Analysis of Proposed Project below, the Proposed Project would result in approximately 55 percent fewer daily vehicle trips than the Approved Project. As indicated in **Table 4-1: Proposed Project Operational Emissions** below, the Proposed Project's operational emissions would not exceed the SCAQMD operational thresholds. Proposed Project impacts would be less than significant. No new or more severe impact concerning conflicts with or obstructing implementation of the applicable air quality plan would occur as a result of the Proposed Project.

FEIR Mitigation Measures

AQ-1 Before the City issues a Grading Permit, the Director of Public Works and Director of Planning and Building Safety must approve Grading Plan, Building Plans, and specifications that comply with SCAQMD Rule 403, excessive fugitive dust emissions must

be controlled by regular watering or other dust prevention measures, and Rule 402, which requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site as specified in the SCAQMD's Rules and Regulations. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All active portions of the construction site must be watered every three hours during daily construction activities and when dust is observed migrating from the Project site to prevent excessive amounts of dust.
- Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to particulate matter generation.
- Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering must occur if dust is observed migrating from the site during site disturbance.
- Any on-site stockpiles of debris, dirt, or other dusty material must be enclosed, covered, watered twice daily, or non-toxic soil binders shall be applied.
- All grading and excavation operations must be suspended when wind speeds exceed 25 miles per hour.
- Disturbed areas must be replaced with ground cover or paved immediately after construction is completed in the affected area.
- Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) are required to reduce mud/dirt trackout from unpaved truck exit routes. Alternatively a wheel washer must be used at truck exit routes.
- On-site vehicle speed must be limited to 15 miles per hour.
- All material transported off-site must be either sufficiently watered or securely covered to prevent excessive amounts of dust before departing the job site.
- Reroute construction trucks away from congested streets or sensitive receptor areas.

AQ-2 During construction, all trucks hauling excavated or graded material on-site must comply with Vehicle Code § 23114 (Spilling Loads on Highways) regulating the manner for preventing material spilling onto public streets and roads. Before the City issues Grading Permits, the Project Applicant must demonstrate to the Director of Public Works how operations comply with Vehicle Code § 23114 during hauling activities, as applicable.

AQ-3 The following measures must be implemented by the contractor to reduce ROG emissions resulting from application of architectural coatings:

- Use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent;

- Use pre-painted construction materials; and
- VOC content of architectural coatings cannot exceed 35 grams per liter.

AQ-4 Before the City issues a Grading Permit, the construction contractor must provide evidence to the Public Works Director that the following measures are implemented during construction. See also MM GHG-1.

- Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.
- Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
- Improve traffic flow by signal synchronization, and ensure that all vehicles and equipment will be properly tuned and maintained according to manufacturers' specifications.
- Require the use of electricity from power poles rather than temporary diesel or gasoline power generators.
- Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Director determines that 2010 model year or newer diesel trucks cannot be obtained then trucks that meet EPA 2007 model year NO_X emissions requirements may be used.
- During Project construction, all internal combustion engines/construction, equipment operating on the project site must meet EPA-Certified Tier 3 emissions standards, or higher according to the following:
    - Project start, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower must meet Tier 3 off-road emissions standards. In addition, all construction equipment must be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor must achieve emissions reductions that are not less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
    - Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 horsepower must meet the Tier 4 emission standards, where available. In addition, all construction equipment must be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor must achieve emissions reductions that are not less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
    - A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit must be provided at the time of mobilization of each applicable unit of equipment.

See also MM GHG-1 under **Section 4.7: Greenhouse Gas Emissions (Climate Change)**, below.

4.3b Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?

Summary of Previous Environmental Analysis (FEIR pp. 5.3-11 – 5.3-19)

Construction Emissions

As stated in the FEIR, ESSCSP construction would result in short-term grading and building construction and exhaust emissions from construction equipment and construction crew motor vehicles. Maximum particulate matter emissions would occur during the initial stages of construction (e.g., grading activities). The unmitigated particulate matter levels would be below the SCAQMD thresholds without implementation of specific dust reduction measures. Notwithstanding, the ESSCSP would implement MM AQ-1 and AQ-2 to ensure that impacts are minimized. Regarding gaseous and particulate emissions, the application of asphalt and surface coatings creates ROG emissions, which are ozone (O_3) precursors. The ESSCSP would implement MM AQ-3 to ensure that ROG emissions would be less than significant. Regarding exhaust emissions from construction equipment and trucks, the ESSCSP would require implementation of MM AQ-4 to ensure that construction utilizes diesel construction equipment that complies with at least Tier 3-level emission standards during all construction phases, which would reduce construction equipment and worker vehicle exhaust emissions to below SCAQMD thresholds and result in less than significant impacts. With implementation of MM AQ-1 through AQ-4, construction-related impacts would be less than significant.

Operational Emissions

As stated in the FEIR, ESSCSP operational emissions would result from stationary and mobile sources during normal daily activities. Stationary area source emissions would be generated by consumption of natural gas for space and water heating devices, operation of landscape maintenance equipment, and use of consumer products. Stationary energy emissions would be generated by energy consumption associated with the ESSCSP. Mobile source emissions would be generated by the motor vehicles traveling to and from the ESSCSP area. While the ESSCSP is located within 0.25 mile of the Metro C (Green) Line light rail station and new development would be required to comply with ESMC Chapter 15-16 to provide facilities that encourage multimodal transportation as alternatives to single occupant motor vehicle trips, operational emissions would exceed SCAQMD thresholds. Despite implementation of MM GHG-1, reductions from the site's proximity to transit, and compliance with the ESMC, ESSCSP operational emissions would exceed SCAQMD thresholds for ROG, NO_X, and CO, thus, would remain significant and unavoidable. Operational impacts related to SO_X and particulate matter emissions would be below the SCAQMD thresholds and would be less than significant.

Cumulative Emissions

As concluded in the FEIR, the ESSCSP would result in less than significant construction impacts with implementation of MM AQ-1 through AQ-4. Thus, when combined with other projects in the area, cumulative construction-related impacts would be less than significant with implementation of mitigation measures. Regarding operations, given the South Coast Air Basin's nonattainment status for O_3, $PM_{4.5}$, and PM_{10}, additional emissions from the related projects would result in ROG, NO_X, $PM_{4.5}$, and PM_{10} emissions that would exceed SCAQMD thresholds. The ESSCSP would result in significant and unavoidable operational emissions for regional ROG, NO_X, and CO, despite implementation of MM GHG-1. Thus, when

combined with other related projects, cumulative operational impacts would be significant and unavoidable, and no other feasible mitigation measures would be available.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated:

Construction

As previously stated, the Proposed Project involves development of 153,915 gross SF, or approximately 213,087 less gross SF (58 percent less floor area) than the Approved Project. Given the Proposed Project would require less construction than the Approved Project, construction-related emissions for the Proposed Project would also be proportionately less than the Approved Project. With implementation of MM AQ-1 through AQ-4, the Proposed Project's construction-related impacts would be reduced to less than significant.

Operations

The Proposed Project's proposed land uses would be similar to those permitted under the ESSCSP, but with approximately 58 percent less gross floor area as compared to the Approved Project, resulting in approximately 55 percent fewer daily vehicle trips. As stated in **Table 4-1: Proposed Project Operational Emissions**, the total Proposed Project-related operational unmitigated emissions would not exceed the SCAQMD thresholds. The Proposed Project's operational-related impacts would be less than significant.

Table 4-1: Proposed Project Operational Emissions

Emissions Source[1]	Pollutant (pounds/day)					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{4.5}$
Proposed Unmitigated Net Emissions						
Area[2]	3.99	0	0.02	0	0	0
Energy[2]	0.04	0.40	0.34	< 1	0.03	0.03
Mobile[3]	4.93	11.95	50.90	0.17	11.86	3.32
Total Proposed Unmitigated Emissions[4]	**8.96**	**14.35**	**51.26**	**0.17**	**11.89**	**3.35**
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
SCAQMD Threshold Exceeded?	No	No	No	No	No	No

Notes:

1. Based on FEIR Table 5.3-6: Long-Term Operational Air Emissions.
2. The Proposed Project operational area and energy source emissions were calculated proportionately based on the Proposed Project's floor area (140,719 gross SF) comprising approximately 7.1 percent of the ESSCSP total entitled additional development (2,161,600 gross SF), as evaluated in the FEIR.
3. The Proposed Project operational mobile source emissions were calculated proportionately based on the Proposed Project's forecast new trips (1,808 daily trips) comprising approximately 6.8 percent of the ESSCSP total daily trips (26,585 daily trips), as evaluated in the FEIR.
4. Totals may not add up due to rounding.

Cumulative

The Proposed Project would be constructed in the South Coast Air Basin, which is nonattainment for O_3, $PM_{2.5}$, and PM_{10}, and additional emissions from the related projects would continue to result in ROG, NO_X, $PM_{2.5}$, and PM_{10} emissions in excess of SCAQMD thresholds. Therefore, with implementation of MM GHG-1, cumulative operational-related impacts would remain significant and unavoidable, as concluded in the FEIR. It is noted that although the Proposed Project would result in a significant and unavoidable impact concerning cumulative operational emissions, this significant and unavoidable impact was previously identified in the FEIR. No new or more severe impact concerning a cumulatively considerable net increase of any criteria pollutant would occur, as a result of the Proposed Project. As described above, the Proposed Project would result in proportionately less operational emissions as compared to the Approved Project's operational emissions. Therefore, an additional finding concerning this significant impact is not required, since such a finding was already made in adopting the original FEIR, and this Addendum is the proper CEQA document per State CEQA Guidelines §§15162 and 15164 because no new significant environmental impacts have been identified.

FEIR Mitigation Measures

See MM AQ-1 through AQ-4, above, and MM GHG-1, below.

4.3c Would the Project expose sensitive receptors to substantial pollutant concentrations?

Summary of Previous Environmental Analysis (FEIR pp. 5.3-20 – 5.3-22)

The sensitive receptors nearest the ESSCSP area are the institutional uses located approximately 82 feet to the east. With implementation of MM AQ-1 through AQ-4, ESSCSP mitigated on-site construction emissions would not exceed the Localized Significance Thresholds (LSTs) and localized significance impacts for ESSCSP construction would be less than significant.

During ESSCSP operations, area source emissions would be negligible and would not exceed the LSTs, thus operational impacts would be less than significant. As stated in the FEIR, there would be no CO hotspots at any of the intersections studied in the FEIR. Therefore, impacts regarding CO hotspots would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: As previously stated, the Proposed Project would develop approximately 58 percent less gross floor area than the Approved Project. Given the Proposed Project would require less construction on the Proposed Project site than the Approved Project, construction-related emissions for the Proposed Project would also be proportionately less than that of the Approved Project. With implementation of MM AQ-1 through AQ-4, the Proposed Project's construction-related impacts would be reduced to less than significant.

Concerning operations, the Proposed Project would develop a corporate headquarters building, natural grass fields, and a warehouse. As the uses determined in the ESSCSP would result in negligible operational area source emissions and would not exceed the LSTs, and the Proposed Project involves 58 percent less gross floor area than the Approved Project, the Proposed Project's operational area source emissions would also be less than significant. No new or more severe impact concerning exposing sensitive receptors to substantial pollutant concentrations would occur as a result of the Proposed Project.

FEIR Mitigation Measures

See MM AQ-1 through AQ-4, above.

4.3d Would the Project create objectionable odors affecting a substantial number of people?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.3-2)

The FEIR concluded that construction-related odors would be intermittent, short-term in nature, and would cease upon project completion. Concerning long-term operations, the FEIR determined that the ESSCSP's proposed development would not include land uses identified by the SCAQMD as being associated with odors. Therefore, the FEIR found that impacts related to odors would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project's construction-related odors would be intermittent, short-term in nature, and would cease upon Proposed Project completion. The Proposed Project involves development of a corporate headquarter building, natural grass fields, and a warehouse land uses, which are not identified by the SCAQMD as being associated with odors. Therefore, the Proposed Project would result in a less than significant impact concerning odors. No new or more severe impact concerning odors would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.4 Biological Resources

4.4a Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, pp. 4.4-1 – 4.4-2)

The FEIR noted that the ESSCSP consists of, and is surrounded by urban/developed land that has been permanently altered due to construction of aboveground improvements. Future development occurring within the ESSCSP area would not impact, either directly or through habitat modification, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, present on the Proposed Project site. Therefore, the Proposed Project would have no impact on

these species and no mitigation is required. No new or more severe impact concerning these species would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.4b Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.4-2)

The FEIR noted that the ESSCSP consists of and is surrounded by urban/developed land that has been permanently altered due to the construction of aboveground improvements. Future development occurring within the ESSCSP area would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service present on the Proposed Project site. Therefore, the Proposed Project would have no impact on these resources and no mitigation is required. No new or more severe impact concerning riparian habitat or other sensitive natural community would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.4c Would the Project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.4-2)

The FEIR noted that the ESSCSP consists of and is surrounded by urban/developed land that has been permanently altered due to the construction of aboveground improvements. Since there are no State or federally protected wetlands on-site, future development occurring within the ESSCSP area would not have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no state or federally protected wetlands present on the Proposed Project site. Therefore, the Proposed Project would have no impact on wetlands and no mitigation is required. No new or more severe impact concerning wetlands would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.4d Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.4-2)

The FEIR noted that the ESSCSP consists of and is surrounded by urban/developed land that has been permanently altered due to the construction of aboveground improvements. Future development occurring within the ESSCSP area would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors or native wildlife nursery sites present on the Proposed Project site. Therefore, the Proposed Project would have no impacts on those resources and no mitigation is required. No new or more severe impact concerning those species, corridors, or nursery sites would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.4e Would the Project conflict with any local policies or ordinances related to protecting biological resources, such as a tree preservation policy or ordinance.

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.4-2)

The FEIR identified that there are no local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance that are relevant to the ESSCSP. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance that are relevant to the Proposed Project site. Therefore, the Proposed Project would not conflict with local policies or ordinances protecting biological resources and no mitigation is required. No new or more severe impact concerning those policies or ordinances would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.4f Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.4-2)

The FEIR identified that the ESSCSP is not within the jurisdiction of an adopted Habitat Conservation Plan, Natural Community Conservation plan, or other approved local, regional, or State habitat conservation plan. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: The Proposed Project site is not within the jurisdiction of an adopted Habitat Conservation Plan, Natural Community Conservation plan, or other approved local, regional, or State habitat conservation plan; therefore, the Proposed Project would result in no impact and no mitigation is required. No new or more severe impact concerning those policies or ordinances would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.5 Cultural Resources

4.5a Would the Project cause a substantial adverse change in the significance of a historical resource pursuant Section 15064.5?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.5-1)

The ESSCSP is currently developed with the Raytheon Company's SAS facility. The FEIR determined that none of the 11 existing buildings within the ESSCSP area would qualify as a historical resource as defined in State CEQA Guidelines §15064.5. ESMC Chapter 15-14, *Historic Preservation,* provides for the identification, protection, enhancement, perpetuation, and use of historic buildings and structures within the City that reflect special elements of the City's historical heritage. The El Segundo Department of Community, Economic, and Development Services maintains a designated cultural resources list, and none of the existing buildings or structures are listed as a designated cultural resource. The FEIR identified that the ESSCSP would not cause a change in the significance of a historical resource. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no historical resources present within the ESSCSP, and therefore, the Proposed Project site. No historical resource would be demolished or materially altered. Therefore, the Proposed Project would not cause an adverse change in the significance of a historical resource. No impact would occur in this regard and no mitigation is required. No new or more severe impact concerning historical resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.5b Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.5-1)

The FEIR determined that there are no known designated cultural (i.e., archaeological) resources present within the ESSCSP area. The ESSCSP area has already been subject to extensive disruption and may contain artificial fill materials. Given the highly disturbed condition of the ESSCSP area, the potential for ground-disturbing activities to impact an as yet unidentified archaeological resource is considered remote. Therefore, the FEIR concluded a less than significant impact concerning archaeological resources.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project site has already been subject to extensive disruption and may contain artificial fill materials. There are no known designated cultural (i.e., archaeological) resources present on the Proposed Project site. Additionally, the Proposed Project site consists of, and is surrounded by, urban/developed land that has been permanently altered due to the construction of below and aboveground improvements (i.e., buildings, parking lots, roads, hardscapes, and utilities). Given the Proposed Project site's highly disturbed condition, the potential for ground-disturbing activities to impact an as yet unidentified archeological resource is considered remote. Therefore, the Proposed Project would not cause an adverse change in the significance of an archaeological resource. No impact would occur in this regard and no mitigation is required. No new or more severe impact concerning archaeological resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.5c Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

While the FEIR addressed the ESSCSP's potential impacts on paleontological resources under Cultural Resources, due to the State CEQA Guidelines Appendix G update which organized these issues under Geology and Soils, the discussion on paleontological resources and unique geologic features is now addressed under Threshold 4.6f below.

4.5d Would the Project disturb any human remains, including those interred outside of formal cemeteries?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.5-2)

The FEIR determined that the ESSCSP area is already highly disturbed, and the potential to disturb any human remains is remote. Additionally, no conditions exist that suggest human remains are likely to be found during ESSCSP construction activities. Nevertheless, if human remains were found, the remains

would require proper treatment in accordance with applicable laws, including Public Resources Code §§5097, *et seq.,* and Health and Safety Code §§7050.5-7055. The requirements and procedures set forth in Public Resources Code § 5097.98 would be implemented if human remains are discovered, including notification of the County Coroner, notification of the Native American Heritage Commission and consultation with the individual identified by the Native American Heritage Commission to be the "most likely descendant." If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overlay adjacent remains until the County coroner investigates and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Therefore, with compliance with applicable law regarding human remains, the FEIR concluded a less than significant impact concerning human remains.

Analysis of Proposed Project

Less Than Significant Impact: Given the Proposed Project site's highly disturbed condition, the potential for the Proposed Project to disturb any human remains is remote. If human remains were found, these would require proper treatment in accordance with applicable laws pertaining to proper treatment, discovery, and notification, as detailed in the FEIR. Therefore, the Proposed Project's potential impacts concerning disturbance of human remains, would be less than significant, following compliance with the established regulatory framework. No new or more severe impact concerning human remains would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.6 Geology and Soils

4.6a Would the Project directly or indirectly cause potential substantial adverse effects, including the risk loss, injury, or death involving:

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, pp. 4.6-1 – 4.6-2)

The FEIR concluded that the ESSCSP would not be affected by an Alquist Priolo (AP) Earthquake Fault Zone, as none is present within the ESSCSP area. Therefore, the ESSCSP would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault. The FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: The Proposed Project site is not affected by an AP Earthquake Fault Zone since there is none within the Proposed Project area. Therefore, the Proposed Project would not cause potential substantial adverse effects involving rupture of a known earthquake fault. No impact would occur in this regard and

no mitigation is required. No new or more severe impact concerning rupture of a known earthquake fault would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.6a Would the Project directly or indirectly cause potential substantial adverse effects, including the risk loss, injury, or death involving:

(ii) Strong seismic ground shaking?

Summary of Previous Environmental Analysis (FEIR pp. 5.6-17 – 5.6-18)

The FEIR concluded the ESSCSP is within a seismically active Southern California region that could experience strong seismic ground shaking. The ESSCSP would be subject to compliance with the City's regulatory controls (i.e., California Building Code and ESMC Chapter 13-1), as well as ESSCSP-specific mitigation measures, which would reduce potential seismic and geologic impacts, including the. All structures developed within the ESSCSP area would be designed to withstand "design-level" earthquakes as set forth in the latest edition of the California Building Code. With compliance with the applicable regulations, potential adverse impacts to new structures due to strong, seismically-induced, vibratory ground motion would be sufficiently mitigated through proper seismic design. The FEIR concluded that, with compliance with the California Building Code, ESMC, and MM GEO-1, impacts regarding the exposure of people or structures to potential substantial adverse effects involving strong seismic ground shaking would be reduced to a less than significant level.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: The Proposed Project site is within the ESSCSP area and, thus, would be exposed to potential hazards associated with strong seismic ground shaking, as described above. The Proposed Project would be subject to the City's regulatory framework (i.e., California Building Code and ESMC Chapter 13-1), as well as MM GEO-1, which requires a lot-specific Geotechnical/Soils Investigation, to reduce the potentially significant impacts involving strong seismic ground shaking to a less than significant level. Therefore, no new or more severe impact concerning strong seismic ground shaking would occur as a result of the Proposed Project.

FEIR Mitigation Measures

GEO-1 Before the City issues a Grading Permit or Building Permit, a lot-specific Geotechnical/Soils Investigation must be conducted, to a satisfaction of the Director of Planning and Building Safety. The Geotechnical/Soils Investigation must:

- Be prepared in accordance with the latest edition of the California Building Code by a civil engineer registered in this State;
- Comply with the recommendations specified in the Geology, Soils, Seismicity Report in Support of Raytheon El Segundo South Campus Specific Plan (D. Scott Magorien, C.E.G., March 6, 2013); and
- Recommend the appropriate corrective action, which is likely to prevent structural damage to each structure proposed to be constructed in the area where geotechnical/soils problems exist.

4.6a Would the Project directly or indirectly cause potential substantial adverse effects, including the risk loss, injury, or death involving:

(iii) Seismic-related ground failure, including liquefaction?

Summary of Previous Environmental Analysis (FEIR p. 5.6-18)

The FEIR concluded that the geologic materials that underlie the ESSCSP area include a late Pleistocene age dune sand and undocumented artificial fill soils more than 18 feet deep, which would have sufficient soil engineering strengths to provide foundation support for proposed structures. However, the undocumented artificial fill soils that are present in the southeast corner of the ESSCSP area are considered compressible and subject to consolidation due to the lack of adequate documentation when they were placed. The susceptibility of the loose and undocumented fill soils would result in potentially significant impacts concerning liquefaction. The FEIR recommended that the undocumented fill soils and loose soil deposits be removed and replaced as properly engineered fill, in order to mitigate seismically-induced ground failure. The City regulates developments under the requirements of the California Building Code, ESMC, and ESSCSP-specific mitigation measures to reduce potential geologic and soils impacts. Implementation of MM GEO-1 would reduce impacts related to seismically-induced ground failure (i.e., liquefaction) to less than significant levels.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: The Proposed Project site is in the southeast portion of the ESSCSP area (i.e., Lots 7, 8, and 18 (in part)), where the FEIR reported undocumented artificial fill soils were more than 18 feet thick and that would be compressible and subject to consolidation, resulting in potentially significant impacts concerning liquefaction. The Proposed Project would be subject to compliance with the California Building Code and ESMC, as well as MM GEO-1, to reduce potentially significant impacts involving seismic-related ground failure (i.e., liquefaction) to a less than significant level. Therefore, no new or more severe impact concerning liquefaction would occur as a result of the Proposed Project.

FEIR Mitigation Measures

See MM GEO-1, above.

4.6a Would the Project directly or indirectly cause potential substantial adverse effects, including the risk loss, injury, or death involving:

(iv) Landslides?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.6-2)

The FEIR noted that the ESSCSP and its surroundings are generally level, with elevations ranging from approximately 100 feet above mean sea level (amsl) on the eastern portion of the ESSCSP to approximately 120 feet amsl at the northwest corner. Given the ESSCSP area's topography, there is no potential for seismically-induced landslides. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: The Proposed Project site and its surroundings are relatively level. Given the Proposed Project site's topography, there is no potential for seismically-induced landslides. Therefore, the Proposed Project would not cause adverse effects involving landslides and no mitigation is required. No new or more severe impact concerning landslides would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.6b Would the Project result in substantial erosion or loss of topsoil?

Summary of Previous Environmental Analysis (FEIR p. 5.6-19)

The FEIR concluded that the ESSCSP area is essentially flat and does not possess site conditions necessarily conducive to soil erosion. During construction, the ESSCSP would be subject to compliance with the National Pollutant Discharge Elimination System (NPDES) permitting process and ESMC Chapter 5-4-9, which specifies that each person applying to the City for a Grading or Building Permit for projects for which compliance with regulations governing State construction activity stormwater permits must submit satisfactory proof to the City for compliance. Following compliance with all applicable regulations, impacts regarding erosion or loss of topsoil would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project site is level and does not possess site conditions necessarily conducive to soil erosion. Although the Proposed Project would result in ground-disrupting activities that would result in short-term soil erosion, the Proposed Project would be subject to compliance with the NPDES permitting process and ESMC Chapter 5-4-9. Following compliance with applicable regulations, impacts regarding erosion and loss of topsoil would be less than significant. No new or more severe impact concerning erosion or loss of topsoil would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.6c Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Summary of Previous Environmental Analysis (FEIR pp. 5.6-19 – 5.6-20)

The FEIR concluded that construction activities, including excavations associated with remedial grading/ground stabilization and underground utilities, may encounter poorly unconsolidated/ noncohesive artificial fill, which would be subject to sloughing and caving. The grading plans for the ESSCSP noted that the fill and cut slopes in the southeastern portion of the ESSCSP area may be prone to instability, and impacts concerning unstable soils would be potentially significant. The ESSCSP would be subject to compliance with the California Building Code, ESMC Chapter 14-1-9, and ESSCSP-specific recommendations (see MM GEO-1) related to removal of undocumented fill soils and replacement as

properly engineered fill to reduce impacts related to unstable soils, which would reduce impacts to a less than significant level.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: The Proposed Project site would be located in the southeast portion of the ESSCSP area (i.e., Lots 7, 8, and 18 (in part)), where the FEIR reported undocumented artificial fill soils that would be subject to sloughing and caving. The Proposed Project would be subject to compliance with the California Building Code, ESMC, and MM GEO-1, which would reduce the potentially significant impacts involving unstable soils to a less than significant level. Therefore, no new or more severe impact concerning unstable soils would occur as a result of the Proposed Project.

FEIR Mitigation Measures

See MM GEO-1, above.

4.6d Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?

Summary of Previous Environmental Analysis (FEIR p. 5.6-20)

The FEIR concluded that the native and undocumented clay soils present in the ESSCSP exhibit a high expansion potential. Therefore, the potential for expansive soils to impact new development is high and potentially significant. The ESSCSP's Geology and Soils Report (FEIR Appendix 10-06) recommended that all moderately to high expansive clay soils that are encountered should not be reused as engineered fill, but rather be disposed of off-site. The ESSCSP would be subject to compliance with the California Building Code, ESMC Chapter 14-1-9, and ESSCSP-specific recommendations (see MM GEO-1) related to removal of all moderately to highly expansive clay soils and avoidance of clayey soils in compacted fill to reduce impacts related to expansive soils to a less than significant level.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: The Proposed Project site could contain native and undocumented clay soils that may exhibit a high expansion potential, creating substantial risk to life or property. However, the Proposed Project would be subject to compliance with the California Building Code, ESMC, and MM GEO-1 to reduce the potentially significant impacts involving expansive soils to a less than significant level. Therefore, no new or more severe impact concerning expansive soils would occur as a result of the Proposed Project.

FEIR Mitigation Measures

See MM GEO-1, above.

4.6e Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer are not available for the disposal of waste water?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.6-3)

The FEIR identified that sewers would be available for disposal of wastewater generated by the ESSCSP and septic tanks or alternative wastewater disposal systems would not be permitted. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: Sewers are available for disposal of the Proposed Project's wastewater, and no septic tanks or alternative wastewater disposal systems would be used. Therefore, the Proposed Project would have no impact concerning use of septic tanks or alternative wastewater disposal systems for disposal of wastewater and no mitigation is required. No new or more severe impact concerning septic tanks or alternative wastewater disposal systems as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.6f Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.5-2)

The FEIR determined that the ESSCSP area has already been subject to extensive disruption and may contain artificial fill materials. Additionally, there are no unique geologic features present within the ESSCSP area. Therefore, the FEIR concluded a less than significant impact concerning paleontological resources or site or unique geologic feature.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project site has already been subject to extensive disruption and may contain artificial fill materials. Additionally, according to the FEIR, there are no unique geologic features present within the Proposed Project site. Given the Proposed Project site's highly disturbed condition, the Proposed Project's potential to impact an as yet unidentified paleontological resource is considered remote. Therefore, Proposed Project implementation would result in a less than significant impact involving the potential destruction of a paleontological resource or site or unique geologic feature. No new or more severe impact concerning paleontological resources or site or unique geologic features would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.7 Greenhouse Gas Emissions (Climate Change)

4.7a Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Summary of Previous Environmental Analysis (FEIR pp. 5.4-13 – 5.4-17)

The FEIR concluded that construction would generate GHG emissions through on-site use of heavy-duty construction equipment and off-site vehicle trips made by construction workers as well as haul/delivery trucks that would travel to and from the ESSCSP area. Mobile-source GHG emissions would result from the use of construction equipment, including, but not limited to, graders, scrapers, bulldozers, wheeled loaders, and cranes.

ESSCSP operations would result in GHG emissions related to natural gas usage, automobile emissions, energy consumption, solid waste generation, and water demand. All future development within the ESSCSP area would be required to comply with ESMC Chapters 10-2, *Water Conservation in Landscaping,* and 10-5, *Water Conservation,* to promote water conservation in landscaping and to utilize drought water conservation programs. Future development would also be subject to compliance with ESMC Chapter 15-16, *Developer Transportation Demand Management,* which would provide facilities to encourage and accommodate the use of ridesharing, transit, pedestrian, and bicycle commuting as alternatives to single occupant motor vehicle trips. Further compliance with ESMC Chapter 15-16-4, *Monitoring,* would ensure that physical facilities be verified through the City's existing development review process. Following compliance with ESMC requirements and implementation of MM GHG-1, the ESSCSP would result in reduced GHG emissions from water conservation and efficiency, energy efficiency, solid waste reduction, and land use efficiency measures. Despite compliance with the ESMC and implementation of MM GHG-1, the ESSCSP's GHG emissions would exceed the per capita per year project-level GHG threshold of 4.8 Metric Tons of CO_2 equivalent per year ($MTCO_2eq$/year), and impacts would be significant and unavoidable.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: The FEIR concluded that despite compliance with the ESMC and implementation of MM GHG-1, the ESSCSP would exceed the per capita per year project-level GHG threshold of 4.8 $MTCO_2eq$/year. As stated in **Table 4-2: Proposed Project Business As Usual Greenhouse Gas Emissions**, the total Proposed Project-related unmitigated GHG emissions would be 2,635.00 $MTCO_2eq$/year, or 6.99 $MTCO_2eq$/year based on the Proposed Project's service population of 377 employees. Therefore, the Proposed Project's unmitigated GHG emissions would exceed the 4.8 $MTCO_2eq$ per capita per year project-level GHG threshold, and impacts would be potentially significant.

With implementation of MM GHG-1, as stated in **Table 4-3: Proposed Project Mitigated Greenhouse Gas Emissions**, the total Proposed Project-related mitigated GHG emissions would be 433.81 $MTCO_2eq$/year, or 1.15 $MTCO_2eq$/year, based on the Proposed Project's service population of 377 employees. Therefore, the Proposed Project would not exceed the 4.8 $MTCO_2eq$ per capita per year project-level GHG threshold, with implementation of MM GHG-1. Proposed Project impacts would be less than significant with mitigation incorporated. No new or more severe impact concerning generated GHG emissions would occur, as a result of the Proposed Project.

Table 4-2: Proposed Project Business As Usual Greenhouse Gas Emissions

Source[1]	CO_2	CH_4		N_2O		Total $MTCO_2eq$[2]
	Metric Tons/year	Metric Tons/year	$MTCO_2$ eq	Metric Tons/year	$MTCO_2$ eq	
Direct Emissions						
Construction Phase 1 (amortized over 30 years)[3]	2.51	0.0	<1	0.0	0.0	2.51
Construction Phase 2 (amortized over 30 years)[3]	9.76	<1	0.02	0.0	0.0	9.78
Area Source[3]	0.004	0.0	0.0	0.0	0.0	0.004
Mobile Source[4]	1,655.12	0.06	1.17	0.0	0.0	1,656.35
Total Unmitigated Direct Emissions[2]	1,667.40	0.06	1.19	0.0	0.0	1,668.64
Indirect Emissions						
Energy[3]	714.78	0.03	0.65	0.01	2.33	717.79
Solid Waste[3]	29.82	1.76	37.01	0.0	0.0	68.59
Water Demand[3]	153.64	0.88	18.57	0.02	6.85	179.97
Total Unmitigated Indirect Emissions[2]	898.24	2.68	56.22	0.03	9.18	966.35
Total Net Proposed Project-Related Emissions[2]	**2,635.00 $MTCO_2eq$/year**					
Unmitigated Per Capita Emissions[5]	**6.99 $MTCO_2eq$/year**					
Per Capita Threshold	4.8 $MTCO_2eq$/year					
Unmitigated GHG Emissions Exceed Per Capita Threshold?	**Yes**					

Notes:

1. Based on FEIR Table 5.4-1: Business As Usual Greenhouse Gas Emissions.
2. Totals may be slightly off due to rounding.
3. The Proposed Project construction and operational emissions from area source, energy, solid waste, and water demand were calculated proportionately based on the Proposed Project's proposed floor area (153,915 gross SF) comprising approximately 7.1 percent of the ESSCSP total entitled additional development (2,161,600 gross SF), as evaluated in the FEIR.
4. The Proposed Project mobile source operational emissions were calculated proportionately based on the Proposed Project's forecast new trips (1,808 daily trips) comprising approximately 6.8 percent of the ESSCSP total daily trips (26,585 daily trips), as evaluated in the FEIR.
5. Per capita emissions are based on a service population of 377 employees; see **Section 4.13: Population and Housing**.

Table 4-3: Proposed Project Mitigated Greenhouse Gas Emissions

Source[1]	CO_2	CH_4		N_2O		Total $MTCO_2eq$[2]
	Metric Tons/year	Metric Tons/year	$MTCO_2$ eq	Metric Tons/year	$MTCO_2$ eq	
Direct Emissions						
Construction Phase 1 (amortized over 30 years)[3]	2.51	0.0	<1	0.0	0.0	2.51
Construction Phase 2 (amortized over 30 years)[3]	9.76	<1	0.02	0.0	0.0	9.78
Area Source[3]	0.004	0.0	0.0	0.0	0.0	0.004
Mobile Source[4]	1,024.71	0.04	0.74	0.0	0.0	1,025.49
Total Mitigated Direct Emissions[2]	1,036.98	0.04	0.77	0.0	0.0	1,037.78
Indirect Emissions						
Energy[3]	29.59	0.03	0.61	0.01	2.17	32.40
Solid Waste[3]	14.91	0.88	18.51	0.0	0.0	34.30
Water Demand[3]	129.13	0.71	14/86	0.02	5.49	150.21
Total Mitigated Indirect Emissions[2]	173.63	1.62	33.97	0.02	7.66	216.90
Total Net Proposed Project-Related Emissions[2]	**433.81 $MTCO_2eq$/year**					
Mitigated Per Capita Emissions[5]	**1.15 $MTCO_2eq$/year**					
Per Capita Threshold	4.8 $MTCO_2eq$/year					
Mitigated GHG Emissions Exceed Per Capita Threshold?	**No**					

Notes:
1. Based on FEIR Table 5.4-2: Mitigated Greenhouse Gas Emissions.
2. Totals may be slightly off due to rounding.
3. The Proposed Project construction and operational emissions from area source, energy, solid waste, and water demand were calculated proportionately based on the Proposed Project's proposed floor area (153,915 gross SF) comprising approximately 7.1 percent of the ESSCSP total entitled additional development (2,161,600 gross SF), as evaluated in the FEIR.
4. The Proposed Project mobile source operational emissions were calculated proportionately based on the Proposed Project's forecast new trips (1,808 daily trips) comprising approximately 6.8 percent of the ESSCSP total daily trips (26,585 daily trips), as evaluated in the FEIR.
5. Per capita emissions are based on a service population of 377 employees; see **Section 4.13: Population and Housing**.

FEIR Mitigation Measures

GHG-1 The Project must incorporate the improvements listed below to ensure consistency with applicable law. The Project Applicant must demonstrate compliance with this measure to the satisfaction of the Building and Planning Safety Director before the City issues building permits or certificates of occupancy.

Energy Efficiency

- Design buildings to be energy efficient, 15 percent above Title 24 requirements (building permit).

- Install light colored "cool" roofs and cool pavements, and strategically placed shade trees (building permit).
- Install high efficiency lighting, and energy efficient heating and cooling systems (building permit).
- Reduce unnecessary outdoor lighting (building permit).

Water Conservation and Efficiency

- Install water-efficient fixtures (e.g., faucets, toilets, showers) (Building Permit).

Solid Waste

- Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) (Building Permit).
- Provide interior and exterior storage areas for recyclables and adequate recycling containers located in public areas (Occupancy Permit).

4.7b Would the Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Summary of Previous Environmental Analysis (FEIR pp. 5.4-17 – 5.4-18)

The FEIR concluded that the City does not have an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. However, the City's Environmental Committee would review current City environment practices, identify new environmental goals and objectives, and develop a framework for protecting the City's quality of life while moderating the growth demands upon the City's natural resources and the impacts that consumption has upon the environment. The ESSCSP would be subject to all applicable regulatory requirements, which would reduce the ESSCSP's generated GHG emissions. The ESSCSP proposed mixed-uses that would inherently reduce vehicle trips, vehicle miles traveled (VMT), and related GHG emissions. Therefore, the ESSCSP would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Therefore, the FEIR concluded a less than significant impact concerning conflicting with applicable GHG reduction plan, policy, or regulation.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would be required to comply with the applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions, as discuss above and in the FEIR. The Proposed Project would include related uses that would reduce vehicle trips through internal trip capture, VMT, and related GHG emissions. Furthermore, the Proposed Project would include energy efficient lighting and electric vehicle (EV) parking, which would reduce operational GHG emissions. Therefore, the Proposed Project would not conflict with applicable GHG reduction plan, policy, or regulation adopted for the purpose of reducing GHG emissions, and a less than significant impact would occur in this regard. No new or more severe impact would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.8 Hazards and Hazardous Materials

4.8a Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

4.8b Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Summary of Previous Environmental Analysis (FEIR pp. 5.7-16 – 5.7-25)

The FEIR identified that the ESSCSP area is listed on the GeoTracker database (maintained by the State Water Resources Control Board [SWRCB]) and is reported as a leaking underground storage tank (LUST) cleanup site. The LUST case is reported to be closed as of July 22, 1996; therefore, it is not anticipated that an environmental condition exists in the ESSCSP area, as a result of the former LUST. Notwithstanding, the FEIR concluded that site disturbance and demolition activities could encounter a variety of potentially hazardous materials, which could expose workers and the environment through reasonably foreseeable upset and accident conditions. Potential petroleum-based fuel spills from construction equipment would not be considered significant due to the small volume and low concentration of hazardous materials utilized during construction. Implementation of MM HAZ-1 through HAZ-5 would reduce potential impacts from construction activities that would result in accidental conditions within the ESSCSP area. Also, if unknown wastes or suspect materials are discovered during construction which may involve hazardous wastes/materials, the contractor would be required to comply with MM HAZ-6 to immediately stop work in the vicinity of the suspected contaminant, remove workers and the public, secure the areas, and notify the El Segundo Fire Department (ESFD). Use of standard construction controls and safety procedures, and implementation of MM HAZ-1 through HAZ-5, would avoid and lessen the potential for accidental release of such substances into the environment in the event of a spill. Following compliance with applicable federal, State, and local regulatory requirements, and with implementation of MM HAZ-1 through HAZ-6, the potentially significant impacts during construction related to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials would be reduced to less than significant levels.

Future ESSCSP development would consist of office, warehouse, light industrial, and commercial uses. Hazardous materials would be routinely used, stored, and/or handled onsite during operations. All hazardous materials or chemicals used by the onsite uses would be filed on record with the ESFD, the designated Certified Unified Program Agency (CUPA) for the City, and would be routinely inspected to ensure that all materials are being stored, handled, and used in affordance with all applicable federal, State, and local standards and regulations to reduce the potential for a hazardous materials incident. As the California Highway Patrol and the Los Angeles County Hazardous Waste Management Plan have identified transportation routes and corridors in and near the City as suitable for transporting hazardous materials and wastes, transportation of all hazardous materials onsite and to/from the ESSCSP area would adhere to all applicable Caltrans protocols and the General Plan Public Safety Element's goal to periodically review and reevaluate the City's Emergency Operations Plans. Any facilities containing hazardous materials for transport, storage, or use would comply with all City, Los Angeles County (County), Occupational Safety and Health Administration (OSHA), California Environmental Protection Agency (CalEPA), and U.S. Environmental Protection Agency (USEPA) requirements. Based on the

moderate potential for contaminated groundwater underlying the ESSCSP area, vapor intrusion into proposed structures as a result of the contamination plumes could occur. Implementation of MM HAZ-5 would require a qualified site characterization specialist to conduct updated site characterization at the ESSCSP before issuance of any Building Permits. Furthermore, as required by MM HAZ-7, before the City issues any building permit, vapor intrusion investigations would be required to be conducted by a qualified Environmental Professional, in consultation with the ESFD. With implementation of MM HAZ-5 and HAZ-7, and with compliance with all applicable regulations, impacts during operation would be reduced to less than significant levels.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: The California Department of Toxic Substances Control (DTSC) EnviroStor data management system for hazardous waste facilities and sites shows that there are no active cases on or within a 4,000 foot radius of the Proposed Project site.[6] Additionally, the State Water Resources Control Board (SWRCB) GeoTracker database confirmed the LUST closure and that no other LUST cleanup sites exist on the Proposed Project site.[7] Notwithstanding, site disturbance, demolition, and/or construction associated with the Proposed Project could disturb existing hazardous materials associated with structures and contaminated soil and groundwater. A former hazardous waste storage area (designated as SWMU-1 in the FEIR) would be demolished in the location where the Proposed Project would construct the southern parking lot. A former wastewater pretreatment system (designated as SWMU-2 in the FEIR) would be demolished where the Proposed Project would construct a warehouse. Therefore, Proposed Project construction could release hazardous materials into the environment through reasonably foreseeable upset and accident conditions. The Proposed Project would implement MM HAZ-1 through HAZ-5 to reduce potential construction-related impacts that may result from accidental conditions at the Proposed Project site. The Proposed Project contractor would also be required to comply with MM HAZ-6 if unknown wastes or suspect materials are discovered during construction.

Other means by which accidental spills could occur during Proposed Project construction involve use of construction equipment that may result in petroleum-based fuel spills; however, the level of risk associated with this type of spill is not considered significant due to the small volume and low concentration of hazardous materials utilized during construction. Standard construction practices would be observed to appropriately contain and remediate any materials released pursuant to local, State, and Federal regulations. The Proposed Project contractor would be required to comply with the established regulatory framework to avoid and minimize the potential for accidental release of such substances into the environment in the event of a spill. Proposed Project impacts in this regard would be less than significant.

Proposed Project operations would include a corporate office headquarters, natural grass fields, and a warehouse. The warehouse building would store waste and other maintenance equipment required for the Project. These land uses are not expected to require the use of substantial quantities of hazardous materials or to generate significant quantities of hazardous waste that would require routine transport

[6] California Department of Toxic Substances Control, EnviroStor Search for 2000 East El Segundo Boulevard, El Segundo, CA 90245 with 4,000 feet search radius, http://www.envirostor.dtsc.ca.gov/?surl=7fz69. Accessed October 25, 2021.

[7] State Water Resources Control Board, GeoTracker database Search for 2000 East El Segundo Boulevard, El Segundo, CA, https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603792958. Accessed October 25, 2021.

offsite for disposal. Typical commercial land uses generally require routine use of small quantities of flammable, hazardous, and/or toxic materials for operation and maintenance purposes. Continued maintenance of the natural grass fields would require use of fertilizers, pesticides, herbicides, and fuel for machinery and mechanical equipment. Such substances would also be used for landscape maintenance. While the Proposed Project would involve use, transport, and disposal of hazardous materials, it would be similar to that which occurs under existing conditions and elsewhere within the ESSCSP. Due to the nature of the proposed land uses, the Proposed Project is not anticipated to involve facilities or activities that would produce or use substantial quantities of hazardous materials or require the routine transport of hazardous materials to and from the site that may adversely affect the public or the environment. Proposed Project operations would be required to comply with all applicable federal, State, and local standards and regulations concerning the routine transport, use, and disposal of hazardous materials. Regarding vapor intrusion, based on the moderate potential for contaminated groundwater underlying the Proposed Project site, vapor intrusion into proposed structures as a result of contamination plumes could occur. The Proposed Project would implement MM HAZ-5 and HAZ-7 to ensure that vapor intrusion investigations are conducted prior to issuance of any building permits. Therefore, following compliance with all applicable standards and regulations, and with implementation of MM HAZ-1 through HAZ-7, the Proposed Project's potential impacts concerning the creation of a significant hazard to the public or the environment would be reduced to less than significant levels. No new or more severe impact would occur as a result of the Proposed Project.

FEIR Mitigation Measures

HAZ-1 Before a Grading Permit is issued, the actual location of onsite oil/gas wells must be verified with DOGGR. All onsite wells present must be properly plugged and abandoned per current DOGGR, DTSC, and RWQCB requirements. Further, an environmental consultant with Phase II/site characterization experience must verify through soil sampling that no residual contamination has resulted from historic oil/gas production activities onsite.

HAZ-2 Before a Grading Permit is issued, soil sampling must be conducted within the portions of the Project site that have historically been utilized for agricultural purposes and may contain pesticide residues in the soil, as determined by a qualified Phase II/site characterization specialist. The sampling, conducted in consultation with the El Segundo Fire Department, must determine if pesticide concentrations exceed established regulatory requirements and identify further site characterization and remedial activities, if necessary. Should further site characterization/remedial activities be required, these activities shall be conducted per the applicable regulatory agency requirements, as directed by the El Segundo Fire Department.

HAZ-3 Before a Grading Permit is issued, an environmental consultant with Phase II/site characterization experience must determine, based on the Current Conditions Report (CCR), RCRA Facility Investigation Work Plan (RFI Work Plan), and sampling and analysis conducted in accordance with the RFI Work Plan, whether subsurface release of hazardous materials/waste to the soil/groundwater associated with the existing storage facilities has occurred. If subsurface release of hazardous materials/waste to the soil/groundwater has occurred, the environmental consultant must determine if

contaminant concentrations exceed established regulatory requirements and identify further site characterization and remedial activities, if necessary. Should further site characterization/remedial activities be required, these activities must be conducted per the applicable regulatory agency requirements.

HAZ-4 Before a Grading Permit is issued, an environmental consultant with Phase II/site characterization experience must prepare a Worker Safety Plan to ensure construction worker safety during grading/excavation activities, based on their review the following documents:

- Current Conditions Report (CCR);
- RCRA Facility Investigation Work Plan (RFI Work Plan);
- Findings of the RFI Work Plan's Sampling and Analysis; and
- Existing Hazardous Materials Conditions Assessment.

HAZ-5 An environmental professional with Phase II/site characterization experience must conduct an inspection of existing onsite structures before building renovation/demolition activities. The inspection must determine whether or not testing is required to confirm the presence or absence of hazardous substances in building materials (e.g., sinks, drains, piping, flooring, walls, ceiling tiles). Should testing be required and results determine that hazardous substances are present in onsite building materials, the Phase II/site characterization specialist must determine appropriate prevention/remediation measures that are required and/or the methods for proper disposal of hazardous waste at an approved landfill facility, if required**.**

HAZ-6 If during construction unknown wastes or suspect materials are discovered by the contractor that are believed to involve hazardous waste or materials, the contractor must comply with the following:

- Immediately cease work in the vicinity of the suspected contaminant, and remove workers and the public from the area;
- Notify the Director of Public Works of the City of El Segundo;
- Secure the area as directed by the Director of Public Works; and
- Notify the El Segundo Fire Department (or other appropriate agency specified by the Director of Public Works). The Fire Department's Environmental Safety Manager can advise the responsible party of further actions that must be taken, if required.

HAZ-7 Before any Building Permit is issued, vapor intrusion investigations must be conducted by a qualified Environmental Professional, in consultation with the El Segundo Fire Department. Should the Environmental Professional determine that proposed buildings could be impacted by vapor intrusion, the Environmental Professional, in consultation with the El Segundo Fire Department, must recommend that specific measures be incorporated into the buildings' design that would reduce these indoor air quality concentrations to below regulatory thresholds, as directed by the El Segundo Fire Department.

4.8c Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Summary of Previous Environmental Analysis (FEIR p. 5.7-26)

The FEIR identified the following existing schools located within one-quarter mile of the ESSCSP area: Beach Babies LLC (located 750 feet east and 1,385 feet north of the ESSCSP area) and Wondertree Kids (located 1,065 feet south of the ESSCSP area). The ESSCSP could result in hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes. However, buffers in the form of roadways and intervening structures would separate the proposed uses within the ESSCSP from the existing nearby schools, which would maintain the risk to acceptable levels. Furthermore, the hazardous substances that may be handled, used, and stored within the ESSCSP area would be required to comply with federal, State, and local regulations, which is considered adequate to offset the potential negative effects related to the hazardous materials associated with future development within the ESSCSP. Therefore, the FEIR concluded a less than significant impact concerning emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Analysis of Proposed Project

Less Than Significant Impact: Beach Babies LLC is approximately 1,653 feet (0.3 miles) southeast of the Proposed Project site. Wondertree Kids was identified as being 1,065 feet (0.2 miles) south of the Proposed Project site, but no longer exists at that location. Therefore there are no existing school sites within 0.25 miles of the Proposed Project site. The Proposed Project involves a corporate headquarters building, natural grass fields, and a warehouse, all of which would utilize typical small quantities of hazardous materials for operation and maintenance purposes. The maintenance of the natural grass fields would require the use of fertilizers, pesticides, herbicides, and fuel for machinery and mechanical equipment. However, these proposed uses would not emit hazardous emissions. The Proposed Project is not anticipated to involve facilities or activities that would result in hazardous emissions or handle hazardous materials. Additionally, buffers in the form of roadways and intervening structures would separate the Proposed Project site from nearby existing schools. Furthermore, the Proposed Project's proposed uses would be required to comply with the established federal, State, and local regulatory framework, as it relates to emitting hazardous emission or handling hazardous or acutely hazardous materials, substances, or waste. Therefore, following compliance with all applicable standards and regulations, impacts concerning emitting hazardous emissions or handling hazardous materials within one-quarter mile of an existing or proposed school would be less than significant. No new or more severe impact would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.8d Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result, would create a significant hazard to the public or the environment?

Summary of Previous Environmental Analysis (FEIR pp. 5.7-26 – 5.7-27)

The FEIR identified that the ESSCSP area is listed on the GeoTracker database (maintained by the State Water Resources Control Board [SWRCB]) and is reported as a leaking underground storage tank (LUST) cleanup site. The LUST case is reported to be closed as of July 22, 1996; therefore, it is not anticipated that an environmental condition exists in the ESSCSP area as a result of the former LUST. Therefore, the FEIR concluded a less than significant impact related to the ESSCSP being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Analysis of Proposed Project

No Impact: The FEIR reported a closed LUST case on the Raytheon Campus due to soil contamination; however, as the LUST case was closed on July 22, 1996, the LUST is not considered an environmental condition. Furthermore, the DTSC EnviroStor data management system for hazardous waste facilities and sites shows that there are no active cases on or within a 4,000-foot radius of the Proposed Project site. Additionally, the SWRCB GeoTracker database confirmed the LUST closure and that no other LUST cleanup sites exist on the Proposed Project site. Therefore, the Proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur in this regard. No new or more severe impact would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.8e For a Project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working the project area?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, pp. 4.8-2 – 4.8-3)

The FEIR identified that the ESSCSP area is located approximately 0.76 miles south of the Los Angeles International Airport (LAX), but the ESSCSP area is not located within the LAX Planning Boundary/Airport Influence Area. The ESSCSP is located approximately 1.9 miles west of Hawthorne Municipal Airport (HMA), but the ESSCSP area is not located within the HMA Planning Area Boundary/Airport Influence Area. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: Although the Proposed Project would be located within 2.0 miles of LAX and HMA, the Proposed Project site is not within the LAX Planning Boundary/Airport Influence Area or the HMA Planning Area Boundary/Airport Influence Area. Therefore, the Proposed Project would not result in an airport-related safety hazard for people working on the Proposed Project site and no mitigation is required. No new or more severe impact concerning airport-related safety hazards would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.8f Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Summary of Previous Environmental Analysis (FEIR pp. 5.7-27 – 5.7-28)

The FEIR identified that the General Plan does not identify primary evacuation routes within the City; however, East El Segundo Boulevard and Sepulveda Boulevard are major arterial streets and would be used by persons evacuating the ESSCSP in the event of an emergency. Construction of proposed roadway improvements could temporarily block emergency access and/or evacuation routes, which would affect access along El Segundo Boulevard. Impacts during construction would be temporary and would only affect El Segundo Boulevard, and as such, would be unlikely to interfere with emergency response vehicles (e.g., fire, police, or ambulance). Implementation of MM HAZ-8 would require future development in the ESSCSP to notify the El Segundo Fire, Police, Public Works, and Planning and Building Safety Departments of construction activities that would impede movement along roadways adjacent to the ESSCSP and to allow for uninterrupted emergency access and maintenance of evacuation routes. Furthermore, the City has an adopted Multi-Hazard Mitigation Plan, which identifies activities that would assist the City in reducing risk and preventing loss from future hazardous events, including those involving evacuation. The City would implement evacuation-related mitigation actions on an ongoing basis which would further minimize impacts resulting from the ESSCSP's potential interference with an adopted emergency response or evacuation plan. With implementation of MM HAZ-8 and the City's continued compliance with the Multi-Hazard Mitigation Plan would reduce impacts to less than significant levels.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: The Proposed Project site would not be located adjacent to East El Segundo Boulevard or Sepulveda Boulevard, both of which were identified in the FEIR as being streets that would be used by persons evacuating the ESSCSP in the event of an emergency. Construction activities associated with the proposed uses would occur on the subject sites, thus, would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Notwithstanding, Proposed Project construction would implement MM HAZ-8 to ensure coordination with the El Segundo Fire, Police, Public Works, and Planning and Building Safety Departments such that construction activities would not impede movement along East El Segundo Boulevard or Sepulveda Boulevard and to allow for uninterrupted emergency access and maintenance of evacuation routes. The proposed Nash Street extension would not result in any closures that would impede traffic/emergency access. The City would continue to implement evacuation-related mitigation actions from the City's Multi-Hazard Mitigation Plan, which would further minimize the potential for the Proposed Project to interfere with an adopted emergency response or evacuation plan. Therefore, with implementation of MM HAZ-8 and the City's continued compliance with the Multi-Hazard Mitigation Plan, impacts related to potentially impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan would be reduced to less than significant levels. No new or more severe impact would occur as a result of the Proposed Project.

FEIR Mitigation Measures

HAZ-8 At least three business days before any lane closure, the construction contractor must notify the El Segundo Fire Department, El Segundo Police Department, El Segundo Public Works Department, and the El Segundo Planning and Building Safety Department of

construction activities that would impede movement (such as road or lane closures) along roadways immediately adjacent to the development area, to allow for uninterrupted emergency access and maintenance of evacuation routes.

4.8g Would the Project expose people or structures to a significant risk of loss, injury or death involving wildland fires?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.8-3)

The FEIR identified that the ESSCSP area consists of, and is surrounded by, urban/developed land, and implementation of the ESSCSP would not expose people or structures to a significant risk involving wildland fires. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: The Proposed Project site consists of and is surrounded by urban/developed land. The Proposed Project would not expose people or structures to a significant risk involving wildland fires and no mitigation is required. No new or more severe impact concerning wildland fires would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.9 Hydrology and Water Quality

4.9a Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Summary of Previous Environmental Analysis (FEIR pp. 5.8-17 – 5.8-19)

The FEIR concluded that construction activities would result in short-term impacts to water quality; therefore, the ESSCSP would be subject to compliance with General Construction Permit requirements. Before the City issues grading permits, the Applicant must prepare a Storm Water Pollution Prevention Plan (SWPPP) to control common pollutants such as suspended soil in stormwater runoff from leaving the ESSCSP area. The SWPPP would include an Erosion Control Plan and appropriate Best Management Practices (BMPs) to minimize erosion and restrict sedimentation of the storm drain downstream. With compliance with the NPDES and ESMC requirements, construction activities would have a less than significant impact on water quality standards or waste discharge requirements.

A reduction in permeable surfaces, which allow for rain and runoff to infiltrate into the ground, would result in the potential to affect long-term water quality during operation. ESSCSP implementation would not result in a reduction of permeable surfaces, but stormwater and nuisance water runoff associated with the proposed uses under the ESSCSP could have the potential to affect water quality. The ESSCSP could potentially include organics, trash, debris, oil/grease, nutrients, metals, and sediment, which could have a significant adverse impact to stormwater quality if not mitigated. The ESSCSP would implement post-construction controls under the MS4 Permit to mitigate stormwater pollution, which would include BMPs to control pollutants, pollutant loads, and runoff volume. Future development under the ESSCSP

would be subject to compliance with NPDES requirements, MS4 Permit Order requirements, and must implement BMPs.

Therefore, following compliance with all applicable permit and ESMC requirements, the FEIR concluded a less than significant impact related to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or groundwater quality.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would include construction activities that would be subject to compliance with General Construction Permit requirements. The Applicant would prepare a SWPPP to control common pollutants in stormwater runoff leaving the Proposed Project site during construction. The SWPPP would include BMPs to minimize erosion and restrict sedimentation of the storm drain downstream. Further, the Proposed Project would be required to comply with all NPDES and MS4 Permit Order requirements. Therefore, Proposed Project impacts during construction would be less than significant as it relates to water quality standards or waste discharge requirements.

Proposed Project operations could result in organics, trash, debris, oil/grease, nutrients, metals, and sediment which could have a significant adverse impact to stormwater quality. The Proposed Project would be required to mitigate stormwater pollution through the implementation of BMPs to control pollutants, pollutant loads, and runoff volume. Therefore, following compliance with all applicable permit and ESMC requirements, Proposed Project implementation would result in a less than significant impact related to water quality standards or waste discharge requirements. No new or more severe impact concerning water quality standards or waste discharge requirements would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.9b Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Summary of Previous Environmental Analysis (FEIR p. 5.8-26)

The FEIR concluded that the ESSCSP would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, since the ESSCSP is not located within a groundwater recharge area. Furthermore, the ESSCSP would not reduce the ability of surface waters to be absorbed or interfere substantially with groundwater recharge as the ESSCSP's imperviousness is expected to decrease upon buildout. The City does not use groundwater as a potable water source, so the ESSCSP would not deplete groundwater supplies. Therefore, the FEIR concluded a less than significant impact related to groundwater supplies and groundwater recharge.

Analysis of Proposed Project

Less Than Significant Impact: While the Proposed Project would generate a water demand on the Proposed Project site, as discussed under Threshold 4.17b Analysis of Proposed Project, the City does not use groundwater as a potable water source. Therefore, the Proposed Project's water demands would not

decrease groundwater supplies. Also, the Proposed Project would not interfere with groundwater recharge given the Proposed Project site is not within a groundwater recharge area and the Proposed Project would increase onsite pervious areas by replacing impermeable surface parking area with three permeable full-size natural grass fields. Therefore, the Proposed Project would result in a less than significant impact concerning groundwater supplies and groundwater recharge. No new or more severe impact concerning groundwater would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.9c Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) result in substantial erosion or siltation on- or off-site;

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provided substantial additional resources of polluted runoff?

Summary of Previous Environmental Analysis (FEIR pp. 5.8-19 – 5.8-26)

See Threshold 4.9a Summary of Previous Environmental Analysis above concerning ESSCSP erosion and water quality.

The FEIR indicated that the ESSCSP would be served by approximately 7,000 linear feet of new onsite storm drain lines, with a maximum pipe diameter of 54 inches; see FEIR Exhibit 5.8-3: Proposed Stormwater and Site Drainage System. The ESSCSP area would continue to drain northwest to southeast; see FEIR Exhibit 5.8-4: Proposed Conditions Hydrology. Reconfiguration of site roadways and replacement of existing buildings and surface parking lots with new buildings and parking lots/structures would change drainage patterns and locations/amounts of impervious surface areas. The sub-drainage areas would continue to flow to the City's storm drain along the ESSCSP area's eastern and southern edges. The minor offsite flow from El Segundo Boulevard and the property to the south would continue unobstructed to combine with onsite flows. The ESSCSP area's average imperviousness is anticipated to decrease from 79.5 percent to 70.0 percent, and there would be no net increase in stormwater discharge from the ESSCSP area. The FEIR concluded that onsite detention would not be required, and an increase in the rate or amount of stormwater runoff above existing conditions would not occur. However, final hydrology calculations would be required to verify that detention facilities are not required in each of the proposed sub-drainage areas. MM HWQ-1 and HWQ-2 would require that a Construction-Level Hydrology and Hydraulic Study be conducted before any Grading Permit is issued to verify whether detention facilities are required in each proposed sub-area. Compliance with MM HWQ-1 and HWQ-2 would reduce the potential impacts from drainage and runoff to less than significant levels.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: The Proposed Project involves development of a corporate headquarters building, natural grass fields, and a warehouse. The fields would replace existing surface parking lots and ornamental landscaping, which would provide more pervious surfaces on the Proposed Project site, as compared to the Approved Project. FEIR Exhibit 5.8-4 depicts the site's drainage patterns upon Proposed Project implementation, which would closely match existing drainage patterns. FEIR Exhibit 5.8-3 depicts existing and proposed storm drains and indicates that a new storm drain is proposed within the Nash Street extension, just north of the proposed corporate headquarters building. Additional storm drains would be developed as part of the ESSCSP. The Proposed Project would implement MM HWQ-1 and HQW-2, which require that a Construction-Level Hydrology and Hydraulic Study be conducted before any Grading Permit is issued to verify whether detention facilities would be required in each proposed sub-area. If so required, it is assumed these would be located onsite. Compliance with MM HWQ-1 and HWQ-2 would reduce the potential impacts from drainage and runoff, including flooding on- or off-site, to less than significant levels. No new or more severe impact concerning groundwater would occur as a result of the Proposed Project.

FEIR Mitigation Measures

HWQ-1 Before the City issues any grading permit, the Applicant must conduct a Construction Level Hydrology and Hydraulics Study to determine potential storm water runoff rates and peak flows from the Project site per County of Los Angeles methodology. The 50-year storm flows for both existing and proposed Project conditions must be included in the study. The Study must be completed by a qualified professional, approved by the Director of Public Works, and be consistent with standard engineering practices for the region, including the use of the Los Angeles County Manual. The Study must demonstrate the effect of storm water discharges to any City, County, or other agency-owned drainage or flood control facility, as mitigated and be designed and implemented to prevent an increase in the rate or amount of storm water runoff above the baseline condition.

The Study must also determine whether onsite detention is required. If the final hydrology calculations determine that onsite detention is required to avoid downstream impacts, the Study must also identify the necessary flood control mitigation, which may include a surface stormwater detention pond, subsurface detention structure, or subsurface detention pipes. The construction level hydrology calculations and Construction Level Hydrology and Hydraulics Study must be prepared and reviewed by the Director of Public Works and Building Official before any Grading Permit is issued.

HWQ-2 Before the City issues any permit for development of an individual parcel, the Construction Level Hydrology and Hydraulics Study must be updated and submitted to the Director of Public Works for review. The phasing must be implemented to prevent an increase in the rate or amount of storm water runoff above the baseline condition.

4.9c Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

iv) impede or redirect flood flows?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, pp. 4.9-3 – 4.9-4)

The FEIR concluded that the entire City is placed in Zone X pursuant to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 1770F, Map No. 06037C1T10F, which indicates that the City is in an area of minimal flood hazard. Therefore, the entire ESSCSP area would not have any risk of flood hazards. Therefore, the FEIR concluded no impact as it relates to impeding or redirecting flood flows.

Analysis of Proposed Project

No Impact: The Proposed Project site is within an area of minimal flood hazard. Therefore, the Proposed Project would have no impact concerning the potential to alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows and no mitigation is required. No new or more severe impact would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.9d Would the Project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.9-4)

The FEIR concluded that the entire City is placed in Zone X pursuant to FEMA FIRM Panel 1770F, Map No. 06037C1T10F, which indicates that the City is in an area of minimal flood hazard. Therefore, the entire ESSCSP area would not have any risk of flood hazards. Furthermore, the ESSCSP is not located within a levee, dam, or tsunami inundation area. There are also no enclosed bodies of water that are located in the vicinity of the ESSCSP, which could cause a seiche. Therefore, the FEIR concluded no impact as it relates to flood hazard, tsunami, or seiche zones.

Analysis of Proposed Project

No Impact: The Proposed Project site was identified as being in an area of minimal flood hazard. The Proposed Project site is located away from any waterbodies or coastal zones, thus, would not be within a levee, dam, or tsunami inundation area or subject to a seiche. Therefore, the Proposed Project would have no impact concerning the risk release of pollutants due to inundation and no mitigation is required. No new or more severe impact would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.9e Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Summary of Previous Environmental Analysis

Not applicable since this threshold was not analyzed in the FEIR.

Analysis of Proposed Project

Less Than Significant Impact: See Threshold 4.9a Analysis of Proposed Project above concerning water quality control plan compliance. See Threshold 4.9b Analysis of Proposed Project above concerning sustainable groundwater management plan compliance.

FEIR Mitigation Measures

No mitigation required.

4.10 Land Use and Planning

4.10a Would the Project p*hysically divide an established community?*

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.10-1)

The FEIR identified that the City is generally described according to quadrants. The City's residential uses are located in the northwest quadrant, and the non-residential land uses are located in the remaining three quadrants. The ESSCSP encompasses approximately 142 acres in the City's southeast quadrant. The ESSCSP proposed commercial and industrial mixed-use development, which would be consistent with the City's existing land use pattern. The ESSCSP would not physically divide an established community. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: The Proposed Project would develop a corporate headquarters building, natural grass fields, and a warehouse within the ESSCSP, and the proposed land uses would be consistent with the ESSCSP's land use plan. Therefore, the Proposed Project would have no impact on physically dividing an established community and no mitigation is required. No new or more severe impact concerning physically dividing an established community would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.10b Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Summary of Previous Environmental Analysis (FEIR pp. 5.1-21 – 5.1-28)

According to the FEIR, the ESSCSP is determined to be consistent with the relevant SCAG's 2012 RTP/SCS goals and adopted growth forecasts, the ESMC, and General Plan Policies, excluding the following Circulation Element Policies:

- Circulation Element Policy C1-1.2: Pursue implementation of all Circulation Element policies such that all Master Plan roadways are upgraded and maintained at acceptable levels of service (LOS).

  - Reason for ESSCSP inconsistency with policy: With implementation of identified feasible mitigation in FEIR Section 5.2: Transportation, the impacts at El Segundo Intersections 29, 32, 38, 48, 50, and 51 would remain significant and unavoidable, and acceptable levels of service would not be maintained at these intersections. Therefore, the ESSCSP would conflict with Policy C1-1.2, resulting in a significant and unavoidable impact.

- Circulation Element Policy C1-1.5: Implement roadway and intersection upgrades to full Circulation Element standards when needed to improve traffic operating conditions and to serve development.
  - Reason for ESSCSP inconsistency with policy: See Policy C1-1.2 above.
- Circulation Element Policy C1-1.10: Ensure that new roadway links are constructed as designated in the Master Plan and link with existing roadways within the City such that efficient operation of the circulation system is maintained at an operating Level of Service "D" or better.
  - Reason for ESSCSP inconsistency with policy: See Policy C1-1.2 above.

No feasible mitigation is available to reduce potential impacts. Therefore, implementation of the ESSCSP would result in a significant and unavoidable impact regarding conflicts with Circulation Element Policies C1-1.2, C1-1.5, and C1-1.10.

Analysis of Proposed Project

Less Than Significant Impact: As noted above, the FEIR concluded implementation of the ESSCSP would result in a significant and unavoidable impact regarding conflicts with Circulation Element Policies C1-1.2, C1-1.5, and C1-1.10. It is anticipated the Proposed Project would result in a less than significant impact concerning compliance with these policies given: Level of Service (LOS) is no longer a metric for transportation impact analysis; and the Proposed Project involves development that provides approximately 58 percent less gross floor area and generates approximately 55 percent fewer trips compared to the Approved Project. State CEQA Guidelines §15064.3 codifies the change from LOS to VMT as a metric for transportation impact analysis. Pursuant to Senate Bill (SB) 743, VMT analysis is the primary method for determining CEQA impacts. The City has completed a preliminary Draft SB 743 Implementation Guidelines (Kimley-Horn, November 2020) for purposes of analyzing transportation impacts under CEQA and anticipates that after some revisions, the Guidelines will be adopted by May 2022.

As the Proposed Project would develop the same uses as proposed in the ESSCSP, the Proposed Project would be consistent with SCAG's 2012 RTP/SCS. The Proposed Project involves development that provides approximately 58 percent less gross floor area and generates approximately 55 percent fewer trips compared to the Approved Project. As described in **Section 4.13: Population and Housing**, below, the Proposed Project would generate approximately 377 employees on the Proposed Project site (including the early arriving employees). It is unknown if any of these employees would choose to relocate to the City, increasing the City's population. Since the Proposed Project's proposed land uses would be similar to those permitted under the ESSCSP, but provides approximately 58 percent less gross floor area when compared to the Approved Project, the Proposed Project would have less potential population growth on the Proposed Project site than what was anticipated for the Approved Project, and the Proposed Project would be consistent with the adopted growth forecasts.

The Proposed Project's modifications include realigning the Nash Street extension and realigning/relocating the Coral Circle connection to the Nash Street extension through Lots 20 and 22. The proposed modified circulation pattern would continue to provide for possible future connection from the Nash Street extension to Coral Circle and capacity for additional parking for the Coral Circle businesses. The City's Public Works Department conducted an analysis of the Nash Street extension and Coral Circle connection's compliance concerning function, capacity, capacity, and street classification and standards with the General Plan Circulation Element; the ESMC; and the ESSCSP.[8] Therefore, the Nash Street extension and Coral Circle connection would be in substantial compliance with the General Plan Circulation Element concerning function, capacity, and street classification and standards. Furthermore, the City's Public Works Department provide the following conditions of approval:

1. The Applicant must build the Nash Street roadway extension and associated public improvements in accordance with Development Agreement Section 7.1. Nash Street roadway extension design and construction is subject to review and approval by the Director of Public Works and Director of Development Services.
2. The Applicant must construct Class II bicycle lanes in the Nash Street roadway extension in accordance with the ESSCSP and Development Agreement Section 7.5.
3. The Applicant must record a 20-year irrevocable offer of dedication of Lots 20 and 22 (Coral Circle Connection) of Vesting Map No. 71551 in accordance with the ESSCSP and Development Agreement Section 7.7. Before recordation, the irrevocable offer to dedicate must be reviewed and approved by the Director of Development Services, the Director of Public Works, and the City Attorney.

Therefore, the Proposed Project would not conflict with the Circulation Element, and impacts would be less than significant.

ESSCSP Table III-1: Land Use Summary, anticipates that the allowed new development would total 1,930,000 net SF (2,161,600 gross SF). To allow for maximum flexibility within the ESSCSP area, the ESSCSP utilizes a mixed-use concept, with regulatory mechanisms to allow for transfers between land use types and planning areas, subject to various requirements concerning FAR, allowable land uses, and AM, PM, and daily trip generation ceilings. As of October 21, 2021 (i.e., inclusive of Phase I entitled development only), approximately 1,866,750 net SF (approximately 2,095,950 gross SF) of entitled floor area remains within the ESSCSP; see **Appendix A: ESSCSP Phase I Development Tracking Table**. The Proposed Project involves development of approximately 131,685 net SF (approximately 153,915 gross SF) of floor area; see **Table 2-3: Comparison of Existing and Proposed Development Scenarios**. With implementation of the Proposed Project, approximately 1,735,065 net SF (approximately 1,942,035 gross SF) of entitled floor area would remain within the ESSCSP. Therefore, the Proposed Project would not cause the allowed new development within the ESSCSP, as detailed in ESSCSP Table III-1: Land Use Summary, to be exceeded.

Overall, the Proposed Project would be subject to compliance with the ESSCSP and ESMC. The Proposed Project would also be consistent with the General Plan, with the exclusion of the Circulation Element Policies listed above. No new or more severe impact concerning conflicting with any land use plan, policy,

[8] L. Carver, personal communication, October 21, 2021.

or regulation adopted for the purpose of avoiding or mitigating an environmental effect would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.11 Mineral Resources

4.11a Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.11-1)

The FEIR concluded that no State-designated mines or mineral producers currently exist within the ESSCSP, and the ESSCSP area does not maintain any natural mineral resources. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no State-designated mines, mineral producers, or maintenance of any natural mineral resources within the Proposed Project site. Therefore, the Proposed Project would have no impact on mineral resources and no mitigation is required. No new or more severe impact concerning mineral resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.11b Would the Project result in the loss of availability of a locally important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.11-1)

The FEIR concluded that no State-designated mines or mineral producers exist within the ESSCSP, and the ESSCSP area does not maintain any natural mineral resources. The ESSCSP would not result in the loss of availability of locally important mineral resources recovery sites. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no State-designated mines, mineral producers, or maintenance of any natural mineral resources within the Proposed Project Site. The Proposed Project would not result in the loss of availability of locally important mineral resources recovery areas. Therefore, the Proposed Project would have no impact on mineral resources and no mitigation is required. No new or more severe impact concerning mineral resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.12 Noise

4.12a Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Summary of Previous Environmental Analysis (FEIR pp. 5.5-13 – 5.5-15, 5.5-17 – 5.5-22)

Construction

The FEIR concluded that construction-related noise impacts could occur during site preparation, which can create the highest levels of noise. Noise from construction activities is generated by two primarily sources: 1) the transport of workers and equipment to construction sites, and 2) the noise related to active construction equipment. Sensitive receptors adjacent to the ESSCSP area would be exposed to sporadic high noise levels associated with construction activities. Construction traffic would access potential construction sites within the ESSCSP area from major roadways, including El Segundo Boulevard, Sepulveda Boulevard, and Hughes Way. The closest sensitive receptors to the ESSCSP are immediately adjacent to the east (Oceanside Christian Fellowship Church) and west (The Lakes at El Segundo Golf Course); see FEIR Table 5.5-4: Surrounding Off-Site Sensitive Receptors. As noted in the FEIR, the majority of construction would occur at distances of 50 to 400 feet or more from the nearest sensitive receptors and would not be expected to interfere with normal recreational or institutional activities. Furthermore, construction activities would begin in one specific area within the ESSCSP and subsequently move to the other specific areas. Therefore, construction would not occur in any one location for an extended period of time. All development within the ESSCSP area would be subject to the General Plan Noise Element and ESMC Chapter 7-2 (Noise and Vibration). Furthermore, the ESSCSP would implement MM N-1 to reduce construction noise associated with future development by requiring preparation of a Construction Noise Management Plan to limit construction to the less noise sensitive periods of the day (i.e., between the hours of 7:00 AM and 6:00 PM) and ensuring that proper operating procedures are followed during construction such that nearby sensitive receptors are not adversely affected by noise (pursuant to ESMC Chapter 7-2-4 standards).

Operations

The FEIR determined that off-site (traffic) noise levels resulting from the ESSCSP would not result in significant impacts. The ESSCSP would generate long-term stationary noise from delivery trucks, mechanical equipment (air conditioners, trash compactors, emergency generators, etc.), light industrial production (manufacturing equipment, etc.), and typical parking lot activities (e.g., parking lot traffic and car door slamming).

The noise levels from the delivery trucks are within the City's allowable exterior noise level thresholds for churches and outdoor sports parks; therefore, the Oceanside Christian Fellowship Church and The Lakes at El Segundo Golf Course would not be directly exposed to excessive noise levels from the delivery trucks.

The ESSCSP's mechanical equipment would result in potential noise levels below the City's limits. The Metro C (Green) Line would further buffer the ESSCSP's mechanical equipment noise from the Oceanside Christian Fellowship Church and would mask any noise from the ESSCSP's mechanical equipment. Impacts from mechanical equipment would be less than significant.

The FEIR concluded that noise associated with the ESSCSP's proposed parking structures would be of greatest annoyance to the sensitive receptors, these noise levels at the exterior of the sensitive receptors would not exceed the City's exterior standards, and impacts would be less than significant. Therefore, ESSCSP operations would result in less than significant impacts.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated:

Construction

The Proposed Project site would be located farther from The Lakes at El Segundo Golf Course, but still adjacent to the Oceanside Christian Fellowship Church. Given the Proposed Project would require less construction on the Project site than the Approved Project, the length of construction and level of construction activities would be proportionately less than the Approved Project and as set forth in the FEIR. Proposed Project construction would be subject to the General Plan Noise Element and ESMC Chapter 7-2 (Noise and Vibration). Furthermore, Proposed Project construction would implement MM N-1 to reduce construction noise associated with future development by requiring preparation of a Construction Noise Management Plan to limit construction to the less noise sensitive periods of the day (i.e., between the hours of 7:00 AM and 6:00 PM) and ensuring that proper operating procedures are followed during construction such that nearby sensitive receptors are not adversely affected by noise (pursuant to ESMC Chapter 7-2-4 standards). Proposed Project impacts would be reduced to a less than significant level. Therefore, no new or more severe impact concerning the generation of substantial temporary or permanent increase in ambient noise levels in excess of standards would occur as a result of the Proposed Project.

Operations

The Proposed Project involves approximately 58 percent less (gross SF) development and approximately 55 percent fewer trips, as compared to the Approved Project. As the FEIR determined that off-site (traffic) noise levels resulting from the ESSCSP would be less than significant, the Proposed Project would also result in less than significant off-site noise levels. Proposed Project operations would include delivery trucks that could not expose sensitive receptors to excessive noise levels from the delivery trucks. The noise from the Proposed Project's mechanical equipment would be buffered by the Metro C (Green) Line, and impacts would be less than significant. Proposed Project impacts from operations would be less than significant. Therefore, no new or more severe impact concerning the generation of substantial temporary or permanent increase in ambient noise levels in excess of standards would occur as a result of the Proposed Project.

FEIR Mitigation Measures

N-1 Before the City issues grading permits, the Project Applicant must demonstrate, to the satisfaction of the Director of Public Works that the Project complies with the following:

- All construction equipment must be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an un-muffled exhaust.
- The contractor must maintain and tune-up all construction equipment to minimize noise emissions.
- Stationary equipment must be placed so as to maintain the greatest possible distance to the sensitive receptors.
- All equipment servicing must be performed so as to maintain the greatest possible distance to the sensitive receptors.
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction are required to be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler must be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves must be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures must be used, such as drills rather than impact equipment, whenever feasible.
- A qualified "Noise Disturbance Coordinator" will be retained amongst the construction crew to be responsible for responding to any local complaints about construction noise. When a complaint is received, the Disturbance Coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, malfunctioning muffler, etc.) and implement reasonable measures to resolve the complaint, as deemed acceptable by the Director of Planning and Building Safety.
- Select demolition methods to minimize vibration, where possible (e.g., sawing masonry into sections rather than demolishing it by pavement breakers).

4.12b Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?

Summary of Previous Environmental Analysis (FEIR pp. 5.5-16 – 5.5-17)

The FEIR concluded that groundborne noise and vibration would occur during construction activities due to operation of heavy-duty trucks, backhoes, and other heavy-duty construction equipment. Operation of construction equipment would generate vibrations that spread through the ground and diminish rapidly in amplitude with distance from the source. As indicated in FEIR Table 5.5-8: Typical Vibration Levels for Construction Equipment, the vibration velocities from the construction equipment that would be utilized during ESSCSP construction combined with the commercial/light industrial and institutional uses located approximately 50 feet east of the ESSCSP area would be below the 0.2 inch-per-second PPV significance threshold. Vibration impacts associated with construction would be less than significant. The uses proposed in the ESSCSP are not anticipated to generate high levels of groundborne noise and vibration. Therefore, vibration impacts associated with operations would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: Proposed Project construction could generate varying degrees of groundborne vibration depending on the construction procedure and the construction equipment used. The Proposed Project site would be located farther from The Lakes at El Segundo Golf Course, but still adjacent to the Oceanside Christian Fellowship Church. Given the Proposed Project would require less construction on the Proposed Project site than the Approved Project, the length of construction and level of construction activities would be proportionately less than the Approved Project. As construction would be reduced as compared to the Approved Project, Proposed Project construction vibration impacts would be less than significant. The Proposed Project's uses are not anticipated to generate excessive groundborne vibration or noise levels. Operations of the Proposed Project would include truck deliveries. Due to the rapid drop-off rate of ground-borne vibration and the short duration of the associated events, vehicular traffic-induced ground-borne vibration is rarely perceptible beyond the roadway right-of-way, and rarely results in vibration levels that cause damage to buildings in the vicinity. Therefore, no new or more severe impact concerning the generation of excessive groundborne vibration or groundborne noise levels would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.12c For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.12-2)

See Threshold 4.8e Summary of Previous Environmental Analysis above.

Analysis of Proposed Project

Less Than Significant Impact: See Threshold 4.8e Analysis of Proposed Project above.

FEIR Mitigation Measures

No mitigation required.

4.13 Population and Housing

4.13a Would the Project induce substantial unplanned population growth in an area, either directly or indirectly?

Summary of Previous Environmental Analysis (FEIR pp. 5.9-8 – 5.9-11)

As indicated in the FEIR, the ESSCSP would not propose new residential land uses, and therefore, would not induce population growth directly through housing. Additionally, although the ESSCSP would propose improvements/modifications to existing roads and infrastructure, it would not involve the extension of roads or other infrastructure into undeveloped areas. Therefore, the ESSCSP would not induce population growth indirectly through extension of roads or other infrastructure.

As shown in FEIR Table 5.9-8: Project Compared to Existing Conditions, the ESSCSP would increase the City's employment by 4,598 jobs, or approximately 5.1 percent over existing conditions in 2015. The ESSCSP's increase in employment could result in population growth within the City, as the potential exists that future employees could relocate to the City. However, estimating the number of employees who could relocate to the City would be highly speculative. Furthermore, numerous alternative housing opportunities would be available to future employees. The ESSCSP's potential population growth is considered less than significant, since it is anticipated that significantly fewer than 377 of the Proposed Project's future employees would chose to relocate to the City due to the availability of numerous alternative housing opportunities within the City and neighboring cities and jobs created by the Proposed Project could be filled in part by the approximately 20,200 unemployed persons who already reside in the City and neighboring cities. Therefore, impacts would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would not develop residential land uses, and therefore, would not induce population growth directly through housing. The Proposed Project would propose improvements/modifications to existing roads and infrastructure to serve the new uses on the Proposed Project site, but would not extend into undeveloped areas. Therefore, the Proposed Project would not induce population growth indirectly through extension of roads or other infrastructure.

As shown in **Table 4-4: Comparison of Existing and Proposed Employment Forecast**, Proposed Project implementation would increase the City's employment by approximately 377 jobs, or approximately 49 percent fewer jobs, as compared to 744 jobs estimated for the Approved Project. When compared to the existing conditions in the City as noted in the FEIR, the Proposed Project would increase the City's employment by approximately 0.74 percent (377 jobs) over existing conditions (50,902 jobs). The Proposed Project's potential population growth from new employees relocating to the City is considered less than significant, since the Proposed Project's future employees could also choose to relocate to available alternative housing opportunities in neighboring jurisdictions.

Table 4-4: Comparison of Existing and Proposed Employment Forecast

Land Use[1]	Employment Factor (SF per Employee)[1]	Square Feet (net)	Employment Estimate
Existing Conceptual Development Scenario			
Office	440	327,680	744
Proposed Conceptual Development Scenario			
Office	440	126,448	288
Warehouse	1,518	5,237	4
Special Staff		*NA*	*85*
Total Proposed Project		*131,685*	*377*
Proposed Project Compared to Existing Conceptual Development Scenario (number)			*-367*
Proposed Project Compared to Existing Conceptual Development Scenario (percent)			*-49%*

Note:
1. Based on FEIR Table 5.9-7: Project Employment Forecast.

The Proposed Project would not induce substantial unplanned population growth through employment in the City, either directly or indirectly, and impacts would be less than significant. Therefore, no new or more severe impact concerning population and housing would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.13b Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.13-2)

As indicated in the FEIR, no housing units exist in the ESSCSP. The ESSCSP would not displace housing or people, necessitating the construction of replacement housing elsewhere. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: The Proposed Project would not displace housing or people in the ESSCSP. Therefore, the Proposed Project would have no impact on displacement and no mitigation is required. No new or more severe impact concerning displacement would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.14 Public Services

4.14a Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

(i) Fire protection?

Summary of Previous Environmental Analysis (FEIR pp. 5.10-7 – 5.10-8)

The FEIR indicated that the ESSCSP would not propose new or physically altered fire protection facilities. While the ESSCSP would increase the non-residential land uses, which would result in an increased demand for fire protection services, the ESFD confirmed there would be no need to add a new fire station as a result of the ESSCSP. The FEIR also concluded that the ESSCSP would not increase response times to the ESSCSP area or surrounding vicinity or require the construction of new or physically altered fire protection facilities. The ESSCSP would be required to comply with ESMC Chapter 15-27A, which requires payment of a development impact fee, to minimize, to the greatest extent practicable, the ESSCSP's development impact on the City's fire protection services. Compliance with ESMC Chapter 15-27A would ensure that applicants of future development projects within the ESSCSP area pay their fair share of the costs of providing the necessary public services and public facilities, including fire suppression facilities, vehicles, and equipment. All future development would also comply with the requirements set forth in

the California Fire Code, California Building Code, and ESMC Title 13, Building Regulations. Therefore, compliance with all applicable codes and regulations, as well as ESMC Chapter 15-27A, would ensure that the ESSCSP would result in less than significant impacts to fire protection services.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would not develop new or physically altered fire protection facilities. The Proposed Project's land uses would be similar to those permitted under the ESSCSP, but would involve approximately 58 percent less gross floor area when compared to the Approved Project. The Proposed Project would be required to comply with ESMC Chapter 15-27A, which requires payment of a development impact fee to minimize, to the greatest extent practicable, the Proposed Project's development impact on the City's fire protection services. The Proposed Project would be required to comply with the California Fire Code, California Building Code, and ESMC Title 13 to ensure that the Proposed Project would result in less than significant impacts to fire protection services. No new or more severe impact concerning fire protection services would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.14a Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

(ii) Police protection?

Summary of Previous Environmental Analysis (FEIR pp. 5.10-8 – 5.10-9)

The FEIR indicated that the ESSCSP would not propose new or physically altered police protection facilities. While the ESSCSP would increase the non-residential land uses, which would result in an increased demand for police protection services, the El Segundo Police Department (ESPD) confirmed there would be no need to add a new police station as a result of the ESSCSP. The FEIR noted that according to the ESPD, the ESSCSP would increase calls for service, which would increase response times and potentially require an additional officer or resources. The ESSCSP would be required to comply with ESMC Chapter 15-27A, which requires payment of a development impact fee, to minimize, to the greatest extent practicable, the ESSCSP's development impact on the City's police protection services. Compliance with ESMC Chapter 15-27A would ensure that applicants of future development projects within the ESSCSP area pay their fair share of the costs of providing the necessary public services and public facilities, including law enforcement facilities, vehicles, and equipment. All future development would also comply with the ESPD's security requirements, which include lighting, landscaping, addressing, bicycle racks, trash dumpsters, access control, doors and door hardware, parking structures, security cameras, and tenant improvement requirements for individual commercial/retail establishments, among others. The ESPD would review each future site plan before approval and impose standard conditions of approval to ensure adequate design features are included to minimize any potential increase in demand for police protection services. Therefore, compliance with ESPD's security requirements and ESMC Chapter 15-27A would ensure that the ESSCSP would result in a less than significant impact to police protection services.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would not develop new or physically altered police protection facilities. The Proposed Project's proposed land uses would be similar to those permitted under the ESSCSP, but would involve approximately 58 percent less gross floor area when compared to the Approved Project. The Proposed Project would include various types of lighting surrounding the parking lot perimeters and around the corporate headquarters and maintenance buildings to minimize darkened areas and potential hazards. The parking lots would be tended by a security booth, and all entrances to the buildings on-site would be through a secured gated area or main entry lobby. Six types of perimeter fencing would also be proposed around the Proposed Project site, corporate headquarters building, and surface parking lots. Given the Proposed Project's scope and nature, it is not anticipated to result in an increase in response times or require additional officers or resources. Also, the Proposed Project would be required to comply with ESMC Chapter 15-27A, which requires payment of a development impact fee to minimize, to the greatest extent practicable, the Proposed Project's development impact on the City's police protection services. The Proposed Project would be required to comply with the ESPD's security requirements and ESMC Chapter 15-27A to ensure that the Proposed Project would result in less than significant impacts to police protection services. No new or more severe impact concerning police protection services would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.14a Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

(iii) Schools?

Summary of Previous Environmental Analysis (FEIR pp. 5.10-9 – 5.10-10)

The FEIR indicated that the ESSCSP would be situated within the Wiseburn School District (WSD) and the Centinela Valley Union High School District (CVUHSD). The ESSCSP does not propose new or physically altered school facilities. However, the ESSCSP would increase the non-residential land uses, which could indirectly result in increased enrollment within the WSD and CVUHSD. As noted in the FEIR, the WSD does not base its attendance on student generation rates, and enrollment is regulated through inter-district permits. Therefore, any increase in enrollment in the WSD would be limited. The CVUHSD also does not utilize student generation rates. Under Education Code §§ 17620, *et seq.*, school districts collect impact fees from developers of new commercial/industrial building space. Pursuant to Government Code §65996, school fees imposed through the Education Code are deemed to be full mitigation for new development projects, and no additional mitigation measures would be imposed by the City. Developer impact fees would be imposed on future applicants within the ESSCSP area. Thus, compliance with the Education Code and Government Code would ensure that the ESSCSP would result in less than significant impacts to schools.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would not develop new or physically altered school facilities. The Proposed Project's proposed land uses would be similar to those permitted under the ESSCSP, but would involve approximately 58 percent less gross floor area when compared to the Approved Project. The Proposed Project would comply with the Education Code and Government Code, and the Project Applicant would pay the impact fee to offset the cost of providing services for any additional students generated by the Proposed Project. Therefore, the Proposed Project would result in less than significant impacts to schools. No new or more severe impact concerning schools would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.14a Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

(iv) Parks?

Summary of Previous Environmental Analysis (FEIR pp. 5.10-11 – 5.10-12)

The FEIR indicated that the there are approximately 16 acres of privately-owned recreational resources in the northwest corner of the ESSCSP, which is available for private use by Raytheon's employees. The ESSCSP would remove those private outdoor recreational uses and provide approximately 7.5 acres of new recreational facilities at the southeast corner of the Raytheon Campus, which would also be available for private use by Raytheon's employees. The ESSCSP would not involve residential development and therefore, would not induce substantial population growth through new residential development that would generate a significant demand for park facilities. The existing employees in the ESSCSP would utilize the existing and new park and recreational facilities offered by the ESSCSP and would have minimal opportunity to use the City's facilities. The ESSCSP would be required to comply with ESMC Chapter 15-27A, which requires payment of a development impact fee, to minimize, to the greatest extent practicable, the ESSCSP's development impact on the City's parks and recreational facilities. Compliance with ESMC Chapter 15-27A would ensure that applicants of future development projects within the ESSCSP area pay their fair share of the costs of providing the necessary public services and public facilities, including parks/open space and recreational facilities and public use (community centers) facilities. Therefore, compliance with ESMC Chapter 15-27A would ensure that the ESSCSP would not result in substantial adverse physical impacts associated with the need for new or physically altered park facilities, and impacts would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project's proposed land uses would be similar to those permitted under the ESSCSP, but would involve approximately 58 percent less gross floor area when compared to the Approved Project. While the Proposed Project would not develop new or physically altered parks or recreational facilities, the proposed corporate headquarters building would include

various amenities, such as training and weight rooms, an auditorium, and natural grass fields for internal use.

Additionally, the ESSCSP included a private outdoor recreational facility for Raytheon employees totaling 7.54 acres within Lot 11. The Proposed Project would decrease the land available for this private facility to approximately 7.34 acres on Lots 10 and 11 (a decrease of 0.20 acres). This change would not generate the need for new or physically altered recreational facilities elsewhere to meet any parkland standard given it is a private facility. Additionally, the Proposed Project would not generate any demand for recreational facilities given it does not include residential uses but does include various private recreational amenities for internal use.

The Proposed Project would be required to comply with ESMC Chapter 15-27A, which requires payment of a development impact fee to minimize, to the greatest extent practicable, the Proposed Project's development impact on the City's parks and recreational facilities. Therefore, compliance with ESMC Chapter 15-27A would ensure that the Proposed Project would result in less than significant impacts to parks and recreational facilities` would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.14a Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

(v) Other Public Facilities?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.14-3)

The FEIR indicated that the ESSCSP would not include residential development or induce substantial population growth. Therefore, the ESSCSP would not generate a significant demand for new physically altered library facilities or result in adverse physical impacts associated with library facilities. The ESSCSP would be required to comply with ESMC Chapter 15-27A, which requires payment of a development impact fee, to minimize, to the greatest extent practicable, the ESSCSP's development impact on the City's libraries. Compliance with ESMC Chapter 15-27A would ensure that applicants of future development projects within the ESSCSP area pay their fair share of the costs of providing the necessary public services and public facilities. Therefore, compliance with ESMC Chapter 15-27A would ensure that the ESSCSP would result in less than significant impacts to library facilities.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would not include residential development that would generate substantial population growth generating a demand for library facilities. The Proposed Project's proposed land uses would be similar to those permitted under the ESSCSP, but would involve approximately 58 percent less gross floor area when compared to the Approved Project. The Proposed

Project would be required to comply with ESMC Chapter 15-27A, which requires payment of a development impact fee to minimize, to the greatest extent practicable, the Proposed Project's development impact on the City's libraries. The Proposed Project would be required to comply with ESMC Chapter 15-27A to ensure that the Proposed Project would result in less than significant impacts to library facilities. No new or more severe impact concerning libraries would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.15 Recreation

4.15a Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.15-1)

See Threshold 4.14a(iv) Summary of Previous Environmental Analysis above.

Analysis of Proposed Project

Less Than Significant Impact: See Threshold 4.14a(iv) Analysis of Proposed Project above.

FEIR Mitigation Measures

No mitigation required.

4.15b Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Summary of Previous Environmental Analysis (FEIR pp. 5.10-11 – 5.10-12)

See Threshold 4.14a(iv) Summary of Previous Environmental Analysis above.

Analysis of Proposed Project

Less Than Significant Impact: See Threshold 4.14a(iv) Analysis of Proposed Project above.

FEIR Mitigation Measures

No mitigation required.

4.16 Transportation

4.16a Would the Project conflict with program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Summary of Previous Environmental Analysis (FEIR pp. 5.2-34 – 5.2-110)

The FEIR studied 71 intersections that would be located in the cities of El Segundo, Manhattan Beach, Redondo Beach, Hawthorne, and Los Angeles, and the County of Los Angeles. The ESSCSP proposes to

establish a net additional 2,142,457 gross SF over existing conditions. As shown in FEIR Table 5.2-27: Forecast Long-Range With Project Buildout Conditions Peak Hour Study Intersection LOS, with the addition of the trips generated by ESSCSP buildout, 13 intersections would continue to operate at an acceptable Level of Service (LOS) (LOS D or better), and 11 intersections would result in significant impacts. Implementation of MM TRA-1 through TRA-7 would reduce traffic impacts at Intersections 29, 32, 48, 49, 50, 53, and 55; however, only Intersection 49 would be reduced to a less than significant level. No mitigation would be feasible due to right-of-way limitations and existing structures at Intersections 38, 51, 62, and 69. Therefore, impacts at Intersections 29, 32, 38, 48, 50, 51, 53, 55, 62, and 69 would remain significant and unavoidable. For the State Highway intersections, the ESSCSP would have potentially significant impacts at Intersections 7, 13, and 57. With implementation of MM TRA-8 and TRA-9, traffic impacts would be reduced at Intersection 57 to less than significant levels. However, Intersections 7, which would have no feasible mitigation measures due to right-of-way limitations and existing structures) and 13 would also remain significant and unavoidable.

The FEIR identified the following transit services available in the ESSCSP's vicinity:

- Metro Bus Line Route 125 travels along Rosecrans Avenue and intersects Sepulveda Boulevard
- Metro Bus Line Route 232 travels along Sepulveda Boulevard and intersects Rosecrans Avenue
- Metro C (Green) Line 801 travels alongside the ESSCSP and stops at El Segundo Station, located at El Segundo Boulevard and Nash Street

The ESSCSP is forecast to generate approximately 149 AM peak hour transit trips, approximately 153 PM peak hour transit trips, and approximately 1,303 daily transit trips. Since the ESSCSP transit trips can be accommodated by existing transit service in the vicinity, no significant transit impacts would occur, and impacts would be less than significant.

There are no bicycle facilities located in the ESSCSP's vicinity. ESMC Chapter 15-16 sets forth requirements for major new developments to provide facilities that encourage and accommodate the use of ridesharing, transit, pedestrian, and bicycle commuting as alternatives to single occupant motor vehicle trips. According to the ESCM Chapter 15-16-2, before approval of any development project, the Applicant must provide for, at a minimum, all of the applicable Transportation Demand Management (TDM) and trip reduction measures. As described in FEIR Table 5.1-1: General Plan Consistency Analysis, the ESSCSP proposes a 6.0-foot wide Class II, on-street bicycle lane, on each side of the street, within the Nash Street extension. Therefore, following compliance with the ESMC, impacts would be less than significant related to bicycle and pedestrian facilities.

Overall, the FEIR concluded that the ESSCSP would result in significant and unavoidable impacts related to conflicting with program, plan, ordinance or policy addressing the circulation system.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project's proposed land uses would be similar to those permitted under the ESSCSP, but would involve approximately 58 percent less gross floor area and approximately 55 percent fewer trips when compared to the Approved Project. The ESSCSP has a trip ceiling of 3,042 AM peak hour trips, 3,120 total PM peak hour trips, and 26,585 total daily trips; see ESSCSP Table III-3: Project Trip Ceiling for Trips Associated with New Development Within the ESSCSP Area. As of

October 21, 2021 (i.e., inclusive of Phase I entitled development), approximately 2,954 AM peak hour trips, approximately 2,965 PM peak hour trips, and approximately 24,756 total daily trips remain within the ESSCSP; see **Appendix A: ESSCSP Phase I Development Tracking Table**. As shown in the *Trip Generation Assessment - ESSCSP – Southeast Quad* (Fehr & Peers, October 28, 2021) (see **Appendix C: Trip Generation Assessment**)[9] and in **Table 4-5: Comparison of Existing and Proposed Trip Generation**, the Proposed Project would generate a 267 AM peak hour trips, 230 PM peak hour trips, and 1,808 total daily trips. As shown in **Table 4-5**, the Proposed Project would result in approximately 55 percent fewer daily vehicle trips than the Approved Project.

Table 4-5: Comparison of Existing and Proposed Trip Generation

Land Use	ITE Code	Size	Daily	Estimated Trip Generation[1]					
				AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
ESSCSP									
ESSCSP All Uses	N/A		26,585	2,634	408	3,042	631	2,489	3,120
Existing Conceptual Development Scenario[2]									
Office	710	367,002 SF	4,048 (48)	504 (0)	69 (0)	573 (0)	93 (1)	454 (4)	547 (5)
Proposed Conceptual Development Scenario									
Corporate Headquarters and Recreation Facility Internal capture (1% PM / 1% ADT)[3]	710	148,050 SF	1,633 (16)	203 0	28 0	231 0	38 0	183 (2)	221 (2)
Special staff	--[4]	85 emp	170	34	0	34	0	9	9
Subtotal Lots 7 and 8	--	--	*1,787*	*237*	*28*	*265*	*38*	*190*	*228*
Warehouse	150	5,865 SF	21	2	0	2	1	1	2
Total Proposed Project Trips			**1,808**	**239**	**28**	**267**	**39**	**191**	**230**
Proposed Project Compared to Existing Conceptual Development Scenario (number)			**-2,240**						
Proposed Project Compared to Existing Conceptual Development Scenario (percent)			**-55%**						
Proposed Project Proportion of ESSCSP			**6.8%**						

Notes:
1. Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition
2. Source: Fehr & Peers, *Trip Generation Assessment - ESSCSP – Southeast Quad*, October 28, 2021.
3. Internal capture represents the percentage of trips occurring between land uses proposed or already operating within the site (Raytheon South Campus).
4. All employees were assumed to travel in single occupancy vehicles. To be conservative, 40% of the employees were assumed to travel during the AM peak hour and 10% in the PM peak hour.

PCE = Passenger Car Equivalent; KSF = Thousand Square Feet
Source: Fehr & Peers, Trip Generation Assessment – ESSCSP – Southeast Quad, October 28, 2021. Provided in Appendix C.

[9] Kimley-Horn conducted a third-party review of the Proposed Project's *Trip Generation Assessment* on behalf of the City; see **Appendix C: Trip Generation Assessment**. The third-party review concluded the analyses meet the applicable provisions of CEQA and the State CEQA Guidelines.

With implementation of the Proposed Project, approximately 2,687 AM peak hour trips, approximately 2,735 PM peak hour trips, and approximately 22,948 total daily trips would remain within the ESSCSP. Therefore, the Proposed Project would not cause the ESSCSP trip ceiling, as detailed in ESSCSP Table III-3, to be exceeded, and impacts related to the circulation system would be less than significant.

See Threshold 4.10b Analysis of Proposed Project above concerning consistency with programs, plans, ordinances, and policies addressing the circulation system. The Proposed Project would comply with ESMC Chapter 15-16, which requires the Project to provide facilities that encourage and accommodate the use of ridesharing, transit, pedestrian, and bicycle commuting as alternatives to single occupant motor vehicle trips. The Proposed Project would also include applicable TDM and trip reduction measures. As noted in Threshold 4.10b Analysis of Proposed Project above, the Proposed Project would be required to implement the City's Public Works Department conditions of approval related to the Nash Street extension. Therefore, impacts related to conflicting with program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities would be less than significant. No new or more severe impact would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.16b Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Summary of Previous Environmental Analysis

Not applicable since this threshold was not analyzed in the FEIR.

Analysis of Proposed Project

Less Than Significant Impact: State CEQA Guidelines §15064.3 codifies the change from LOS to VMT as a metric for transportation impact analysis. Pursuant to SB 743, VMT analysis is the primary method for determining transportation impacts under CEQA. The City is in the process of developing SB 743 implementation guidelines related to VMT analysis. Therefore, the State Office of Planning and Research (OPR)'s *Technical Advisory on Evaluating Transportation Impacts in CEQA* will be utilized for the VMT analysis. OPR acknowledges that CEQA documents released for public review before July 1, 2020 are not required to incorporate a VMT analysis, and that CEQA analyses prepared after July 1, 2020 may rely on a previously certified EIR that analyzes traffic impacts using the LOS metric. Lead agencies may use their discretion to determine if a VMT analysis is not required for later-prepared documents.[10] See, e.g., *CREED v. San Diego* (2011) 196 Cal.App.4th 515; *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320.) Therefore, a VMT analysis is not required for the Proposed Project. Notwithstanding, based on the VMT-based analysis provided below, the Proposed Project is presumed to result in a less than significant transportation impact concerning VMT.

The OPR Guidelines state that projects located within half mile from an existing major transit stop or within half of a mile from an existing stop along a high-quality transit corridor can be screened out, and

[10] California Governor's Office of Planning and Research, SB 743 Frequently Asked Questions, https://opr.ca.gov/ceqa/sb-743/faq.html#draft-docs. Accessed November 3, 2021.

thus presumed to result in a less than significant transportation impact. As the Proposed Project would be located less than 0.5 miles south of the Metro C (Green) Line El Segundo station, the Proposed Project is screened out and is presumed to result in a less than significant transportation impact concerning VMT.

FEIR Mitigation Measures

No mitigation required.

4.16c Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Summary of Previous Environmental Analysis (FEIR pp. 5.2-34 – 5.2-110)

The FEIR concluded that while the proposed ESSCSP development would not result in incompatible uses, the ESSCSP's generated trips would result in impacts at study area intersections, which could lead to increased transportation hazards at study area intersections (e.g., a dangerous intersection). Therefore, ESSCSP implementation would result in significant and unavoidable impacts related to increased hazards due to a geometric design feature or incompatible use.

Analysis of Proposed Project

Significant and Unavoidable Impact: The Proposed Project would develop uses that are consistent with those assumed in the ESSCSP land use plan and evaluated in the FEIR. The Proposed Project land uses that would be consistent with the ESSCSP's land use plan and not result in incompatible uses. Additionally, the Proposed Project would result in approximately 55 percent fewer daily vehicle trips than the Approved Project. However, the Proposed Project would generate 1,808 total daily trips, which could lead to increased transportation hazards at study area intersections (e.g., a dangerous intersection). Therefore, the Proposed Project's uses could increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses, resulting in a significant and unavoidable impact, as concluded in the FEIR. It is noted that although the Proposed Project would result in a significant and unavoidable impact concerning increased transportation hazards, this significant and unavoidable impact was previously identified in the FEIR. No new or more severe impact concerning increased transportation hazards would occur, as a result of the Proposed Project. As described above, the Proposed Project would result in 55 percent less total daily trips, as compared to the Approved Project. Therefore, an additional finding concerning this significant impact is not required, since such a finding was already made in adopting the original FEIR, and this Addendum is the proper CEQA document per State CEQA Guidelines §§15162 and 15164 because no new significant environmental impacts have been identified.

The Proposed Project's modifications to realign the Nash Street extension would require minor utility relocations. The Proposed Project would also realign/relocate the Coral Circle connection to the Nash Street extension through Lots 20 and 22. The proposed modified circulation pattern would continue to provide for possible future connection from the Nash Street extension to Coral Circle (an easement through Lots 20 and 22) and capacity for additional parking for the Coral Circle businesses (Lots 20 and 22). As noted in Response to Threshold 4.10b Analysis of Proposed Project above, the City's Public Works Department analyzed the Nash Street extension and Coral Circle connection for compliance concerning function, capacity, and street classification and standards with the General Plan Circulation Element, the ESMC, and the ESSCSP, and found that the two proposed modifications would be in substantial

compliance.[11] The Proposed Project would implement the City's Public Works Department conditions of approval related to the Nash Street extension, which would also require that the design and construction of the Nash Street extension be subject to review and approval by the Director of Public Works and Director of Development Services. Complying with the conditions of approval would further ensure that the Proposed Project would not increase hazards due to a geometric design feature or incompatible uses. Impacts would be less than significant. No new or more severe impact concerning increasing hazards due to a geometric design feature or incompatible use would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.16d Would the Project result in inadequate emergency access?

Summary of Previous Environmental Analysis (FEIR pp. 5.7-27 – 5.7-34)

See Threshold 4.8f Summary of Previous Environmental Analysis above.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: See Threshold 4.8f Analysis of Proposed Project above.

FEIR Mitigation Measures

See MM HAZ-8, above.

4.17 Utilities and Service Systems

4.17a Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Summary of Previous Environmental Analysis (FEIR pp. 5.11-24 – 5.11-28, 5.11-35 – 5.11-36)

See Threshold 4.9c Summary of Previous Environmental Analysis above concerning storm water drainage improvements.

See Threshold 4.9a Summary of Previous Environmental Analysis above concerning electric power and natural gas improvements.

Water

The FEIR quantified the proposed potable water use within the ESSCSP based on the proposed land uses to be 308,168 gallons per day (gpd) or 457.3 acre-feet per year (AFY). The ESSCSP proposed a potable water system with three connection points to serve the proposed land uses, and approximately 6,600 linear feet of water lines within the ESSCSP boundary. Regarding fire flow, the City defers to Los Angeles County Fire Department standards, and all final fire flows would be based on building size, construction

[11] L. Carver, personal communication, October 21, 2021.

type, and relationship to other structures. MM USS-1 was recommended to require an additional analysis to determine the most feasible method for reducing velocities in the City's existing water system, which would also indicate the potential need to parallel off-site City pipelines or add service connections points for the ESSCSP. The ESSCSP also proposed recycled water use for irrigating existing and new landscaped areas. Therefore, the ESSCSP would require and result in the construction of new water facilities; however, the construction would occur primarily within the road rights-of-way, and impacts would be less than significant with mitigation incorporated.

Wastewater

The FEIR quantified the ESSCSP's projected average daily wastewater generation to be 308,168 gpd. As identified in the FEIR, sufficient capacity exists to sewer the entire ESSCSP in the southerly trunk; therefore, the ESSCSP would not require or result in the construction of new wastewater facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. However, the FEIR also identified that the Applicant may discharge a portion of the wastewater for the ESSCSP to the northerly trunk in El Segundo Boulevard. The ESSCSP would require additional capacity to the northerly trunk and would upsize the critical pipe segment. In the event the City permits the Applicant to sewer a portion of the development in the ESSCSP to the northerly trunk, the ESSCSP would be required to implement MM USS-2 such that an adequately sized relief sewer be installed within Douglas Street that connects with the trunk line at Coral Circle and Douglas Street and diverts sufficient sewer flow from the northerly trunk to provide adequate capacity.

The FEIR concluded that implementation of the ESSCSP would not result in significant impacts concerning utilities and service systems. However, the implementation of the below referenced Mitigation Measures was recommended.

Telecommunication Facilities

The FEIR identified that telecommunications service to the ESSCSP area is proposed via the existing line located along the ESSCFSP's eastern boundary, within the property line. There would be one connection point to serve the ESSCSP, approximately mid-way along the eastern property line. All construction impacts would occur primarily within the road rights-of-way. The FEIR concluded that implementation of the ESSCSP would not result in significant impacts related to telecommunications, and no mitigation is required.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated:

Water

The FEIR anticipated that the entire ESSCSP area would demand approximately 308,168 gpd or 457.3 AFY. The ESSCSP would include three new connection points to serve the ESSCSP. The Proposed Project would be located within the ESSCSP and would include similar uses already analyzed in the FEIR, but would develop approximately 58 percent less gross floor area than the Approved Project. As concluded in Threshold 4.17b Analysis of Proposed Project below, while the Proposed Project's water demand would be less than the Approved Project, the Proposed Project would still be required to implement MM USS-1

to require additional analysis of the regional system to reduce system velocities during peak system demands. With implementation of MM USS-1, impacts would be reduced to less than significant.

Wastewater

The FEIR anticipated that the entire ESSCSP area would generate approximately 308,168 gpd of wastewater. The Proposed Project would be located within the ESSCSP and would include similar uses but would develop approximately 58 percent less gross floor area than the Approved Project. This analysis assumes the Proposed Project would be serviced by the City's existing 21-inch trunk sewer (D-207) (i.e., the "southerly trunk sewer") located near the Proposed Project site's southeast corner; see FEIR Exhibit 5.11-3: Existing Sewer System. The FEIR concluded that the entire ESSCSP could be serviced by the southerly trunk, which would not require or result in the construction of new wastewater facilities or expansion of existing facilities. As concluded in Threshold 4.17c Analysis of Proposed Project below, the Proposed Project's wastewater generation would be less than the Approved Project. Therefore, impacts would be less than significant.

Telecommunication Facilities

The Proposed Project site is located in a developed and urbanized area in the City and the ESSCSP that is already served by existing telecommunication services. The Proposed Project would install telecommunication lines in El Segundo Boulevard and along the western boundary of the ESSCSP. Existing telecommunication lines exist along the eastern boundary of the ESSCSP. Construction impacts associated with the installation of new telecommunication infrastructure were already analyzed as part of the FEIR. Installation of the infrastructure would be limited to on-site distribution and minor off-site work associated with connections to the public systems. Therefore, it is anticipated that the Proposed Project would not require or result in the relocation or construction of new or expanded telecommunication facilities, the construction or relocation of which could cause significant environmental effects that have not already been addressed in the FEIR. Therefore, impacts would be less than significant.

Conclusion

Overall, impacts concerning water facilities would be less than significant with implementation of MM USS-1. Impacts concerning wastewater and telecommunication facilities would be less than significant. No new or more severe impacts concerning relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities would occur as a result of the Proposed Project.

FEIR Mitigation Measures

USS-1 Before the City issues a building permit, the Applicant's Engineering Representative must coordinate with the Director of Public Works, or designee, to increase capacity of the City's High Pressure Zone in the vicinity of the Project site. This will include, at a minimum, regional system analysis of the City's Water System using the City's system-wide computer model with the goal of reducing system velocities during peak demands adjacent to the Project site. The Director of Public Works, or designee, will determine the system improvement options that are required.

4.17b Would the Project have sufficient water supplies available to serve the project?

Summary of Previous Environmental Analysis (FEIR pp. 5.11-34 – 5.11-35)

The FEIR anticipated that the entire ESSCSP area would demand approximately 308,168 gpd or 457.3 AFY. In accordance with SB 610 and SB 221, a Water Supply Assessment (WSA) was prepared for the ESSCSP to verify that sufficient water supply is available to the water provider during normal, single dry, and multiple dry years within a 20-year projection that would meet the ESSCSP's projected demand, in addition to existing and planned future uses. The FEIR concluded there would be sufficient water supplies available to serve the ESSCSP from existing entitlement and resources, and no new or expanded entitlement would be needed. Impacts would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would develop land uses that would be similar to those permitted under the ESSCSP, although with approximately 58 percent less gross floor area than the Approved Project. As shown in **Table 4-6: Proposed Project Potable Water Demand**, the Proposed Project's water demand is estimated to be approximately 25,420.5 gpd. The Proposed Project's natural grass fields would utilize recycled water as proposed in the ESSCSP; therefore, the fields would not generate additional potable water demand that was not anticipated as part of the ESSCSP and analyzed in the FEIR.

Table 4-6: Proposed Project Potable Water Demand

Land Use[1]	Square Feet	Flow Factor	Average Flow (gpd)
Office	126,448	200 gpd/ksf	25,289.6
Warehouse	5,237	25 gpd/ksf	130.9
Total Proposed Project			**25,420.5**

Note:
1. Based on FEIR Table 5.11-6: Project Potable Water Demand.

As the Proposed Project would develop less square footage than the Approved Project, the Proposed Project would be adequately served by the water provider and impacts would be less than significant. No new or more severe impact concerning sufficient water supply would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.17c Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Summary of Previous Environmental Analysis (FEIR pp. 5.11-35 – 5.11-36)

The FEIR anticipated that the entire ESSCSP area would generate approximately 308,168 gpd of wastewater. The Joint Water Pollution Control Plant (JWPCP) was operating at approximately 66 percent capacity based on a design capacity of 400 million gallons per day (MGD) and the current (at time of EIR

preparation) treatment totaled approximately 265.4 MGD. Therefore, approximately 134.6 MGD of available capacity existed at the JWPCP to serve the ESSCSP. The ESSCSP's 308,168 gpd (or 0.31 MGD) would not exceed the available capacity at the JWPCP and impacts would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would develop land uses that would be similar to those permitted under the ESSCSP and would involve approximately 58 percent less gross floor area when compared to the Approved Project. As shown in **Table 4-7: Proposed Project Wastewater Generation**, the Proposed Project is anticipated to generate 25,420.5 gpd (0.03 MGD) of wastewater.

Table 4-7: Proposed Project Wastewater Generation

Land Use[1]	Square Feet	Flow Factor	Average Flow (gpd)
Office	126,448	200 gpd/ksf	25,289.6
Warehouse	5,237	25 gpd/ksf	130.9
Total Proposed Project			**25,420.5**

Note:
1. Based on FEIR Table 5.11-8: Project Wastewater Generation.

As the Proposed Project would develop less square footage than the Approved Project, the JWPCP would have adequate and sufficient capacity to accommodate the Proposed Project, and the JWPCP would not be required to increase its design capacity. Therefore, the Proposed Project would have a less than significant impact on wastewater. No new or more severe impact concerning wastewater treatment provider and capacity would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.17d Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Summary of Previous Environmental Analysis (FEIR pp. 5.11-36 – 5.11-38)

The FEIR anticipated that the entire ESSCSP area would generate approximately 8,761 tons per year (tpy) of solid waste. Consolidated Disposal Inc. would provide solid waste collection services to the ESSCSP are and would be able to serve the ESSCSP. The ESSCSP would be served by a landfill with permitted capacity to accommodate the ESSCSP's solid waste disposal needs. Further, as described Threshold 4.17e Summary of Previous Environmental Analysis below, the ESSCSP would comply with the City's Source Reduction and Recycling Element (SRRE) to divert solid waste. Some source reduction programs available to the commercial uses proposed within the ESSCSP include Commercial On-Site Greenwaste Pick-Up; Electronic Waste; Commercial On-site Pick-Up; and Business Waste Reduction Program. Compliance with the SRRE would reduce the volume of solid waste ultimately disposed of at the landfill. Compliance with the SRRE would also allow the ESSCSP to further the City's goal of exceeding Assembly Bill (AB) 939's 50 percent diversion requirement. Therefore, the ESSCSP would not result in solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would develop land uses that would be similar to those permitted under the ESSCSP, and would involve approximately 58 percent less gross floor area when compared to the Approved Project. As shown in **Table 4-8: Proposed Project Solid Waste Generation**, the Proposed Project is anticipated to generate approximately 723.4 tpy, which would be accommodated at the same landfills with permitted capacity to accommodate the ESSCSP's 8,761 tpy of solid waste. The Proposed Project would be required to comply with the SRRE to divert solid waste, which would assist the City in meeting and exceeding the AB 939's diversion requirements.

Table 4-8: Proposed Project Solid Waste Generation

Land Use[1]	Employees[2]	Generation Rate (lbs/day/emp)	Generation (lbs/day)	Generation (tpy)
Office	288	10.53	3,032.6	553.5
Warehouse	4	8.93	35.7	6.5
Special Staff	85	10.53	895.1	163.4
Total Proposed Project			**3,963.4**	**723.4**

Notes:
1. Based on FEIR Table 5.11-6: Project Potable Water Demand.
2. Based on Table 4-4: Proposed Project Employment Forecast.

As the Proposed Project would develop less square footage than what was anticipated on the Proposed Project site under the ESSCSP, the Proposed Project would be adequately served by the identified landfills and impacts would be less than significant. No new or more severe impact concerning solid waste generation would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.17e Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Summary of Previous Environmental Analysis (FEIR pp. 5.11-36 – 5.11-38)

See Threshold 4.17d Summary of Previous Environmental Analysis above.

Analysis of Proposed Project

Less Than Significant Impact: See Threshold 4.17d Analysis of Proposed Project above.

FEIR Mitigation Measures

No mitigation required.

4.18 Wildfire

4.18a If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

4.18b If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

4.18c If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

4.18d If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.8-3)

The revised State CEQA Guidelines include a new separate discussion for Wildfire hazards. Although not addressed as a separate threshold, the FEIR's Hazards and Hazardous Materials analysis (see Threshold 4.8g Summary of Previous Environmental Analysis above) noted that the ESSCSP area consists of, and is surrounded by, urban/developed land. Furthermore, the ESSCSP is not located within a Very High Fire Hazard Severity Zone. Therefore, no impacts would occur.

Analysis of Proposed Project

No Impact: The Proposed Project site is not located within a Very High Fire Hazard Severity Zone. Therefore, the Proposed Project would have no impact concerning wildfires, and no mitigation is required. No new or more severe impact concerning wildfires would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.19 Energy

4.19a Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Summary of Previous Environmental Analysis (FEIR pp. 6-6 – 6-9)

The updated State CEQA Guidelines include a new separate threshold for Energy. Although not addressed as a separate threshold in the FEIR, the FEIR analyzed energy conservation in FEIR Section 6.4.1: Project Energy Consumption.

Regarding energy utilized during short-term construction, the ESSCSP would incorporate MM AQ-4 to ensure that development associated with the ESSCSP would utilize diesel construction equipment that complies with at least Tier 3-level emissions standards. The use of Tier-3 off-road engines would improve the fuel economy of the equipment fleet. There are no unusual characteristics of the ESSCSP that would necessitate the use of construction equipment that would be less energy-efficient than at comparable construction sites in the region or State. Implementation of MM AQ-4 would further minimize energy utilized during construction. Therefore, it is expected that fuel consumption associated with ESSCSP construction would not be any more inefficient, wasteful, or unnecessary than other similar development projects of this nature. Impacts would be less than significant.

During operations, the ESSCSP would not result in any unusual characteristics that would result in excessive long-term operational fuel consumption. The ESSCSP is located adjacent to the Metro C (Green) Line, which would reduce the use of transportation fuel. Future development within the ESSCSP would also be required to comply with ESMC Chapter 15-16, which would require developments to provide facilities that encourage and accommodate the use of ridesharing, transit, pedestrian, and bicycle commuting. The ESSCSP would also include bicycle network improvements. Therefore, the ESSCSP would reduce the use of transportation energy. For building energy, the ESSCSP would implement MM GHG-1 and include several energy efficiency measures, including exceeding Title 24 requirements as set forth in the CCR, high-efficiency lighting, shade trees, and high efficiency heating and cooling systems. The ESSCSP would adhere to all federal, State, and local requirements for energy efficiency, including Title 24 standards, the California Building Code, Energy Code, Mechanical Code, Fire Code, and CALGreen Code. Therefore, the ESSCSP would not result in inefficient, wasteful, or unnecessary consumption of energy during operation, and impacts would be less than significant.

Analysis of Proposed Project

The Proposed Project would require less construction on the Proposed Project site than assumed for the Approved Project. Therefore, energy used during construction would be less than the Approved Project. During operation, the Proposed Project's proposed land uses would be similar to those permitted under the ESSCSP, but would involve approximately 58 percent less gross floor area and would generate approximately 55 percent fewer trips when compared to the Approved Project. Therefore, the energy required for the Proposed Project and the transportation fuel associated with the Proposed Project vehicle trips would also be proportionately less than the Approved Project. The Proposed Project would be required to comply with ESMC Chapter 15-16 to provide facilities that encourage and accommodate multi-modal transportation. The Proposed Project would implement MM GHG-1 and several energy efficiency measures to further minimize the energy required for the Proposed Project. The Proposed Project would be required to comply with all federal, State, and local requirements for energy efficiency. Therefore, the Proposed Project would not result in inefficient, wasteful, or unnecessary consumption of energy and impacts would be less than significant. No new or more severe impact concerning the consumption of energy resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.19b Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Summary of Previous Environmental Analysis (FEIR pp. 6-6 – 6-9)

The updated State CEQA Guidelines include a new separate threshold for Energy. Although not addressed as a separate threshold in the FEIR, the FEIR analyzed energy conservation in FEIR Section 6.4.1: Project Energy Consumption. Regarding conflicting with or obstructing a State or local plan for renewable energy or energy efficiency, the ESSCSP would comply with all federal, State, and local requirements for energy efficiency. ESSCSP development would not preclude or conflict with plans or policies for renewable energy. Therefore, impacts would be less than significant.

Analysis of Proposed Project

The Proposed Project would comply with all federal, State, and local requirements for energy efficiency. Through implementation of MM GHG-1, the Proposed Project would comply with requirements of Title 24, which would include installing high efficiency lighting, HVAC systems, water-efficient fixtures, etc. Therefore, development of the Proposed Project would not preclude or conflict with plans or policies for renewable energy, and impacts would be less than significant. No new or more severe impact concerning conflicts with or obstruction of a State or local plan for renewable energy or energy efficiency would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.20 Tribal Cultural Resources

4.20a Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

4.20b Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Summary of Previous Environmental Analysis

Not applicable since tribal cultural resources were not analyzed in the FEIR.

Analysis of Proposed Project

This section briefly examines potential impacts related to tribal cultural resources that could result from the Proposed Project. This analysis is based primarily on the FEIR's Cultural Resources analysis and as described under Thresholds 4.5a through 4.5d above.

Public Resource Code (PRC) §21074 defines a tribal cultural resource as follows:

(a) "Tribal cultural resources" are either of the following:

  (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

    (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

    (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

  (2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

(b) A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

(c) A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

PRC §5020.1(k) states:

(k) "Local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

PRC §5024.1(c) states:

(c) A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:

  (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

  (2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

As stated in the FEIR, the ESSCSP area has already been subject to extensive disruption and may contain artificial fill materials. Given the Proposed Project site's highly disturbed condition, the potential for ground-disturbing activities to impact an as yet unidentified tribal cultural resource is considered remote.

The ESSCSP Notice of Preparation was filed in 2009; therefore, AB 52, which was enacted on July 1, 2015, does not apply to this Proposed Project as the CEQA document is an Addendum to the FEIR and not subject to the provisions of AB 52.

Based on the above, the Proposed Project would result in a less than significant impact concerning tribal cultural resources; however, as discussed in Threshold 4.5d Analysis of Proposed Project, if human remains are discovered during excavation of a site, the Proposed Project would be required to comply with the same regulations as detailed in the FEIR as it relates to proper treatment, discovery, and notification. Impacts related to tribal cultural resources would be less than significant.

FEIR Mitigation Measures

No mitigation required.

Appendix A

ESSCSP Phase I Development Tracking Table

Prepared by

Kimley»Horn

South Campus Development Tracking Table - Square Feet and FAR
As of October 21, 2021

Land Use	Building Area (Net Square Feet)	Building Area (Gross Square Feet)
South Campus Specific Plan Entitled Square Feet		
Office	1,565,000	1,752,800
Warehouse/Storage	82,000	91,840
Light Industrial	150,000	168,000
Commercial	133,000	148,960
Subtotal Entitled Additional Development	***1,930,000***	***2,161,600***
Existing Campus Uses•	**1,788,889**	**2,069,947**
Total Campus Entitled Square Feet	**3,718,889**	**4,231,547**
Phase I - New Development		
Office	40,600	43,000
Warehouse/Storage	-	-
Light Industrial	-	-
Commercial	22,650	22,650
Total Phase I Square Feet	**63,250**	**65,650**
Phase II - New Development		
Office		
Warehouse/Storage		
Light Industrial	-	-
Commercial	-	-
Total Phase II Square Feet	**-**	**-**
Phase III - New Development		
Office	-	-
Warehouse/Storage	-	-
Light Industrial	-	-
Commercial	-	-
Total Phase III Square Feet	**-**	**-**
Phase IV - New Development		
Office	-	-
Warehouse/Storage		
Light Industrial	-	-
Commercial	-	-
Total Phase IV Square Feet	**-**	**-**
Remaining South Campus Specific Plan Entitled Square Feet		
Office	1,524,400	1,709,800
Warehouse/Storage	82,000	91,840
Light Industrial	150,000	168,000
Commercial	110,350	126,310
Subtotal Remaining Specific Plan Entitled Square Feet	***1,866,750***	***2,095,950***
Existing Campus Uses•	**1,788,889**	**2,069,947**
Total Campus Entitled Square Feet	**3,718,889**	**4,231,547**

South Campus Specific Plan FAR		
Total Entitled FAR	0.60	
Total FAR of Existing Development	0.29	
Total FAR of New Development	0.01	
Total FAR of Existing & New Development	0.30	
Total FAR Remaining	0.30	

South Campus Development Tracking Table - Trip Generations
As of October 21, 2021

South Campus Specific Plan Development Trip Ceiling

AM Peak Hour Trips		
In	Out	Total
2634	408	3042

PM Peak Hour Trips		
In	Out	Total
631	2489	3120

Total Daily Trips
26,585

Phase I New Development Trip Counts

AM Peak Hour Trips		
In	Out	Total
66	22	88

PM Peak Hour Trips		
In	Out	Total
56	99	155

Total Daily Trips
1,829

Phase II New Development Trip Counts

AM Peak Hour Trips		
In	Out	Total
0	0	0

PM Peak Hour Trips		
In	Out	Total
0	0	0

Total Daily Trips
0

Phase III New Development Trip Counts

AM Peak Hour Trips		
In	Out	Total
0	0	0

PM Peak Hour Trips		
In	Out	Total
0	0	0

Total Daily Trips
0

Phase IV New Development Trip Counts

AM Peak Hour Trips		
In	Out	Total
0	0	0

PM Peak Hour Trips		
In	Out	Total
0	0	0

Total Daily Trips
0

Remaining Trips for El Segundo South Campus

AM Peak Hour Trips		
In	Out	Total
2568	386	2954

PM Peak Hour Trips		
In	Out	Total
575	2390	2965

Total Daily Trips
24,756

Appendix B

Inventory of Applicable Mitigation Measures

Prepared by

Kimley»Horn

AQ-1 Before the City issues a Grading Permit, the Director of Public Works and Director of Planning and Building Safety must approve Grading Plan, Building Plans, and specifications that comply with SCAQMD Rule 403, excessive fugitive dust emissions must be controlled by regular watering or other dust prevention measures, and Rule 402, which requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site as specified in the SCAQMD's Rules and Regulations. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All active portions of the construction site must be watered every three hours during daily construction activities and when dust is observed migrating from the Project site to prevent excessive amounts of dust.
- Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to particulate matter generation.
- Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering must occur if dust is observed migrating from the site during site disturbance.
- Any on-site stockpiles of debris, dirt, or other dusty material must be enclosed, covered, watered twice daily, or non-toxic soil binders shall be applied.
- All grading and excavation operations must be suspended when wind speeds exceed 25 miles per hour.
- Disturbed areas must be replaced with ground cover or paved immediately after construction is completed in the affected area.
- Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) are required to reduce mud/dirt trackout from unpaved truck exit routes. Alternatively a wheel washer must be used at truck exit routes.
- On-site vehicle speed must be limited to 15 miles per hour.
- All material transported off-site must be either sufficiently watered or securely covered to prevent excessive amounts of dust before departing the job site.
- Reroute construction trucks away from congested streets or sensitive receptor areas.

AQ-2 During construction, all trucks hauling excavated or graded material on-site must comply with Vehicle Code § 23114 (Spilling Loads on Highways) regulating the manner for preventing material spilling onto public streets and roads. Before the City issues Grading Permits, the Project Applicant must demonstrate to the Director of Public Works how operations comply with Vehicle Code § 23114 during hauling activities, as applicable.

AQ-3 The following measures must be implemented by the contractor to reduce ROG emissions resulting from application of architectural coatings:

- Use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent;
- Use pre-painted construction materials; and

- VOC content of architectural coatings cannot exceed 35 grams per liter.

AQ-4 Before the City issues a Grading Permit, the construction contractor must provide evidence to the Public Works Director that the following measures are implemented during construction. See also MM GHG-1.

- Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.
- Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
- Improve traffic flow by signal synchronization, and ensure that all vehicles and equipment will be properly tuned and maintained according to manufacturers' specifications.
- Require the use of electricity from power poles rather than temporary diesel or gasoline power generators.
- Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Director determines that 2010 model year or newer diesel trucks cannot be obtained then trucks that meet EPA 2007 model year NO_X emissions requirements may be used.
- During Project construction, all internal combustion engines/construction, equipment operating on the project site must meet EPA-Certified Tier 3 emissions standards, or higher according to the following:
    - Project start, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower must meet Tier 3 off-road emissions standards. In addition, all construction equipment must be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor must achieve emissions reductions that are not less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
    - Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 horsepower must meet the Tier 4 emission standards, where available. In addition, all construction equipment must be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor must achieve emissions reductions that are not less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
    - A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit must be provided at the time of mobilization of each applicable unit of equipment.

GEO-1 Before the City issues a Grading Permit or Building Permit, a lot-specific Geotechnical/Soils Investigation must be conducted, to a satisfaction of the Director of Planning and Building Safety. The Geotechnical/Soils Investigation must:

- Be prepared in accordance with the latest edition of the California Building Code by a civil engineer registered in this State;

- Comply with the recommendations specified in the Geology, Soils, Seismicity Report in Support of Raytheon El Segundo South Campus Specific Plan (D. Scott Magorien, C.E.G., March 6, 2013); and
- Recommend the appropriate corrective action, which is likely to prevent structural damage to each structure proposed to be constructed in the area where geotechnical/soils problems exist.

GHG-1 The Project must incorporate the improvements listed below to ensure consistency with applicable law. The Project Applicant must demonstrate compliance with this measure to the satisfaction of the Building and Planning Safety Director before the City issues building permits or certificates of occupancy.

Energy Efficiency

- Design buildings to be energy efficient, 15 percent above Title 24 requirements (building permit).
- Install light colored "cool" roofs and cool pavements, and strategically placed shade trees (building permit).
- Install high efficiency lighting, and energy efficient heating and cooling systems (building permit).
- Reduce unnecessary outdoor lighting (building permit).

Water Conservation and Efficiency

- Install water-efficient fixtures (e.g., faucets, toilets, showers) (Building Permit).

Solid Waste

- Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) (Building Permit).
- Provide interior and exterior storage areas for recyclables and adequate recycling containers located in public areas (Occupancy Permit).

HAZ-1 Before a Grading Permit is issued, the actual location of onsite oil/gas wells must be verified with DOGGR. All onsite wells present must be properly plugged and abandoned per current DOGGR, DTSC, and RWQCB requirements. Further, an environmental consultant with Phase II/site characterization experience must verify through soil sampling that no residual contamination has resulted from historic oil/gas production activities onsite.

HAZ-2 Before a Grading Permit is issued, soil sampling must be conducted within the portions of the Project site that have historically been utilized for agricultural purposes and may contain pesticide residues in the soil, as determined by a qualified Phase II/site characterization specialist. The sampling, conducted in consultation with the El Segundo Fire Department, must determine if pesticide concentrations exceed established regulatory requirements and identify further site characterization and remedial activities, if necessary. Should further site characterization/remedial activities be required, these activities shall be conducted per the applicable regulatory agency requirements, as directed by the El Segundo Fire Department.

HAZ-3 Before a Grading Permit is issued, an environmental consultant with Phase II/site characterization experience must determine, based on the Current Conditions Report (CCR), RCRA Facility

Investigation Work Plan (RFI Work Plan), and sampling and analysis conducted in accordance with the RFI Work Plan, whether subsurface release of hazardous materials/waste to the soil/groundwater associated with the existing storage facilities has occurred. If subsurface release of hazardous materials/waste to the soil/groundwater has occurred, the environmental consultant must determine if contaminant concentrations exceed established regulatory requirements and identify further site characterization and remedial activities, if necessary. Should further site characterization/remedial activities be required, these activities must be conducted per the applicable regulatory agency requirements.

HAZ-4 Before a Grading Permit is issued, an environmental consultant with Phase II/site characterization experience must prepare a Worker Safety Plan to ensure construction worker safety during grading/excavation activities, based on their review the following documents:

- Current Conditions Report (CCR);
- RCRA Facility Investigation Work Plan (RFI Work Plan);
- Findings of the RFI Work Plan's Sampling and Analysis; and
- Existing Hazardous Materials Conditions Assessment.

HAZ-5 An environmental professional with Phase II/site characterization experience must conduct an inspection of existing onsite structures before building renovation/demolition activities. The inspection must determine whether or not testing is required to confirm the presence or absence of hazardous substances in building materials (e.g., sinks, drains, piping, flooring, walls, ceiling tiles). Should testing be required and results determine that hazardous substances are present in onsite building materials, the Phase II/site characterization specialist must determine appropriate prevention/remediation measures that are required and/or the methods for proper disposal of hazardous waste at an approved landfill facility, if required**.**

HAZ-6 If during construction unknown wastes or suspect materials are discovered by the contractor that are believed to involve hazardous waste or materials, the contractor must comply with the following:

- Immediately cease work in the vicinity of the suspected contaminant, and remove workers and the public from the area;
- Notify the Director of Public Works of the City of El Segundo;
- Secure the area as directed by the Director of Public Works; and
- Notify the El Segundo Fire Department (or other appropriate agency specified by the Director of Public Works). The Fire Department's Environmental Safety Manager can advise the responsible party of further actions that must be taken, if required.

HAZ-7 Before any Building Permit is issued, vapor intrusion investigations must be conducted by a qualified Environmental Professional, in consultation with the El Segundo Fire Department. Should the Environmental Professional determine that proposed buildings could be impacted by vapor intrusion, the Environmental Professional, in consultation with the El Segundo Fire Department, must recommend that specific measures be incorporated into the buildings' design

that would reduce these indoor air quality concentrations to below regulatory thresholds, as directed by the El Segundo Fire Department.

HAZ-8 At least three business days before any lane closure, the construction contractor must notify the El Segundo Fire Department, El Segundo Police Department, El Segundo Public Works Department, and the El Segundo Planning and Building Safety Department of construction activities that would impede movement (such as road or lane closures) along roadways immediately adjacent to the development area, to allow for uninterrupted emergency access and maintenance of evacuation routes.

HWQ-1 Before the City issues any grading permit, the Applicant must conduct a Construction Level Hydrology and Hydraulics Study to determine potential storm water runoff rates and peak flows from the Project site per County of Los Angeles methodology. The 50-year storm flows for both existing and proposed Project conditions must be included in the study. The Study must be completed by a qualified professional, approved by the Director of Public Works, and be consistent with standard engineering practices for the region, including the use of the Los Angeles County Manual. The Study must demonstrate the effect of storm water discharges to any City, County, or other agency-owned drainage or flood control facility, as mitigated and be designed and implemented to prevent an increase in the rate or amount of storm water runoff above the baseline condition.

The Study must also determine whether onsite detention is required. If the final hydrology calculations determine that onsite detention is required to avoid downstream impacts, the Study must also identify the necessary flood control mitigation, which may include a surface stormwater detention pond, subsurface detention structure, or subsurface detention pipes. The construction level hydrology calculations and Construction Level Hydrology and Hydraulics Study must be prepared and reviewed by the Director of Public Works and Building Official before any Grading Permit is issued.

HWQ-2 Before the City issues any permit for development of an individual parcel, the Construction Level Hydrology and Hydraulics Study must be updated and submitted to the Director of Public Works for review. The phasing must be implemented to prevent an increase in the rate or amount of storm water runoff above the baseline condition.

N-1 Before the City issues grading permits, the Project Applicant must demonstrate, to the satisfaction of the Director of Public Works that the Project complies with the following:

- All construction equipment must be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an un-muffled exhaust.
- The contractor must maintain and tune-up all construction equipment to minimize noise emissions.
- Stationary equipment must be placed so as to maintain the greatest possible distance to the sensitive receptors.
- All equipment servicing must be performed so as to maintain the greatest possible distance to the sensitive receptors.

- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction are required to be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler must be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves must be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures must be used, such as drills rather than impact equipment, whenever feasible.
- A qualified "Noise Disturbance Coordinator" will be retained amongst the construction crew to be responsible for responding to any local complaints about construction noise. When a complaint is received, the Disturbance Coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, malfunctioning muffler, etc.) and implement reasonable measures to resolve the complaint, as deemed acceptable by the Director of Planning and Building Safety.
- Select demolition methods to minimize vibration, where possible (e.g., sawing masonry into sections rather than demolishing it by pavement breakers).

USS-1 Before the City issues a building permit, the Applicant's Engineering Representative must coordinate with the Director of Public Works, or designee, to increase capacity of the City's High Pressure Zone in the vicinity of the Project site. This will include, at a minimum, regional system analysis of the City's Water System using the City's system-wide computer model with the goal of reducing system velocities during peak demands adjacent to the Project site. The Director of Public Works, or designee, will determine the system improvement options that are required.

Appendix C

Trip Generation Assessment

Prepared by

Kimley»Horn

Kimley»Horn

TECHNICAL MEMORANDUM

To: Eduardo Schonborn, AICP, City of El Segundo

From: Rita Garcia

Date: November 9, 2021

Subject: **Professional Sports Headquarters and Training Facility Project, Trip Generation Assessment Peer Review**

Kimley-Horn has conducted a follow-up third-party peer review of the Project's *Trip Generation Assessment* (Fehr & Peers, October 2021) on behalf of the City of El Segundo to verify that Kimley-Horn's September 15, 2021 third-party peer review Technical Memorandum (TM) recommendations have been incorporated. The revised October 2021 *Trip Generation Assessment* addressed the third-party peer review comments and thus is in compliance with the TM recommendations. The analysis, as revised, meets the applicable provisions of CEQA and the State CEQA Guidelines and is adequate for inclusion in the Project Addendum.

Please do not hesitate to contact me at 714.786.6116 or Rita.Garcia@kimley-horn.com with any questions.

FEHR PEERS

Memorandum

Date: October 28, 2021

To: Lionel Uhry, Senior Vice President, Mar Ventures, Inc

From: Anjum Bawa, AICP

Subject: Trip Generation Assessment – El Segundo South Campus Specific Plan – Southeast Quad

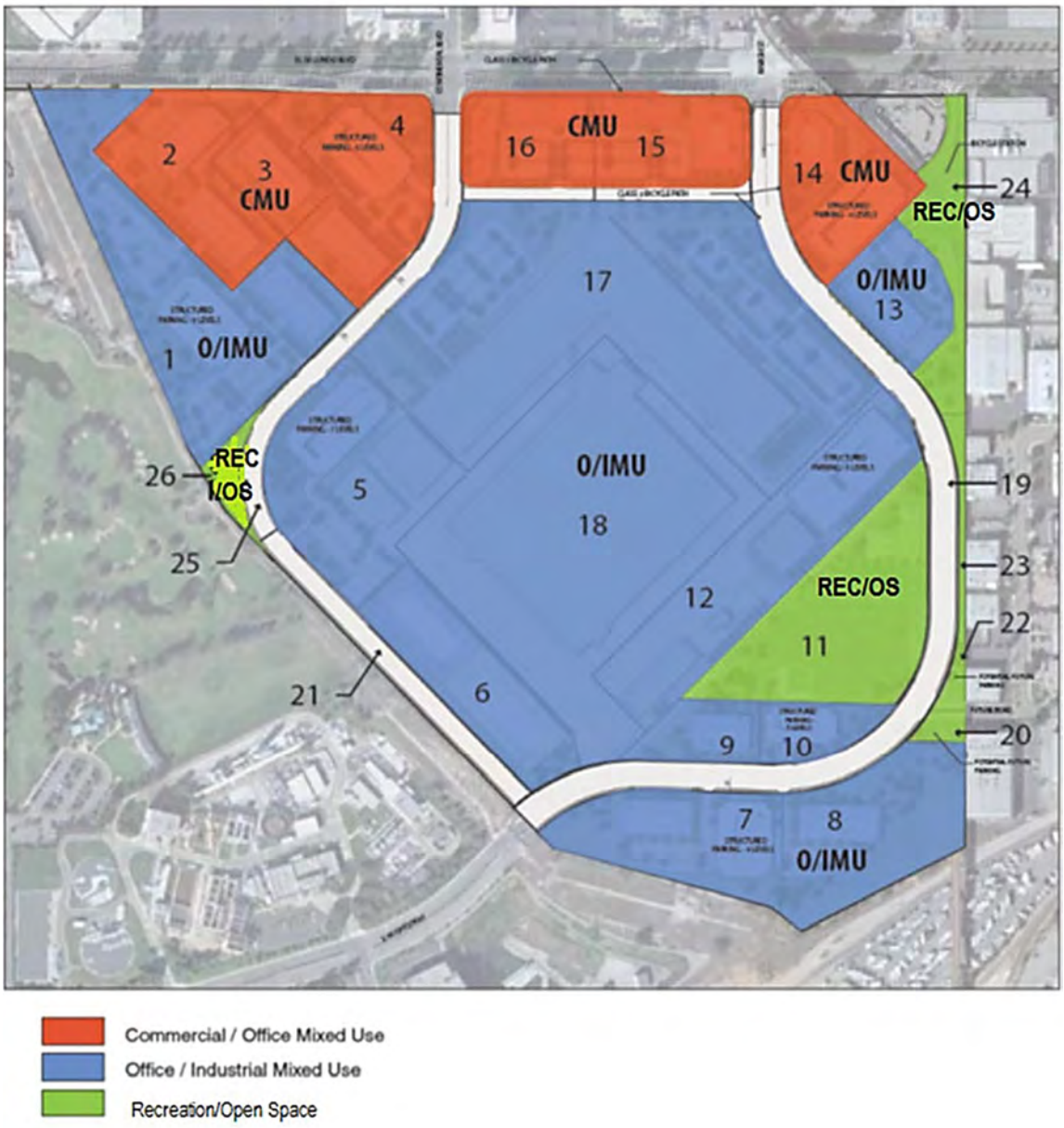
PT21-0060

This memorandum summarizes a trip generation assessment conducted to evaluate construction of a corporate headquarters and a recreation facility on El Segundo South Campus Specific Plan Parcels 7 and 8. A separate trip generation assessment is also provided for the construction of a warehouse building (Butler Building) on Parcel 18. Provided below is a detailed summary of the proposed changes and results of our trip generation assessment.

Background

The October 2015 update to the El Segundo South Campus Specific Plan (ESSC-SP) provided Raytheon the flexibility to either expand its existing operations or develop a mixed-use project that would be compatible with the existing Raytheon Campus facilities and operations. The roughly 142.28-acre specific plan area is allowed a maximum development intensity of 3,718,889 net square feet. Figure 1 illustrates ESSC-SP land-use plan, which identified the various parcels and designated land-use types. Figure 2 shows a conceptual site plan of the approved development as part of the Specific Plan. Table 1 shows a summary of land-use type and maximum development allowable for each parcel.

Figure 1 – Current El Segundo South Campus Specific Plan - Land Use Plan



Source: Exhibit 5, El Segundo South Campus Specific Plan, Specific Plan No. 11-01, City of El Segundo, October 2015

Figure 2 – El Segundo South Campus Specific Plan – Conceptual Site Plan

Source: Exhibit 6 – El Segundo South Campus Specific Plan, Specific Plan No. 11-01, City of El Segundo, October 2015

Table 1 – El Segundo South Campus Specific Plan – Development by Parcel

Parcel	Use	Acreage	Building Area (Net)	Building Area (Gross)[2]	Assumed FAR[3]
Commercial/Office Mixed Use (CMU)					
2	Office	4.87	380,040	425,644.80	1.79
3	Office	2.57	191,540	214,524.80	1.71
4	Office	5.20	191,540	214,524.80	0.84
14	Commercial	4.01	50,000	56,000	0.29
15	Commercial	3.99	46,000	51,520	0.26
16	Commercial	3.36	37,000	41,440	0.25
Subtotal		***24.00***	**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 Ind.	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		***86.62***	***2,822,769***	***3,227,892.6***	***0.75***
TOTAL DEV		**110.62**	**3,718,889[4]**	**4,231,547**	**0.77**
19-26	**Roads/OS**	**18.07**	--	--	--
11	**Recreation**	**7.54**	--	--	--
El Segundo Blvd. New Dedication	**Road and Bike Path**	**0.83**	--	--	--
El Segundo Blvd. Existing Dedication	**Road**	**5.22**	--	--	--
TOTAL		**142.28**			**0.60**

[2] Gross building area of new construction is assumed to be 1.12% of net area. Twelve (12) percent of gross area is excluded, accounting for elevators, stairwells, and other non occupied space.
[3] FAR calculation yields a net building area.
[4] Total allowable intensity would be capped at a potential maximum of 3,718,889 net square feet.

Source: Table III-2 - Land Use – Project Development Scenario, El Segundo South Campus Specific Plan, Specific Plan No. 11-01, City of El Segundo, October 2015

The Specific Plan's Development Regulation allow for transfers between land use types and planning areas, subject to the following requirements:

- The overall FAR of the Campus cannot exceed 0.60 based on the gross acreage of the site, resulting in a maximum development intensity of 3,718,889 net square feet of building area (4,231, 547 square feet gross building area);
- Land uses conform to allowable uses as outlined in the Permitted Use Table in the Development Standards section of this Specific Plan; and
- The total number of traffic trips cannot exceed the trip ceiling established for the Project. The trip ceiling for trip generation of new development within the Project area is:
    - 631 PM peak hour inbound trips and 2,489 PM peak hour outbound trips, for a total of 3,120 PM peak hour trips as outlined in the trip budget mechanism for the Project.
    - 2,634 AM peak hour inbound trips and 408 outbound AM peak hour trips, for a total of 3,042 AM peak hour trips as outlined in the trip budget mechanism for the Project.
    - 26,585 daily trips as outlined in the trip budget mechanism for the Project.

Table 2 summarizes the trip ceiling for the proposed development as provided in the approved ESSC-SP.

Table 2 – El Segundo South Campus Specific Plan – Development Trip Ceiling

AM Peak Hour Trips		
In	Out	Total
2634	408	3042

PM Peak Hour Trips		
In	Out	Total
631	2489	3120

Total Daily Trips
26, 585

Source: Table III-3 - Project Trip Ceiling for trips associated with new development within the ESSCSP area. El Segundo South Campus Specific Plan, Specific Plan No. 11-01, City of El Segundo, October 2015

The subject of this analysis is the corporate headquarters and recreation facility proposed on El Segundo South Campus Specific Plan Parcels 7 and 8 considering the Specific Plan's permitted 367,000 square feet gross floor area (GFA) of office use. Provided below is a summary of the proposed use. To accommodate the proposed use, the ESSC-SP will also be updated. The Project's proposed land use plan, conceptual plan, and summary of development are provided in Appendix A.

Corporate Headquarters and Recreation Facility

The roughly 13.2-acre corporate headquarters is proposed to include a 3-story building with a partial basement, approximately 148,050 square feet GFA including in-house fitness facilities together with 5.8 acres of open, green space and 348 stall surface parking area. The facility will span roughly 14-acre within Parcels 7 and 8 of the ESSC-SP.

Primary vehicular access to the Project site is proposed via a primary driveway located along the southside of proposed Nash Street Extension. A secondary driveway access to the site is proposed along the east edge of the site, also along southside of Nash Street extension. Both driveways will provide bicycle and pedestrian access as well.

Typical hours of operation for the facility will be from 6:30 am to 5:30 pm, with selected periods of the year extending into the evening. Provided below is a detailed trip generation analysis for the proposed facility.

Trip Generation

ESSC-SP was approved for 3,718,889 net square feet of building area (4,231, 547 square feet gross building area (GFA)) and a trip ceiling within the Project area as follows:

- 631 PM peak hour inbound trips and 2,489 PM peak hour outbound trips, for a total of 3,120 PM peak hour trips as outlined in the trip budget mechanism for the Project.
- 2,634 AM peak hour inbound trips and 408 outbound AM peak hour trips, for a total of 3,042 AM peak hour trips as outlined in the trip budget mechanism for the Project.
- 26,585 daily trips as outlined in the trip budget mechanism for the Project.

Provided below is a detailed trip generation summary for both Phases 1 and Phase 2 – Full Buildout of the Specific Plan.

TABLE 3
EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN - PHASE 1 (NASH STREET EXCHANGE)
TRIP GENERATION

Land Use	ITE Land Use Code	Size	Trip Generation Rates [a]								Estimated Trip Generation						
			Daily	AM Peak Hour			PM Peak Hour			Trip Rate	Daily	AM Peak Hour Trips			PM Peak Hour Trips		
			Rate	Rate	% In	% Out	Rate	% In	% Out	Unit	Trips	In	Out	Total	In	Out	Total
PROPOSED PROJECT																	
Medical Office	720	43.000 ksf	34.80	2.78	78%	22%	3.46	28%	72%	per ksf	1,496	94	26	120	42	107	149
Internal capture [b]			*15%*	*15%*			*15%*				(224)	(14)	(4)	(18)	(6)	(16)	(22)
Transit credit [c]			*15%*	*15%*			*15%*				(191)	(12)	(3)	(15)	(5)	(14)	(19)
Pass-by [d}			*10%*	*10%*			*10%*				(108)	(7)	(2)	(9)	(3)	(8)	(11)
Net External Medical Office											973	61	17	78	28	69	97
Retail (open after 10 am)	820	12.100 ksf	37.75	0.00	62%	38%	3.81	48%	52%	per ksf	457	0	0	0	22	24	46
Internal capture [b]			*5%*	*0%*			*5%*				(23)	0	0	0	(1)	(1)	(2)
Transit credit [c]			*5%*	*5%*			*5%*				(22)	0	0	0	(1)	(1)	(2)
Pass-by [e]			*0%*	*0%*			*34%*				0	0	0	0	(7)	(7)	(14)
Net External Retail											412	0	0	0	13	15	28
Retail	820	13.025 ksf	37.75	0.94	62%	38%	3.81	48%	52%	per ksf	492	7	5	12	24	26	50
Internal capture [b]			*5%*	*5%*			*5%*				(25)	(1)	0	(1)	(1)	(2)	(3)
Transit credit [c]			*5%*	*5%*			*5%*				(23)	(1)	0	(1)	(1)	(1)	(2)
Pass-by [e]			*0%*	*0%*			*34%*				0	0	0	0	(7)	(8)	(15)
Net External Retail											444	5	5	10	15	15	30
										A. Total Project Trips	**1,829**	**66**	**22**	**88**	**56**	**99**	**155**
B. Total trips approved for Phase I Development per Raytheon South Campus Specific Plan EIR (October, 2015)											***3775***			***89***			***225***
Net trips available after proposed Phase I development (B-A)											*1,946*			*1*			*70*

Notes:

a. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 10th Edition* , 2017, unless otherwise noted.

b. Internal capture represents the percentage of trips occuring between land uses proposed or already operating within the site (Raytheon South Campus).

c. Trip generation adjustment discount associated with proximity to transit service for similar sites based on recommendations published by Los Angeles County Metropolitan Transportation Authority (LAMTA) and ITE.

d. Informed by City of Los Angeles Department of Transportation pass-by trip rate, derived from surveys published in the "Trip Generation Handbook: An ITE Recommended Practice," 2003.

e. Source: Appendix A - Table 2: Summary of Trip Generation Rates and Trip Credits within the Raytheon report for retail land use.

Table 4 – El Segundo South Campus Specific Plan
Phase 2 (Full Buildout) Trip Generation

Land Use	AM Peak Hour Trips			PM Peak Hour Trips			Daily Trips
	In	Out	Total	In	Out	Total	
136.438 tsf General Office	187	26	213	34	169	203	1,505
ITE Internal Trip Capture (1% PM, 1% ADT)	0	0	0	0	-2	-2	-15
*ITE Transit Service & Light Rail Trip Adjustment (5%)**	-9	-1	-10	-2	-8	-10	-75
Subtotal General Office	**178**	**25**	**203**	**32**	**159**	**191**	**1,415**
1,615.483 tsf General Office	2,213	307	2,520	404	2,003	2,407	17,819
ITE Internal Trip Capture (1% PM, 1% ADT)	0	0	0	-4	-20	-24	-178
Subtotal General Office	**2,213**	**307**	**2,520**	**400**	**1,983**	**2,383**	**17,641**
73.577 tsf Warehouse	18	4	22	6	18	24	262
ITE Internal Trip Capture (1% PM, 1% ADT)	0	0	0	0	0	0	-3
Subtotal Warehouse	**18**	**4**	**22**	**6**	**18**	**24**	**259**
168 tsf Light Industrial	136	18	154	20	143	163	1,171
ITE Internal Trip Capture (1% PM, 1% ADT)	0	0	0	0	-1	-1	-12
Subtotal Light Industrial	**136**	**18**	**154**	**20**	**142**	**162**	**1,159**
148.96 tsf Retail[1]	89	54	143	265	287	552	6,361
ITE Internal Trip Capture (1% PM, 1% ADT)	0	0	0	-3	-3	-6	-64
ITE Pass-by Trip Reduction (34% PM)	0	0	0	-89	-97	-186	-186
Subtotal Retail	**89**	**54**	**143**	**173**	**187**	**360**	**6,111**
Proposed Project Trip Generation	**2,634**	**408**	**3,042**	**631**	**2,489**	**3,120**	**26,585**

Note: tsf = thousand square feet; 1 = includes 92.96 tsf of retail land use associated with Phase 1 project;
* = trip generation adjustment discount associated with proximity to transit service for similar sites based on recommendations published by *LOS Angeles County Metropolitan Transportation Authority (LAMTA)* and *ITE* .

Source: Table 12, Transportation Impact Study, El Segundo South Campus Specific Plan Environmental Impact Report, 2015

The trip generation analysis shown in Tables 3 was obtained from June 2019 site plan approval of proposed Phase 1 commercial development (also known as Nash Street Exchange). Information presented in Table 4 was obtained from the ESSC-SP Environmental Impact Report. The analyses were conducted using trip generation rates provided in Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition). Parcels 7 and 8 were determined to be located outside a convenient walking distance to the Green Line light rail transit (LRT), therefore, a transit trip credit of 5% was not applied to office use proposed for these two parcels.

Table 5 shows trip rates used to calculate trip generation for the proposed project.

Table 5 – Trip Generation Rates

Land Use	ITE Land Use Code	Trip Generation Rates [a]							
		Daily	AM Peak Hour			PM Peak Hour			Trip Rate
		Rate	Rate	% In	% Out	Rate	% In	% Out	Unit
General Office	710	11.03	1.56	88%	12%	1.49	17%	83%	per ksf

Notes:

a. Source: Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition.

Table 6 summarizes trip generation estimates for general office use for Parcels 7 and 8 in the ESSC-SP. As shown in Table 6, Parcels 7 and 8 were expected to generate a total of 4008 daily trips, of which 573 trips (504 inbound/69 outbound) would occur in the AM peak hour and 542 trips (92 inbound/450 outbound) would occur in the PM peak hour.

Table 6 – El Segundo South Campus Specific Plan
Trip Generation for Parcels 7 and 8 (As Approved in 2015)

Land Use	ITE Land Use Code	Size	Estimated Trip Generation [a]						
			Daily	AM Peak Hour Trips			PM Peak Hour Trips		
			Trips	In	Out	Total	In	Out	Total
Parcels 7 and 8									
General Office	710	367.000 ksf	4,048	504	69	573	93	454	547
Internal capture 1% PM/ 1% ADT[b]			(40)	0	0	0	(1)	(4)	(5)
Total Trips Estimated for Parcels 7 and 8			**4,008**	**504**	**69**	**573**	**92**	**450**	**542**

Notes:

a. Source: Consistent with the 2015 El Segundo South Campus Specific Plan, rates from Institute of Transportation Engineers (ITE), *Trip Generation, 9th Edition* were used.

b. Internal capture represents the percentage of trips occurring between land uses proposed or already operating within the site (El Segundo South Campus).

Trip Generation – Proposed Corporate Headquarters and Recreation Facility

The proposed corporate headquarters would include a 148,050 square GFA corporate office, including in-house fitness facilities. Considering the general nature of the proposed use, we used the following approach to estimate daily, morning and afternoon peak hour trips for the facility:

1. Estimate trips for the 148,050 square feet corporate office using trip rates provided in ITE Trip Generation Handbook 9th Edition.
2. A special group of approximately 85 staff personnel will arrive at the project site in the morning between 6:30 AM and 8:00 AM and departing by 3:00 PM. These staff members are not part of corporate office functions and will travel to/from the project to use its fitness facilities and recreation area. Therefore, trips generated by these 85 staff members were accounted for separately from the office use.
3. Add the estimates from **1** and **2** to calculate total trips generated by the proposed facility.

To be consistent with the 2015 ESSC-SP, we used trip generation rates for general office provided in ITE Trip Generation Handbook, 9th Edition. All 85 early arriving/early departing staff members were assumed to travel to/from the facility in single occupancy vehicles (SOVs). Although majority of the early arriving/early departing staff would likely arrive at the facility between 6:30 AM and 8:00 AM and leave by 3:00 PM; for the purpose of this analysis, it is assumed that 40% will arrive during the morning peak commute hour[1] and 10% will depart the facility during the afternoon peak hour of commute.

Table 7 summarize total trips estimated to occur from the proposed corporate headquarters and recreation facility.

[1] Peak hour of commute is the one hour within the morning and evening commuter peak periods when the traffic on the adjacent street is the highest on a weekday. Morning and evening peak commuting periods are 7:00 AM – 9:00 AM and 4:00 PM – 6:00 PM, respectively. *Source: ITE Trip Generation Handbook, Appendix A – Glossary*

Table 7 – Trip Generation Estimates
Proposed Corporate Headquarters and Recreation Facility on Parcels 7 and 8

Land Use	ITE Land Use Code	Size	Estimated Trip Generation [a]						
			Daily	AM Peak Hour Trips			PM Peak Hour Trips		
			Trips	In	Out	Total	In	Out	Total
Corporate Headquarters and Recreation Facility	710	148.050 ksf	1,633	203	28	231	38	183	221
Internal capture (1% PM/ 1% ADT) [b]			(16)	0	0	0	0	(2)	(2)
		Subtotal	*1,617*	*203*	*28*	*231*	*38*	*181*	*219*
Special staff	[c]	85 emp	170	34	0	34	0	9	9
Total Trips from Corporate Headquarters and Recreation Facility			**1,787**	**237**	**28**	**265**	**38**	**190**	**228**
Total Trips Approved for Parcels 7 and 8 in 2015 El Segundo South Campus Specific Plan			*4,008*	*504*	*69*	*573*	*92*	*450*	*542*
Un-used Trips Available for Transfer to Other Parcels			**2,221**	**267**	**41**	**308**	**54**	**260**	**314**

Notes:

a. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 9th Edition.*
b. Internal capture represents the percentage of trips occurring between land uses proposed or already operating within the site (Raytheon South Campus).
c. All employees were assumed to travel in single occupancy vehicles. To be conservative 40% of the employees were assumed to travel during the AM peak hour and 10% in the PM peak hour.

Butler Building

A 5,865-sf warehouse is proposed on Parcel 18 of the ESSC-SP. Site plan for the proposed building is provided in Appendix B.

Trip Generation – Butler Building

The proposed Butler building would involve construction of a 5,865 square GBA of warehousing use. To be consistent with the 2015 ESSC-SP, we used trip generation rates for a warehouse use (ITE 150) provided in ITE Trip Generation Handbook, 9th Edition.

Table 8 summarize total trips estimated to occur from the proposed warehouse use.

Table 8 – Trip Generation Estimates
Proposed Butler Building (Warehouse) on Parcel 18

Land Use	ITE Land Use Code	Size	Estimated Trip Generation						
			Daily	AM Peak Hour Trips			PM Peak Hour Trips		
			Trips	In	Out	Total	In	Out	Total
Parcel 18									
Warehouse	150	5.865 ksf	21	2	0	2	1	1	2
1% Internal capture [b]			0	0	0	0	0	(0)	(0)
Total Trips Estimated for Parcel 6			**21**	**2**	**0**	**2**	**1**	**1**	**2**

Notes:

a. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 9th Edition.*
Trip generation rates for warehouse land use (ITE 150):
Daily average rate= 3.56 per 1,000 sf; 50% inbound/50% outbound
AM Peak Hour average rate = 0.30 per 1,000 sf; 79% inbound/21% outbound
PM Peak Hour average rate = 0.32 per 1,000 sf; 25% inbound/75% outbound

b. Internal capture represents the percentage of trips occurring between land uses proposed or already operating within the site (Raytheon South Campus).

Findings and Conclusion

As shown in Table 5, the proposed corporate headquarters and recreation facility will generate a total of 1,787 daily trips, of which 265 trips (237 inbound/28 outbound) would occur in the AM peak hour and 228 trips (38 inbound/190 outbound) would occur in the PM peak hour. When compared to the trips anticipated for Parcels 7 and 8 in the approved ESSC-SP (Table 4), the proposed training facility will generate 2,221 fewer daily trips, 308 fewer AM peak hour trips, and 314 fewer PM peak hour trips. Since, the 2015 ESSC-SP allowed for maximum flexibility within the Specific Plan area, with mechanisms in the Specific Plan's Development Regulation to allow for transfers between land use types and planning areas, these un-used trips can be transferred towards future development of other parcels within the ESSC-SP.

The proposed Butler building, a warehouse use, will generate a total of 21 daily trips, of which 2 trips (2 inbound/0 outbound) would occur in the AM peak hour and 2 trips (1 inbound/1 outbound) would occur in the PM peak hour. Table 9 provides a summary of total trips added by the corporate headquarter/recreation facility and Butler Building together.

Table 9 – Summary of Total Net New Trip Generation

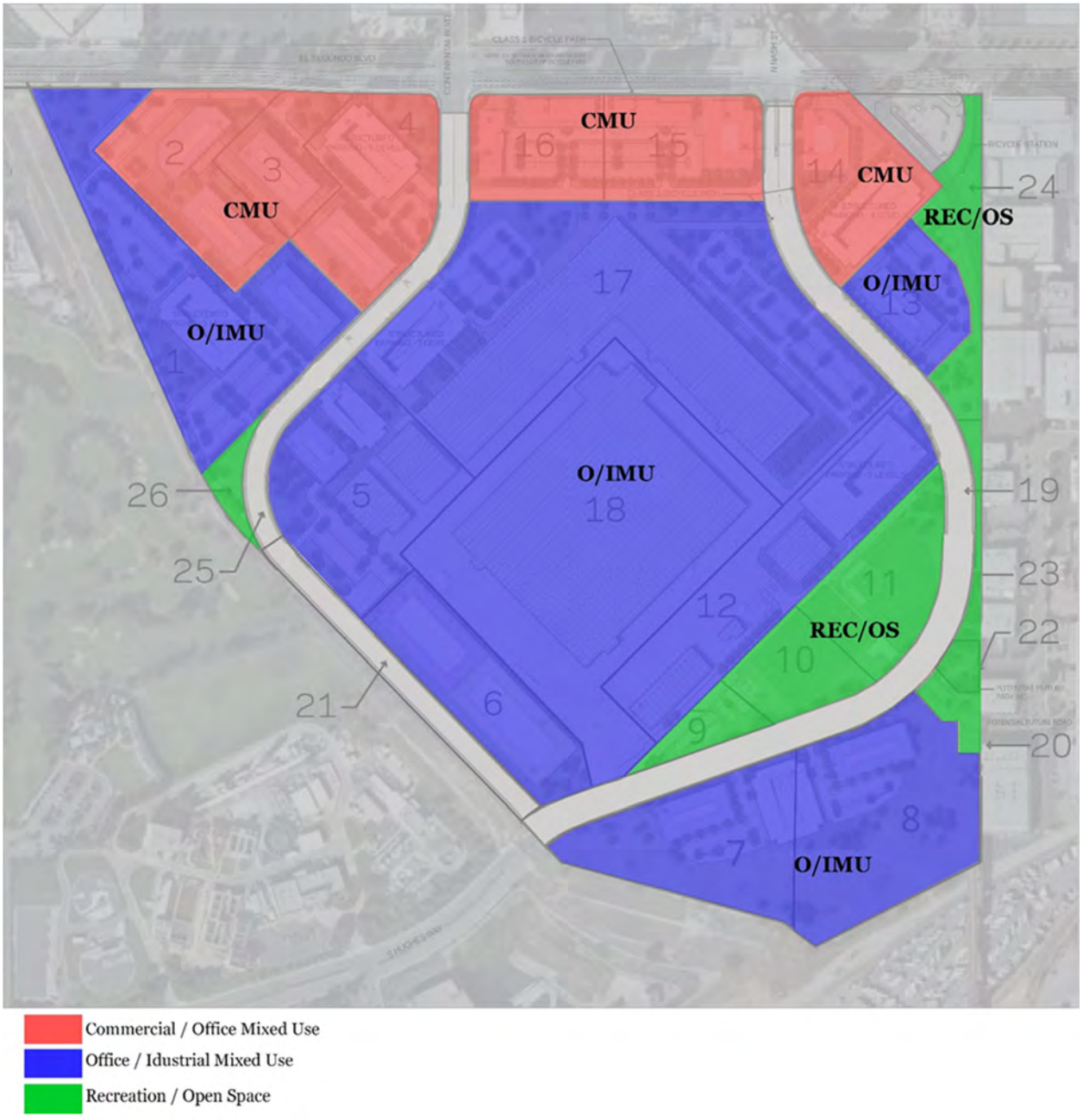
Proposed Use	Parcel #	Net New Trip Generation						
		Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Corporate Headquarters and Recreation Facility	Parcels 7 and 8	1,787	237	28	265	38	190	228
Butler Building	Parcel 18	21	2	0	2	1	1	2
Total Net New Trips		**1,808**	**239**	**28**	**267**	**39**	**191**	**230**

Appendix

- Appendix A-1 - El Segundo South Campus Specific Plan - Proposed Land Use Plan
- Appendix A-2 - El Segundo South Campus Specific Plan – Proposed Conceptual Site Plan
- Appendix A-3 - El Segundo South Campus Specific Plan – Proposed Development by Parcel
- Appendix B – Butler Building Proposed Site Plan

Appendix A-1

El Segundo South Campus Specific Plan - Proposed Land Use Plan



Source: Mar Ventures, Inc.

Appendix A-2

El Segundo South Campus Specific Plan – Proposed Conceptual Site Plan

Source: Mar Ventures, Inc.

Appendix A-3

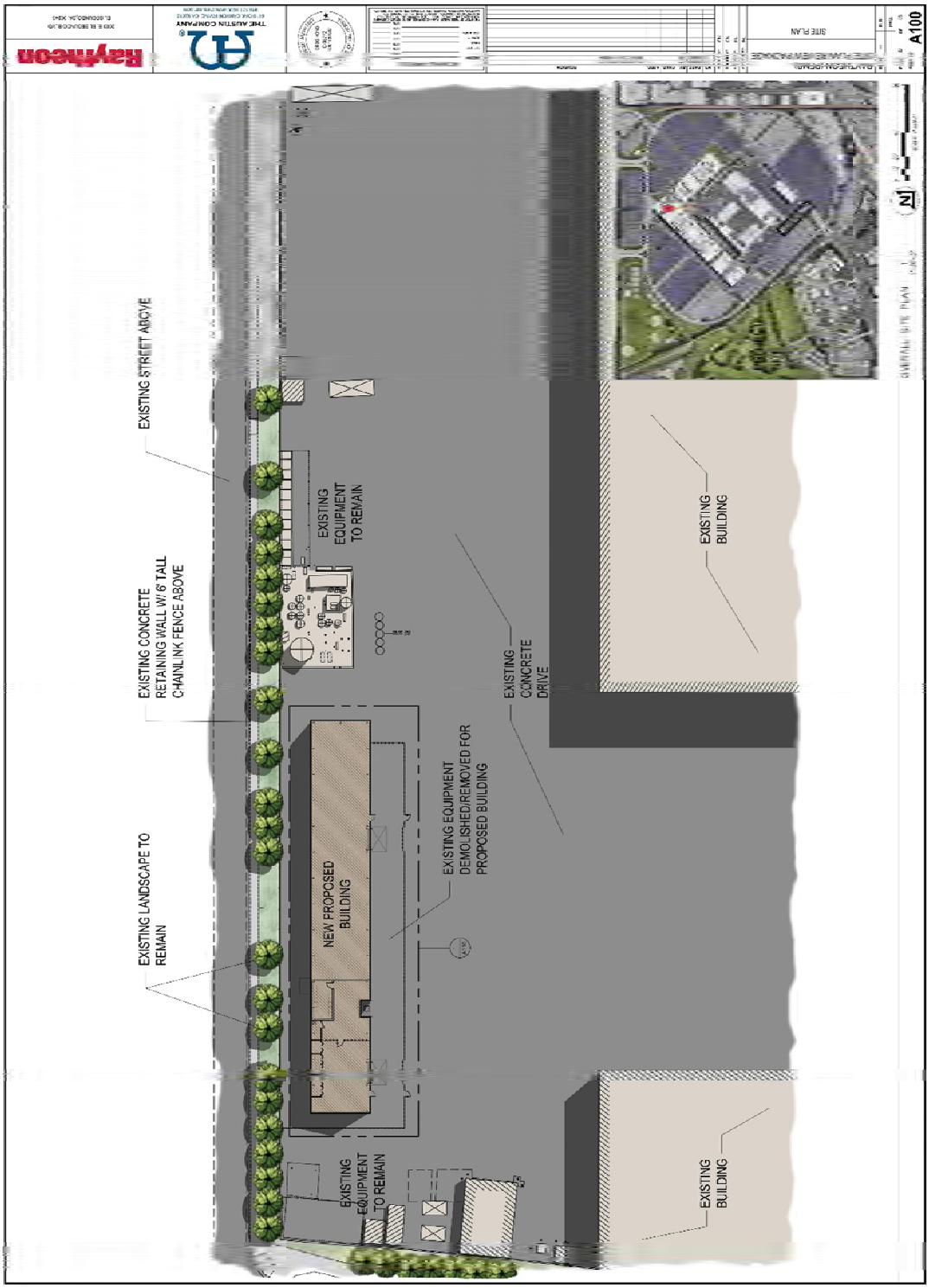
El Segundo South Campus Specific Plan – Proposed Development by Parcel

Parcel	Use	Acreage	Building Area (Net)	Building Area (Gross) 2	Assumed FAR 3
Commercial Office Mixed Use (CMU)					
2	Office	4.85	380,040	425,645	1.80
3	Office	2.57	191,540	214,525	1.71
4	Office	5.20	191,540	214,525	0.85
14	Commercial	3.93	50,000	56,000	0.29
15	Commercial	3.99	46,000	51,520	0.26
16	Commercial	3.35	37,000	41,440	0.25
Subtotal		***23.90***	**896,120**	**1,003,654**	***0.86***
Office/Industrial Mixed Use					
1	Office	10.01	191,540	214,525	0.44
5	Existing	7.17	228,305	262,553	0.73
6	Warehouse Light Ind.	4.57	82,000 150,000	91,840 168,000	1.17
7	Office	5.71	163,840	183,500.8	0.66
8	Office	8.07	163,840	183,500.8	0.47
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	18.41	670,619	783,689	0.84
Subtotal		***86.74***	***2,822,769***	***3,227,892.6***	***0.75***
TOTAL DEV		**110.65**	**3,718,889**	**4,231,547**	**0.77**
19-26	Roads/OS	**18.24**	-	-	-
9-11	Recreation	**7.34**	0	0	-
El Segundo Blvd. New Dedication	Road and Bike Path	**0.83**	-	-	-
El Segundo Blvd. Existing Dedication	Road	**5.22**	-	-	-
TOTAL		**142.28**	-	-	**0.60**

Source: Mar Ventures, Inc.

Appendix B

Butler Building Proposed Site Plan



PLANNING COMMISSION RESOLUTION NO. 2903
EXHIBIT A – CONDITIONS OF APPROVAL
EXHIBIT B – MINOR MODIFICATIONS TO ESSCSP

RESOLUTION NO. 2903

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF (1) A SECOND AMENDMENT TO DEVELOPMENT AGREEMENT NO. 11-02, (2) VESTING TENTATIVE TRACT MAP NO. 83507, (3) A MINOR MOIDIFCATION TO THE EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (NO. 11-01), (4) SITE PLAN REVIEW NO. 21-01, AND (5) ENVIRONMENTAL ASSESSMENT NO. 1305 FOR DEVELOPMENT OF A NEW PROFESSIONAL SPORTS HEADQUARTERS AND TRAINING FACILITY WITHIN THE SOUTH CAMPUS SPECIFIC PLAN AREA

The Planning Commission of the City of El Segundo does resolve as follows:

SECTION 1: Recitals.

A. On October 4, 2021, CDC Mar Campus I, LLC, filed an application for Second Amendment to Development Agreement (DA) No. 11-02, Vesting Tentative Tract Map No. 83507 (SUB21-03), Minor Modifications to the El Segundo South Campus Specific Plan (ESSCSP) No. 11-01 Revision A, and Site Plan Review (SPR) No. 21-01, and Environmental Assessment (EA) No. 1305 to adopt an Addendum to the certified El Segundo South Campus Specific Plan Environmental Impact Report (EIR) for the development of a new professional sports headquarters and training facility on a 13.7-acre site in the southeast section of the Raytheon campus at 2000 E. El Segundo Boulevard (Parcels 7 and 8).

B. The ESSCSP and Environmental Impact Report (EA-905), Development Agreement No. 11-02, and related conditions of approval, were originally approved and adopted on January 19, 2016 (Ordinance No. 1516); and

C. The City Council approved an amendment to Development Agreement No. 11-02 on September 3, 2019 (Ordinance No. 1589). That amendment made changes to the phasing of projects and reassigned certain improvements and mitigation measures among project phases.

D. Approval of the proposed Project is a subsequent discretionary action in furtherance of the ESSCSP; and

E. The application was reviewed by the City's Development Services Department for, in part, consistency with the General Plan, and conformity with the El Segundo Municipal Code ("ESMC") and the ESSCSP; and

F. On November 18, 2021, the Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the application including information provided to the Commission by the applicant.

G. The Commission considered the information all comments made at the regularly scheduled meeting, and all other information in the administrative record. This

Resolution, and its findings, are made based upon the totality of the evidence in the administrative record before the Commission at its November 18, 2021 public hearing.

SECTION 2: *Factual Findings and Conclusions*. The Commission finds as follows:

A. On October 4, 2021, CDC Mar Campus I, LLC, filed an application for Second Amendment to Development Agreement (DA) No. 11-02, Vesting Tentative Tract Map No. 83507 (SUB21-03), Minor Modifications to the El Segundo South Campus Specific Plan No. 11-01 Revision A, and Site Plan Review (SPR) No. 21-01, and Environmental Assessment (EA) No. 1305 to adopt an Addendum to the certified El Segundo South Campus Specific Plan Environmental Impact Report for the development of a new sports facility on a 13.7-acre site in the southeast section of the Raytheon campus at 2000 E. El Segundo Boulevard (Parcels "7" and "8").

B. The subject site (Parcels 7 and 8) are currently improved with a parking lot used by Raytheon with storage/warehouse facilities.

SECTION 3: *Environmental Assessment.* An Addendum to the El Segundo South Campus Specific Plan Environmental Impact Report has been prepared to analyze the environmental effects of the proposed project and the Planning Commission has adopted Resolution No. 2902 recommending that the City Council approve the Addendum. The factual findings and conclusions set forth in Resolution No. 2902 are incorporated herein as though fully set forth.

SECTION 4: *General Plan and Specific Plan Findings*. Considering all of its aspects, the proposed project will further the goals, objectives and policies of the General Plan and ESSC-SP and not obstruct their attainment. More specifically:

A. The ESSCSP was adopted in 2015 and amended the General Plan to create consistent land use designations and therefore was found to be consistent with the City's General Plan.

B. The ESSCSP serves as the regulatory document to implement the General Plan for this area of the city by ensuring that all new developments in the area are consistent and in compliance with the standards set forth in the Specific Plan.

C. The proposed corporate offices for the sports facility, fields, and associated facilities have been reviewed for compliance with the ESSCSP standards for site planning and design and have been found to be consistent with the Specific Plan standards as shown on the plans dated October 21, 2021.

D. The Office/Industrial Mixed Use (O/I MU) land use of the ESSCSP allows for new corporate offices and associated uses which are consistent with the permitted land uses within this land use designation. Specifically, the development of the sports

facility office building and associated sports fields and ancillary uses are compatible and consistent with the existing uses in the general vicinity and would help facilitate the expansion of the existing campus.

E. The scope and goals of the ESSCSP notes that the intent of the specific plan area is to "…serve the mission of economic development in the City, which is to create, maintain, and implement a business climate that fosters a strong economic community, develop a strategic plan that will result in business retention and attraction, provide an effective level of City services to all elements of the community, and maintain the quality of life that has characterized El Segundo for more than nine decades." Further, the ESSCSP states that "Permitted uses within the Campus are intended to create job opportunities and seek balance between growth, local resources, and infrastructure capacity." The sports facility with headquarters/office uses would create job opportunities and promote economic growth consistent with the goals of the ESSCSP. Furthermore, Economic Development Goal ED1 of the ESSCSP seeks a strong, healthy economic community in which all diverse stakeholders may benefit.

SECTION 5: *Findings for approval of minor modifications to the ESSCSP*. Based on the totality of the evidence in the administrative record, the Commission finds as follows:

A. The proposed development is consistent with the Development and Design Standards, Applicable Rules, and Project Approvals which are required pursuant to the ESSCSP.

B. It is necessary to update the Land Use Plan and the Conceptual Site Plan (ESSCSP Exhibits 5 and 6) to depict a revised layout of the Raytheon Recreational Facility and to depict a modified alignment of the Nash Street extension which is needed to maintain the private recreation area and to create an appropriately sized site necessary for the development of the organization's sports facility headquarters and athletic fields. These changes to the ESSCSP's exhibits are not among or akin to the list of changes that constitute "Major Modifications" pursuant to Section VII.C.1 of the ESSCSP. Consequently, the proposed changes constitute Minor Modifications pursuant to Section VII.C.2 of the ESSCSP.

C. It is necessary to update the Vesting Tentative Map #71551 (ESSCSP Exhibit 7) to map the new not sizes and dimensions as a result of the Nash Street extension modified alignment. These changes to the ESSCSP's exhibits are not among or akin to the list of changes that constitute "Major Modifications" pursuant to Section VII.C.1 of the ESSCSP. Consequently, the proposed changes constitute Minor Modifications pursuant to Section VII.C.2 of the ESSCSP.

D. It is necessary to update the Utilities and Infrastructure Exhibits (ESSCSP Exhibits 8-12) due to the Nash Street extension modified alignment. These changes to the ESSCSP's exhibits are not among or akin to the list of changes that constitute "Major Modifications" pursuant to Section VII.C.1 of the ESSCSP. Consequently,

the proposed changes constitute Minor Modifications pursuant to Section VII.C.2 of the ESSCSP.

E. The proposed Minor Modifications are consistent with the Specific Plan in that Section VII. (Administration) C. 2. of the ESSCSP specifically authorizes Minor Modifications to the Land Use Plan (ESSC-SP Exhibit 5), Conceptual Site Plan (ESSC-SP Exhibit 6), Vesting Tentative Map #71551 (ESSC-SP Exhibit 7), and Utilities and Infrastructure (ESSC-SP Exhibits 8 through 12).

SECTION 6: *Site Plan Review Findings pursuant to Section 15-30 of the ESMC*. Based on the totality of the evidence in the administrative record, the Commission finds as follows:

A. The proposed development is consistent with the goals, policies and objectives of the El Segundo General Plan, the ESSCSP, and the El Segundo Zoning Code. The proposed project is in substantial compliance with the ESSCSP as originally approved. The ESSCSP permits a mix of office, commercial, retail, research and development, industrial and related recreational uses. The maximum overall FAR in the ESSCSP is 0.60 based on the gross square foot size of the Specific Plan area. The proposed project is consistent with the following goals, policies and objectives of the General Plan and the El Segundo South Campus Specific Plan as modified:

1. Goal LU-7 from the Land Use Element of the General Plan outlines the City's objectives of providing the highest quality public facilities, services, and public infrastructure possible to the community. The proposed development is consistent with this goal. For example, the Developer will construct the Hughes Way/Nash Street Extension concurrent with the proposed project. The street will be dedicated to the City for public right-of-way purposes.

2. The ESSCSP sets forth the zoning for the site, which includes design guidelines and development standards. These guidelines and standards are intended to achieve a high-quality development, with criteria for site design, architecture, orientation and massing, architecture, parking and loading, landscaping, lighting, connectivity and sustainability. The proposed development is consistent with these guidelines and standards.

3. Goal ED1 from the Economic Development Element of the General Plan outlines the City's objectives to create in El Segundo a strong, healthy economic community in which all diverse stakeholders may benefit. The proposed project directly advances the following economic development policies and objectives:

    a. Policy ED1-1.1: Maintain economic development as one of the City's and the business and residential communities' top priorities.

    b. Policy ED1-1.2: Focus short-run economic development efforts on

business retention and focus longer-run efforts on the diversification of El Segundo's economic base in order to meet quality of life goals.

c. Objective ED1-2: Center diversification efforts on targeted industries that meet the City's criteria for job creation, growth potential, fiscal impact, and fit with local resources.

B. The proposed project is functionally compatible with the area in which it is located.

1. The City of El Segundo has distinctive land use patterns, which are divided into four quadrants by the intersection of Pacific Coast Highway and El Segundo Boulevard. Compatibility of an individual land use is determined mainly by its relationship to other uses within its quadrant. The ESSCSP area is located in the southeastern quadrant of the City of El Segundo which is east of Pacific Coast Highway and south of El Segundo Boulevard. The design and implementation of this Specific Plan Phase II relates directly to the goals and objectives of the Specific Plan and would be functionally compatible with other uses within the Specific Plan area.

2. The project promotes public convenience, general welfare and good land use practice. The ESSCSP includes a range of commercial and industrial uses that will contribute to job creation opportunities and balance growth with local resources and infrastructure capacity. The proposed project incorporates comprehensive features for site layout, building design, architecture, landscape, lighting, walls and fences and sustainability which are consistent with the ESSCSP. The proposed project will enhance job creation opportunities and provide a development that balances growth with local resources and infrastructure capacity.

C. The proposed development will not adversely affect the general welfare of the City.

1. The project will not adversely affect the general welfare of the City. The proposed development will promote the orderly development of property, the preservation of property values, and would be consistent with surrounding development and will not adversely affect the value of neighboring properties. The proposed ESSCSP development standards and Development Agreement will ensure that the project will be developed in an orderly fashion.

2. Goal C2 from the General Plan Circulation Element outlines the City's objectives to provide a circulation system that incorporates alternatives to the single-occupant vehicle, to create a balance among travel modes based on travel needs, costs, social values, user acceptance, and air quality considerations. The proposed project will enhance the general welfare of the City because the project will construct a Class 2 bicycle lane as indicated in the ESSCSP Circulation Plan (Section D of the ESSCSP). The project will

provide for infrastructure and facilitate access for various modes of travel including automobiles, transit, bicycles, and pedestrian. One example is the ESSCSP project to connect Hughes Way with Nash Street through the south and eastern portions of the Campus. The Hughes Way/Nash Street Extension will be dedicated to the City as a Secondary Arterial.

SECTION 7: *Site Plan Review Findings pursuant to Section D. 4 of the ESSCSP*. Based on the totality of the evidence in the administrative record, the Commission finds as follows:

A. The site plan, architecture, and landscape design are consistent with the Specific Plan.

1. The proposed project is consistent with the finding above because the site plan has been evaluated for compliance with the ESSCSP and specifically for compliance with the zoning for the site, including design guidelines and development standards. These guidelines and standards are intended to achieve a high-quality development, with criteria for site design, architecture, orientation and massing, parking and loading, landscaping, lighting, connectivity and sustainability. The proposed development has been evaluated in the context of the standards from the ESSP-SP and have been determined to be compliant and therefore the project is consistent with these guidelines and standards.

SECTION 8: *Subdivision-Vesting Tentative Tract Map Findings.* After considering the above facts, the Commission cannot make any of the findings for denial set forth in ESMC § 14-1-6 for the following reasons:

A. The proposed map is consistent with applicable general and specific plans as specified in Government Code § 65451. This project generally meets the goals and objectives of the General Plan, and it is consistent with the ESSCSP. Vesting Tentative Tract Map (VTTM) No. 83507 proposes to modify 13 parcels of the existing Vesting Tentative Map No. 71551, while the other 13 parcels of the existing Vesting Tentative Map No. 71551 will remain unchanged. Each of the 13 modified parcels will vary in size and will comply with the minimum lot size requirements established in the ESSCSP.

B. The design of the proposed subdivision is consistent with the General Plan and the ESSCSP since each of the 13 modified parcels will vary in size and will comply with the minimum lot size requirements established in the ESSCSP.

C. The site is physically suitable for the proposed type of development in that the proposed lots meet the size and dimension requirements to allow the subdivision of the existing project site. Furthermore, the land use and zoning designations of the ESSCSP allows the proposed development.

D. The site is physically suitable for the proposed density of development. VTTM No. 83507 proposes to separate and change 13 parcels of the existing Vesting Tentative Map No. 71551. The other 13 parcels of the existing Vesting Tentative Map No. 71551 will remain unchanged. The proposed lots vary in size and meet the minimum lot size requirements established in the El Segundo South Campus Specific Plan. The proposed maximum development density is a 0.6 Floor Area Ratio (FAR). This density is consistent with the El Segundo South Campus Specific Plan. This density is also generally in conformance with the maximum FAR allowed in the ESSCSP. Each new lot will meet or exceed the minimum size and dimension requirements.

E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The proposed Vesting Tentative Tract Map is for the purpose of separating and altering 13 parcels of the existing Vesting Tentative Map No. 71551. The other 13 parcels of the existing Vesting Tentative Map No. 71551 will remain unchanged. The proposed lots would vary in size and meet the minimum lot size requirements established in the El Segundo South Campus Specific Plan and this action would not have the impact of causing substantial environmental damage or substantially and avoidably injuring fish or wildlife or their habitat because the proposed VTTM would only serve to alter parcels of an existing VTTM that has been previously analyzed for environmental impacts and analyzed through an EIR Addendum. The proposed project site is currently improved with approximately 2,089,948 gross square feet of existing Raytheon Company office, industrial and warehouse development, an outdoor recreational area, and 6,873 parking spaces in approximately 20 surface parking lots. The project site is also predominately surrounded by developed urban land permanently altered with buildings, roads and hardscape. There are no fish or wildlife habitats on the site that could be damaged by the proposed subdivision or new development.

F. The design of the subdivision or type of improvements are not likely to cause serious public health problems. The proposed Vesting Tentative Tract Map would not cause serious public health problems in that the map is for the purpose of creating a new subdivision map which would authorize a revision of the size and dimensions for 13 of the existing 26 parcels in the ESSCSP area and the new lot configurations would be compliant with the standards related to lot size and dimensions as established in the ESSCSP.

G. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The proposed subdivision is not anticipated to conflict with any known easements located at or near the property. The proposed parcel configuration on the site has been oriented to avoid conflicts with existing easements, such as the existing Metro Green Line elevated rail alignment.

SECTION 9: *Recommendation.* Subject to the conditions listed on Exhibit A of this Resolution, the Planning Commission recommends that the City Council approve the Second Amendment to Development Agreement (DA) No. 11-02, Vesting Tentative Tract Map No. 83507 (SUB21-03), Minor Modifications to El Segundo South Campus Specific Plan (SP) No. 11-01 Revision A, Site Plan Review (SPR) No. 21-01 applications, and EA-1305.

SECTION10: *Reliance on Record.* Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 11: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 12: The Commission Secretary is directed to mail a copy of this Resolution to Lionel Uhry and to any other person requesting a copy.

PASSED, APPROVED AND ADOPTED this 18th DAY of NOVEMBER, 2020.

_____
Ryan Baldino, Chair
City of El Segundo Planning Commission

ATTEST:

_____
Michael Allen, Secretary

Baldino	-
Newman	-
Hoeschler	-
Keldorf	-
Maggay	-

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Gregg Kovacevich, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2903

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code ("ESMC") and all provisions of the El Segundo South Campus Specific Plan, CDC Mar Campus I, LLC (the "Applicant" or "Owner") agrees to comply with the following provisions as conditions for the City of El Segundo's approval of Site Plan Review (SPR) No. 21-01, and Environmental Assessment (EA) No. 1305 ("Project Conditions"):

Zoning Conditions

1. This approval is for the project as shown on the plans approved by the Planning Commission on November 18, 2021 and approved by City Council on _____, and on file with the Development Services Department.

2. Prior to issuance of any permit for the project, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Development Services Department. The Development Services Director is authorized to approve minor modifications to the approved plans or any of the conditions if such modifications achieve substantially the same results as would strict compliance with said plans and conditions. Any subsequent modification must be referred to the Development Services Director for a determination regarding the need for Planning Commission and/or City Council review and approval of the proposed modification.

3. This approval allows for construction of a new professional sports headquarters and training facility on Lots 7 and 8 (Phase II Specific Plan area). Specifically, the approved construction includes the following:
    a) a three-story, 50-foot high building with partial basement totaling approximately 143,250 gross square feet and 122,080 square feet of net floor area, accommodating offices, dining areas, an auditorium, conference rooms, studio area, locker rooms, training rooms, a weight room, office space, storage rooms, a service area, and mechanical and electrical rooms;
    b) two storage buildings for groundskeeping and maintenance totaling approximately 4,800 square feet (4,368 square feet net floor area) located near the facility's northeastern corner;
    c) three natural grass fields with an artificial turf perimeter on the eastern side of the facility;
    d) 32-foot high poles and netting along the eastern side of the site to screen the field from LA Metro's above-grade commuter line that abuts the site;
    e) 348 parking spaces at two surface lots adjacent to the building, including 24 electric vehicle (EV)-capable spaces. A security booth would be located at the corporate headquarters' southern parking lot;

f) Removal/demolition of E-20 and E-21 warehouse/storage facilities on Parcel 7 and 8.

A change in uses or changes in the allocation of square footages specified above must be referred to the Development Director for a determination regarding the need for Planning Commission and/or City Council review and approval of the proposed changes.

4. Final design of the 32-foot high poles and netting along the eastern side adjacent to the fields shall be reviewed and approved by the Planning Commission through a Site Plan Review Amendment prior to issuance of a permit for the fields and/or associated lighting. Final design shall include the quantity and location of poles, type of netting, and netting that is retractable and only extended during times when the fields are used for training and recreational activities involving balls, and lowered at the conclusion of the recreational activity. Lastly, a hedge shall be planted along the length of the pole and netting, and shall be maintained at a minimum height of 16-feet. The hedge shall be planted using Ficus or Polocarpus, or similar type of species approved by the Development Services Director.

5. Any signs shown on the site and elevation plans are conceptual only. Signs proposed for the project, including monument signs, shall be designed to conform to the sign provisions of the and ESSC-SP Master Sign Program, ESMC, and shall require separate application and approval by the Development Services Director or designee. A revised Master Sign Program must be submitted and approved by the Development Services Director or designee prior to final building permit approval.

6. Prior to issuance of any permit, final fencing plan shall be reviewed and approved by the Development Services Department, including a block wall design for the proposed Type 4 fencing and to work with Southern California Edison to achieve a block wall design for the Type 5 fencing.

7. All lighting must comply with the ESSC-SP Master Lighting Plan, including:
    a) All light fixtures and supporting poles throughout the facility shall be architecturally compatible with the architecture of the building.
    b) Wall-mounted lighting, including security lighting, shall be compatible with the architecture of the building.

8. Prior to issuance of a building permit, the applicant shall submit a photometric lighting plan that illustrates spill light at the project boundary shall exceed 8 foot candles. Said plan shall be reviewed and approved by the Development Services Department. Exterior building and parking lot lights shall be provided with decorative lighting fixtures. Exterior lighting for the project shall be designed to be confined to within the project site. Light shields shall be used to block light and reduce spill over light and glare as necessary. Light spill over on the property shall be zero foot-candles at the property line. Prior to the final inspection and issuance of a certificate of occupancy, the applicant shall schedule an evening inspection with the Planning Division to verify compliance

with this requirement, and to ensure that lighting is appropriately shielded to the satisfaction of the Development Services Director.

9. All landscaping must be in substantial conformance to the ESSCSP Master Landscape Plan and a Landscape Plan must be reviewed and approved by the Development Services Department. Trees must be of a species that provides for large canopy and shade. The use of palm trees shall not be permitted.

10. Prior to issuance of any demolition, grading or building permit or as otherwise appropriate, a matrix/spreadsheet shall be submitted to the City, as applicable, for review and compliance with:

    a) The ESSC-SP EIR (EA-905) Mitigation Monitoring and Reporting Program (MMRP) as adopted by the City Council on January 19, 2016, and revised on September 9, 2019, per the First Amendment to the DA 11-02 (Ordinance 1589).

    b) All project conditions of approval including applicable requirements of Development Agreement 11-02 as amended.

11. Prior to Certificate of Occupancy, the project shall demonstrate compliance with all applicable mitigation measures in the MMRP for the ESSC-SP EIR and project COA. A final mitigation and COA monitoring matrix/spreadsheet shall be submitted to the City.

    a) the ESSC-SP EIR (EA-905) Mitigation Monitoring and Reporting Program (MMRP) as adopted by the City Council on January 19, 2016, and revised on September 9, 2019, per the First Amendment to the DA 11-02 (Ordinance 1589).

    b) All project conditions of approval including applicable requirements of Development Agreement 11-02 as amended.

12. All rooftop mechanical equipment shall be architecturally screened in accordance with ESMC Section 15-2-8(C). Prior to permit final, the equipment shall be adequately screened to the satisfaction of the Development Services Director.

13. All building and drainage gutters, down spouts, vents and other protrusions shall be concealed from view within the exterior walls. Ladders for roof access shall be mounted on the inside of the building.

14. Mandatory solid waste disposal services shall be provided by a City approved waste hauler to all parcels/lots or uses affected by approval of this project.

15. The Applicant shall provide receptacles (bins) for the collection of refuse and recyclable materials, as well as a hose bib for washing collection areas. Prior to the issuance of

building permits, the applicant shall provide documentation from a City approved waste hauler stating that the number and size of bins provided for the collection of refuse and recyclable materials generated by the project is adequate.

16. Prior to the issuance of building permits, the Applicant shall provide documentation from a City approved waste hauler stating that the dimensions of the refuse storage enclosure are of adequate size to accommodate containers consistent with the current methods of collection, are designed with a walk-in access component, and located and designed to facilitate trash truck access and pickup.

17. Trash enclosures on the property shall be either fully enclosed within the building or must be adequately screened per the ESSC-SP and ESMC. Further, the gates shall include architectural paneling or finishing that is consistent with the paneling or finishing of the headquarters building. Lastly, trash enclosure areas for the project shall have a non-combustible decorative cover that matches the building's architecture.

General Conditions

18. The project is subject to the Public Art or In-Lieu Fee Requirement (Cultural Development Program) established by City Council Ordinance 1594, which requires placement of public art on-site or payment of in-lieu fees to the Cultural Development Fund. Prior to issuance of a building permit, the applicant shall submit an application to the Community Services Department and shall either: a) enter into an agreement with the City of El Segundo to provide public art onsite; or, b) in-lieu of commissioning public art onsite, pay a fee equal to 1% of the project cost to the City's Cultural Development Fund.

19. A positive balance shall be maintained in all project Reimbursement Accounts at all times. If the balance of the Reimbursement Account(s) associated with the project becomes negative at any time, all work on the project shall be suspended, including the issuance of permits and project inspections, until such time as the sufficient funds are deposited to return the account(s) to a positive balance.

20. A weatherproof notice/sign to report dust, noise, or other construction-related impacts shall be posted and prominently displayed on the construction fencing clearly visible to the public from along the abutting street(s). The notice/sign shall set forth the name of the person(s) responsible for the construction site and a phone number(s) to be called in the event that a construction-related impact occurs.

21. Reclaimed water must be utilized for all landscaped areas.

22. Prior to issuance of any grading or building permit, landscaping plans must be submitted to the Development Services Department that conform to the City's Water Conservation in Landscaping requirements as set forth in ESMC Chapter 15.

23. All utilities lines installed to serve the new construction shall be placed underground.

24. The developer shall be responsible for the relocation of any existing utility necessary as a result of the development.

25. Pedestrian walkways within the project must include admixture colored concrete and/or design that enhance and complement the project.

26. The project site shall be fenced and screened during construction.

27. All areas within the project site shall be maintained free of trash and debris.

28. Prior to issuance of any grading or building permit, an erosion control plan shall be reviewed and approved by the Building Official and the Public Works Director.

29. Water spraying or other approved methods shall be used during grading operations to control fugitive dust. Recycled water shall be used for grading operations whenever available.

30. The owner or contractor must conduct daily street sweeping along the streets abutting the project site(s).

31. In the event that a Planning, Building, Public Works, Fire Department or Police Department requirement are in conflict, the stricter standard shall apply.

Impact Fee Conditions

32. Pursuant to ESMC §§ 15-27 A-1, *et seq.,* prior to issuance of a building permit for new Building C, the applicant must pay a one-time library services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

33. Pursuant to ESMC §§ 15-27 A-1, *et seq.,* prior to issuance of a building permit for new Building C, the applicant must pay a one-time fire services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

34. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit new Building C, the applicant must pay a one-time police services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

35. Pursuant to ESMC §§ 15-27 A-1, *et* seq., prior to issuance of a building permit for new Building C, the applicant must pay a one-time park services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

36. Pursuant to ESMC §§ 15-27 A-1, *et* seq., prior to issuance of a building permit for new Building C, the applicant must pay a one-time traffic mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

Building Safety Conditions

37. All projects shall comply with the El Segundo Municipal Code, and the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and the California Green Building Standards Code in effect at the time of the plan submittal to Building and Safety Division for plan review.

38. All projects shall comply with the El Segundo Municipal Code, and the 2019 editions of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and the California Green Building Standards Code.

39. Construction projects must comply with Best Management Practices for construction and storm-water runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit. Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the (SWPPP) Construction Activities Storm Water General Permit.

40. A site-specific soils and geotechnical report must be submitted to Building and Safety Division for review and approval. The report shall comply with the minimum requirements of Chapter 18 of the CBC and shall address the possible sulfate content of the soils.

41. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection and stamped setback certification by a Licensed Surveyor will be required to certify the height of the structures prior to issuance of Certificate of Occupancy.

42. The applicant shall obtain a building, grading, mechanical, plumbing, electrical, demolition permit for the project.

43. Plans submitted for plan check must be stamped by a State-licensed architect or engineer and shall include:

    a) Complete structural calculations, details, notes and material specifications.

    b) Complete Accessibility Plan with a statement from a California Certified Access Specialist (CASp) indicating that a plan review has been performed and that it complies with the requirements of Chapter 11A &11B of the CBC.

    c) A stamped and signed Boundary and Topographic survey by a California licensed Land Surveyor.

    d) A complete grading and drainage plan showing compliance with the Los Angeles Regional Water Quality Control Board (LARWQCB) Low Impact Development (LID)

requirement. The Los Angeles County LID Manual may be used as a guideline for preparing the LID report.

e) Hydrology report along with hydraulic calculations.

f) Complete energy calculations, details, notes, and material specifications.

44. Applicant shall submit a site-wide New Address Issuance request to the Building Division. Approved building addresses to be shown on the submitted plans.

45. Applicant shall pay all development fees, including school district developer fees, prior to issuance of building permits.

Fire Department Conditions

46. Before the City issues a building permit, the applicant must provide Fire Life Safety Plans to the Fire Department for review and approval, which include, without limitation, the following:
    a) Fire lanes;
    b) Fire lane signage;
    c) Fire lane access;
    d) Fire hydrant locations;
    e) Minimum acceptable flow from any fire hydrant must be 2,000 gallon per minute at 20 psi;
    f) Fire safety precautions during demolition and construction;
    g) Emergency site access during construction;
    h) Permanent fire department access;

47. An automatic fire sprinkler system shall be provided throughout the Main Facility, installed in accordance with CFC 903 and the currently adopted edition of NFPA 13. The Maintenance and Groundskeeping buildings may also require fire sprinkler system installation based on final occupancy classification and CFC 903 requirements.

48. A fire alarm system shall be provided throughout the Main Building, installed in accordance with CFC 907 and the currently adopted edition of NFPA 72. The Maintenance and Groundskeeping buildings may also require fire alarm system installation based on final occupancy classification and CFC 907 requirements.

49. The fire access road (artificial turf) on the east side of the Main Building shall be capable of supporting a 75,000 load. The access road shall be a minimum width of 26 feet. The access road shall either be provided a turnaround or exit access to Hughes Parkway.

50. A Class I standpipe system shall be provided for the Main Building, installed in accordance with CFC 905.

51. A minimum of one EMS capable elevator shall be provided for the Main Building.

52. An Emergency Responder Radio Coverage System shall be provided for the Main Building.

53. Public hydrants shall be provided on the street frontage for the Main Facility and the two east buildings.

54. An on-site private hydrant shall be provided on the south side of the Main Facility at an approved location. Private fire hydrants must be installed and maintained in accordance with El Segundo Fire Department Regulation "Fire Hydrant and Private Fire Main System Installation".

55. A ladder truck access road is required on the west side of the Main Facility. The access road shall be a minimum width of 26 feet. The access road shall be located a minimum of 15 feet but no more than 30 feet away from the structure. A fire access plan shall be submitted and indicate widths at all points and turning radii.

56. Applicant shall submit a Hazardous Materials Management Plan for the Maintenance and Groundskeeping buildings.

57. Knox boxes and/or knox switches shall be provided for all structures, all designated emergency access gates to the property, and for all parking control access devices.

58. The applicant must develop and submit an Evacuation Plan and Procedures for review and approval by the Fire Department. Before the City issues each Certificate of Occupancy, the applicant must provide evidence to the Fire Department that the approved Evacuation Plan and Procedures were implemented.

Police Department Conditions

59. Bicycle racks shall be located in a busy, well-lit location. This will provide optimum security for persons and property.

60. Security cameras shall be installed in all new commercial establishments if the Police Department deems it necessary due to the type of business, hours of operation, location and propensity to crime.

61. The Police Department shall determine the monitoring and recording location of the security cameras, which include, but are not limited to: tenant areas such as all exterior and interior entry doors, cash handling/counting areas, the manager's office, the safe, parking lots and parking lot entries/exits; non-tenant areas such as common spaces and parking lots; and any other areas deemed necessary by the Police Department.

62. Monitor and recording equipment shall be stored in a secure area.

63. The applicant shall comply with the requirements contained in Municipal Code Chapter 13.20, Security Code.

Landscaping

64. All landscaping shall be low profile around perimeter fencing, windows, doors and entryways taking special care not to limit visibility or provide climbing access. Floral or grass ground cover is recommended. Bushes shall be trimmed to 2 to 3 feet high and away from buildings. Dense bushes shall not be clumped together; this provides a hiding place for criminal activity. Trees shall be trimmed up to 7 feet.

65. Trees/bushes/shrubs shall not be planted next to or near any light fixture/standard/bollard. When grown to maturity this landscaping will block the light and reduce lighting on the ground surface.

66. Trees with high canopies are preferred when planted near light standards

Lighting

58. All parking lots shall be illuminated with a maintained minimum of 1.25 footcandles of light on the ground surface during hours of darkness.

59. The addressing, all exterior entry doors, walkways, bicycle racks and trash dumpsters shall be illuminated with a maintained minimum of 1 footcandle of light on the ground surface during hours of darkness.

60. Walkways in retail applications shall use light standards with lighting mounted 12 to 14 feet for a better spread of light. Bollards cannot accomplish this.

61. A photometric study, which includes all of the above, shall also be provided prior to issuing of a Building Permit. A site plan shall be provided showing buildings, parking areas, walkways, and the point-by-point photometric calculation of the required light levels. Footcandles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.

Doors/Hardware

62. Entry and Mechanical/Electrical/Fire doors shall comply with El Segundo Police Department Approved Security Hardware list.

Security Cameras

63. Security cameras shall be installed in all new commercial/retail establishments if the Police Department deems it necessary due to the type of business, hours of operation, location and propensity to crime.

64. The Police Department shall determine the monitoring and recording location of the security cameras, which include, but are not limited to: all exterior and interior entry doors, cash handling/counting areas, the manager's office, the safe, parking lots and parking lot entries/exits and any other areas deemed necessary by the Police Department.

65. Monitor and recording equipment shall be stored in a secure area.

66. The Police Department's minimum camera requirements shall be listed after the Camera Specifications upon a formal submittal.

67. Camera Specifications:
    - All security cameras shall be in color.
    - The recording equipment shall be digital and shall have a minimum of twenty one (21) days of storage capacity.
    - Cameras shall be of the highest resolution.
    - There shall be a monitor connected to the recording equipment to play back and review the video. The equipment shall be stored in a secure area.
    - Security camera recordings shall be made available to law enforcement.

Public Works

"City Engineer" = City Engineer or his/her designee throughout this document.

General

68. The applicant has calculated a fair share percentage of 10.06% contribution towards each traffic improvement identified in the ESSC-SP EIR MM TRA-1 through 9 improvements based on the methodology provided in the First Amendment of the DA No. 11-02 Section 7.9, "…the 'Fair Share' is determined by dividing the number of PM peak hour trips produced by the individual development seeking a Certificate of Occupancy by the total Project PM peak hour trips Ceiling as noted in City Council Ordinance No. 1516, Exhibit D 'Conditions of Approval' (3,120)." The applicant shall continue to work with the City to determine the total construction value (cost estimate for design and building for improvement and right-of-way acquisition) of the TRA-1 through 9 improvements that permit "fair share" contributions as opposed to actual construction, as submitted by a State licensed Civil Engineer and accepted and approved by the City Engineer.

69. The applicant shall submit **10.06%** fair share contribution towards each traffic improvement identified in the ESSC-SP EIR to the City prior to issuance of Certificate of Occupancy.

70. All work in the City's right-of-way (ROW) or on City-owned and maintained facilities shall require review and approval of the City Engineer or his/her designee.

71. The applicant shall ensure that encroachment permits are secured from the Public Works Department/Engineering Division before commencing any and all work in the City's public ROW, including lane closures.

72. Construction inspection shall be coordinated with the Public Works Inspector and no construction shall deviate from the approved plans without approval of the City Engineer. If plan deviations are necessary, the applicant shall provide a revised plan or details of the proposed change for review and approval of the City Engineer prior to construction.

73. Prior to issuing of the Certificate of Occupancy, the applicant shall ensure installation of all improvements required by the Public Works Department are inspected and approved by the City Engineer.

74. All construction-related parking shall be accommodated on-site or on other private property. No construction related parking shall be permitted off-site in the public ROW.

75. A grading and drainage plan shall be provided and stamped by a California (CA) State-licensed civil engineer as part of the Building Permit process.

76. A utility plan shall be provided that shows all existing and proposed utility lines and their sizes (sewer, water, gas, storm drain, electrical, etc.), including easements, within 200 feet of the project site boundary.

77. All record drawings (PDF and CAD format) and supporting documentation shall be submitted to the Public Works Engineering Division prior to scheduling the project's final inspection.

78. Haul trucks are to use PCH north to Imperial Highway and PCH south to El Segundo Boulevard. All three of these streets are currently designated as truck routes in the City.

Street Improvements & Traffic Control

79. The applicant must build the Nash Street roadway extension and associated public improvements in accordance with Section 7.1 of the Development Agreement. The design and construction of the Nash Street roadway extension is subject to review and approval by the Director of Public Works and Director of Planning and Building Safety.

80. The applicant must build the Continental Boulevard roadway extension in accordance with the El Segundo South Campus Specific Plan and Section 7.2 of the Development Agreement.

81. The applicant must construct Class II bicycle lanes in the Nash Street Extension in accordance with the El Segundo South Campus Specific Plan and Section 7.5 of the Development Agreement.

82. The applicant must record a 20-year irrevocable offer of dedication of Parcels 20 and 22 of Vesting Map No. 71551, what will become Lots 3 and 12 of Vesting Map No. 83507, (Coral Circle Connection) in accordance with the El Segundo South Campus Specific Plan and Section 7.7 of the Development Agreement. Before recordation, the irrevocable offer to dedicate must be reviewed and approved by the Director of Planning and Building Safety, the Director of Public Works and the City Attorney.

83. The applicant is required to obtain any necessary approvals from the Los Angeles County Metropolitan Transportation Authority (Metro) for any work that involves encroachment onto Metro easement areas or right-of-ways. These approvals may include, without limitation, pedestrian, bicycle and roadway easements and temporary right-of-entry agreements.

84. All new sidewalk, curb & gutter, driveway approaches, and curb ramps shall be constructed per the latest Standard Plans for Public Works Construction (SPPWC) "Greenbook" and City standards. New sidewalk to be a minimum of 5' wide.

85. All existing sidewalk, curb & gutter, driveway approaches, and curb ramps that are broken or not in conformance with the latest SPPWC or City standards shall be removed and constructed per the latest SPPWC and City standards.

86. Any obstruction located within existing curb ramps shall be relocated.

87. All unused driveways shall be removed and replaced with full-height curb, gutter and sidewalk per SPPWC standards and City standards.

88. The applicant shall provide a minimum 4' sidewalk clearance around any obstruction in the sidewalk i.e. posts, power poles, etc.

89. PG-64-10 tack coat and hot mix asphalt shall be used for all slot paving required next to new concrete installations. Slot paving shall be 3 feet wide and 1 foot deep, consisting of 6 inches of asphalt over 6 inches of base.

90. The applicant shall provide street signing and striping plans for the new development. All striping in the public ROW shall consist of thermoplastic paint per the latest CA Manual on Uniform Traffic Control Devices (MUTCD).

91. The applicant shall provide traffic control plans for all work requiring a lane closure.

92. The work scheduled in the public right-of-way on major arterial streets shall be Monday through Friday from 9am to 3pm, except holidays. Work scheduled on all other street classifications shall be Monday through Friday from 7am to 4pm. Contractor shall obtain prior approval from the City Engineer for performing weekend work, night work, or work on a holiday.

93. During construction, it shall be the responsibility of the applicant to provide safe pedestrian traffic control around the site. A pedestrian protection plan shall be submitted to the Public Works Department for review and approval by the City Engineer. This may include but not be limited to signs, flashing lights, barricades and flag persons.

94. Once the ROW improvements are accepted by the City Engineer, they are not to be used for staging building construction activities, including but not limited to, storage of construction materials and equipment. The street and sidewalks shall be kept free of construction debris, mud and other obstacles and shall remain open to traffic at all times. The applicant shall bear the entire cost of replacement or repair to any damage to improvements caused by its use, or its Contractors' and Subcontractors' use, of the improvements after acceptance by the City Engineer.

95. The applicant shall submit any new traffic signal plans to the City Public Works Department and LA County Department of Public Works (LACDPW) for review and approval. The applicant will coordinate all inspections with the LACDPW inspector for acceptance of the traffic signal poles and related equipment. The applicant will inform the City of any updates during this process.

96. The applicant must comply with all mitigation measures identified in the Final Environmental Impact Report prepared for the Project. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.

Water

97. The proposed improvement will impact the capacity of the existing City owned water main lines. The applicant must submit a water study to determine if there is a capacity deficiency in the affected water main lines and if so, water main upgrades will be required. The water study shall be reviewed and approved by the City Engineer.

98. Any existing water meters, potable water service connections, fire backflow devices and potable water backflow devices must be upgraded to current City Water Division standards. Backflow devices shall be placed or relocated onto private property.

99. City water mains cannot be located on private property. The applicant must provide a main meter in the public right-of-way.

100. The applicant must submit plans for water system upgrades to the City of El Segundo Public Works Department for review and approval.

101. Any unused water laterals shall be abandoned and properly capped at the City main. The Contractor is to obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

Sewer

102. The proposed improvement will impact the capacity of the existing sewer main lines. The applicant must submit a sewer study to determine if there is a capacity deficiency in the affected sewer main lines and if so, sewer upgrades will be required. The sewer study shall be reviewed and approved by the City Engineer.

103. Prior to issuance of a Certificate of Occupancy, proof of payment of the sewer connection fee to the Los Angeles County Sanitation District (LACSD) must be provided to the City Engineer. LACSD can be reached at (310) 638-1161.

104. Any unused sanitary sewer laterals shall be abandoned and properly capped at the City main. The Contractor is to obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

105. The applicant must contact the County Sanitation Districts of Los Angeles County Industrial Waste Section and receive a determination as to the necessity of a permit for industrial waste discharge before City approval of a Site Plan Review for any project within the ESSCSP.

Storm Drain

106. Provide a Low Impact Development Study (LID) signed and stamped by a registered Civil Engineer. Make sure to comply with the project design requirements to retain on site (infiltrate or store for use) volume of runoff from ¾ inch storm or the 85th percentile 24-hour storm, whichever is greater (SWQDv).

107. Hydrologic and hydraulic calculations shall be submitted to size appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. Refer to the most recent Los Angeles County Hydrology Manual. Instructions and the manual are available at the County website at http://dpw.lacounty.gov/wrd/Publication/index.cfm. Calculations shall be signed by a registered civil engineer.

108. The project shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements and shall provide Best Management Practices (BMPs) for sediment control, construction material control and erosion control.

Landscaping & Irrigation

109. Irrigation plans shall be submitted to the Public Works Department for review and approval. All irrigation meters and mechanical equipment shall meet the City Water Division standards.

110. All public landscape improvements shall be designed to City standards and approved by the Parks & Recreation Department.

111. The property owner shall maintain all landscaping and irrigation in the public ROW fronting the property.

112. The applicant shall coordinate any tree removals in the public right-of-way with the Parks & Recreation Department prior to the start of construction.

113. The applicant must cooperate with the City in creation of a landscaping and lighting assessment district for the Nash Street Extension in accordance with Section 7.1.6 of the Development Agreement.

Miscellaneous Conditions

114. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the ESMC shall apply.

115. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission, or City Council, pursuant to the provisions of the ESMC.

116. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City Department, the stricter standard shall apply.

117. The applicant and its successors in interest shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims") arising out of or in any way relating this project, any discretionary approvals granted by the City related to the development of the project, or the environmental review conducted under California Environmental Quality Act, Public Resources Code Section 21000 et seq., for the project. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, shall be paid for by the applicant. The Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By signing this document, _____, on behalf of CDC Mar Campus I, LLC, certifies that he/she has read, understands, and agrees to the Project Conditions listed in this document.

_____
Name, Title
(CDC Mar Campus I, LLC)

{If Corporation or similar entity, needs two officer signatures or evidence that one signature binds the company}

PLANNING COMMISSION RESOLUTION NO. 2903

Exhibit B

MINOR MODIFICATION TO ESSCSP

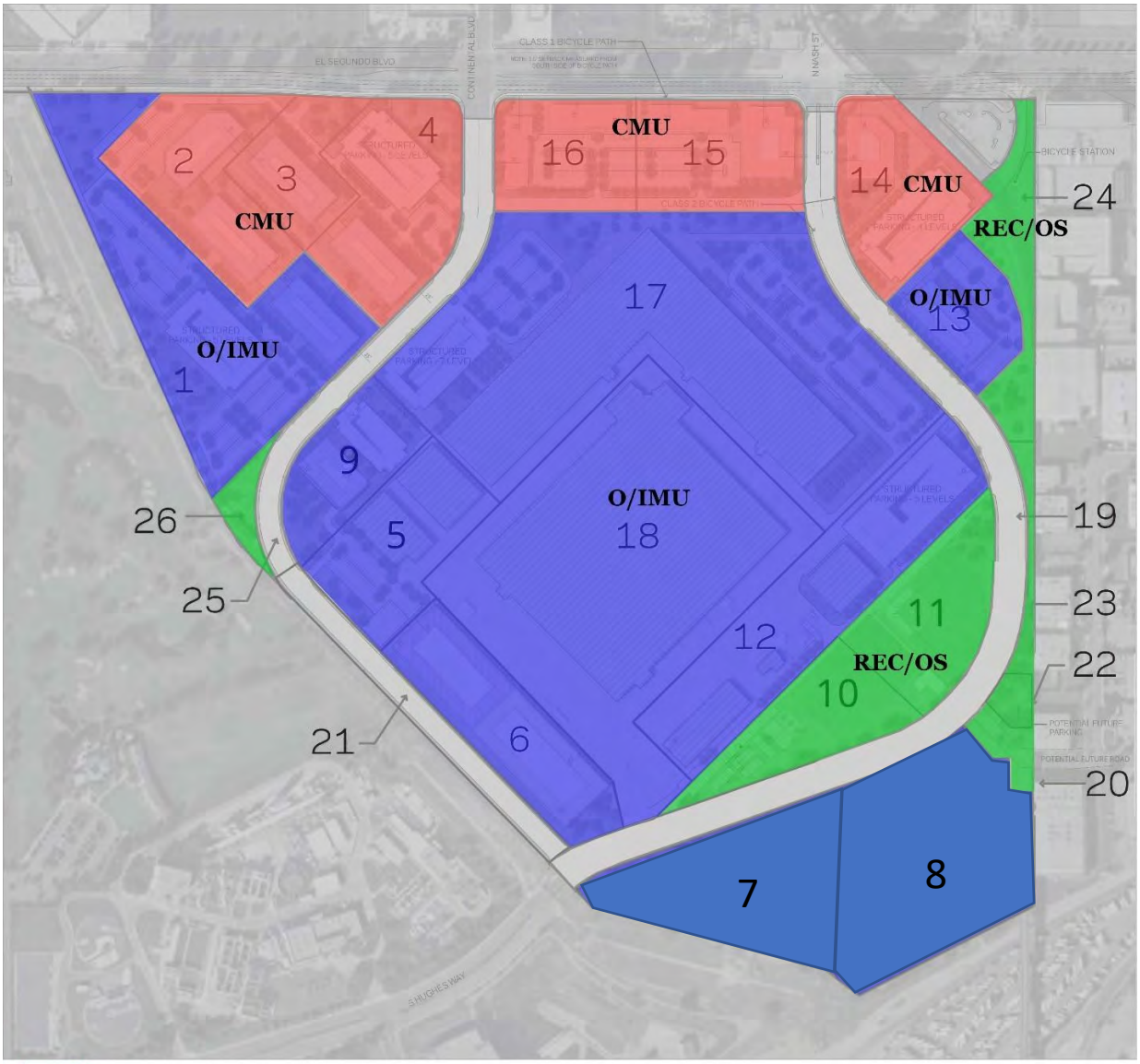


EXHIBIT 5 LAND USE PLAN

EXHIBIT 6 CONCEPTUAL SITE PLAN

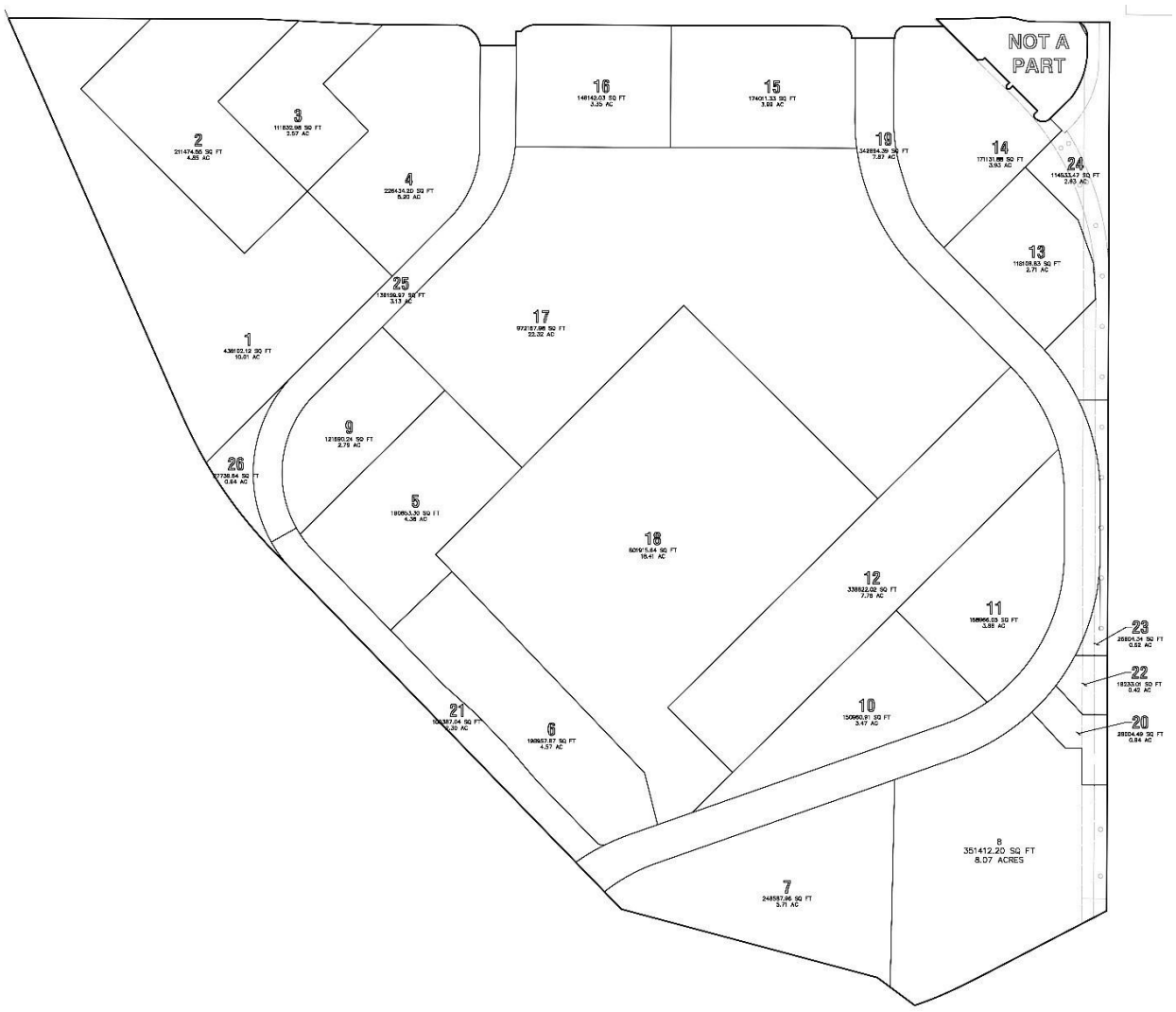


EXHIBIT 7A SPECIFIC PLAN PARCEL EXHIBIT INCLUSIVE OF VESTING TENTATIVE MAP NO. 83507

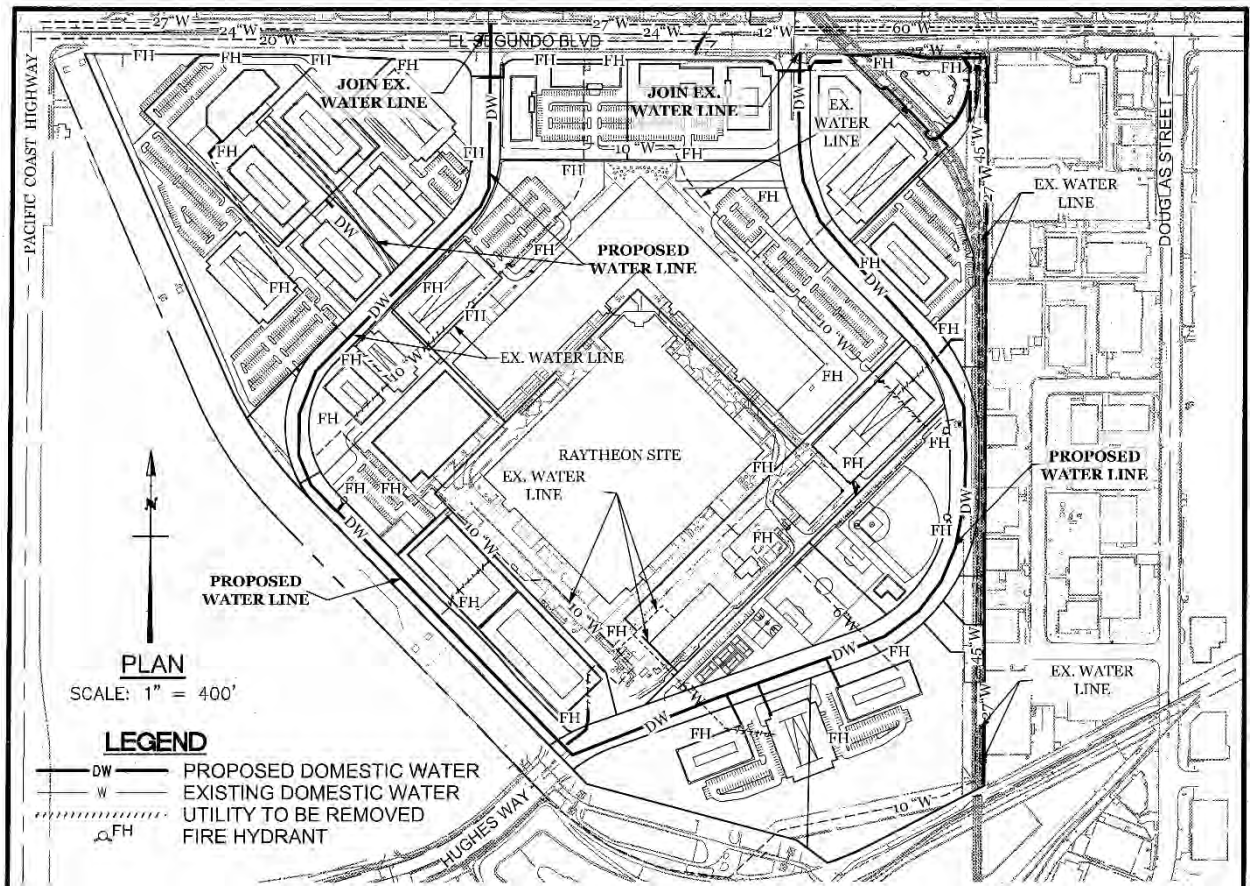


EXHIBIT 8

CONCEPTUAL WATER PLAN

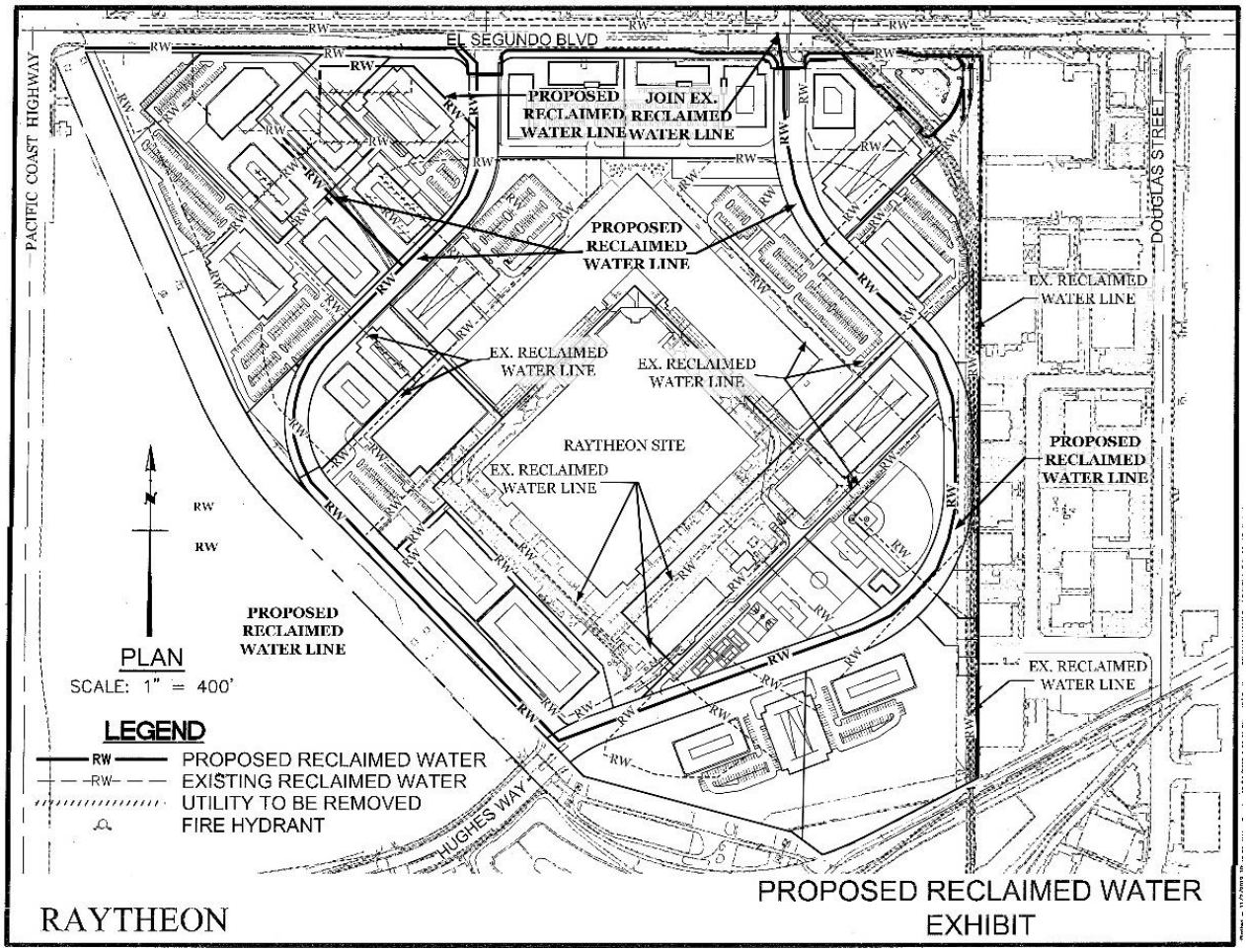


EXHIBIT 9
CONCEPTUAL RECLAIMED WATER PLAN

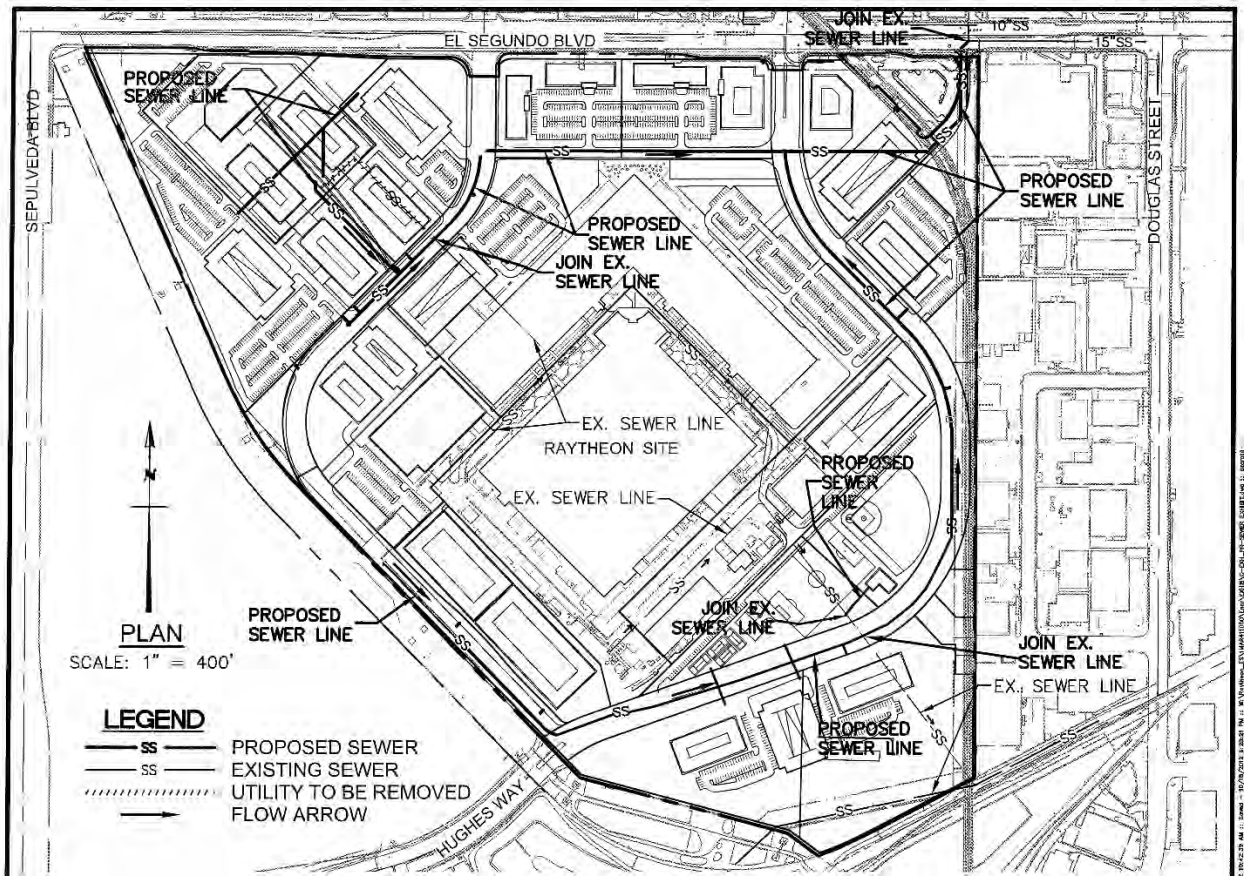


EXHIBIT 10
CONCEPTUAL SEWER PLAN

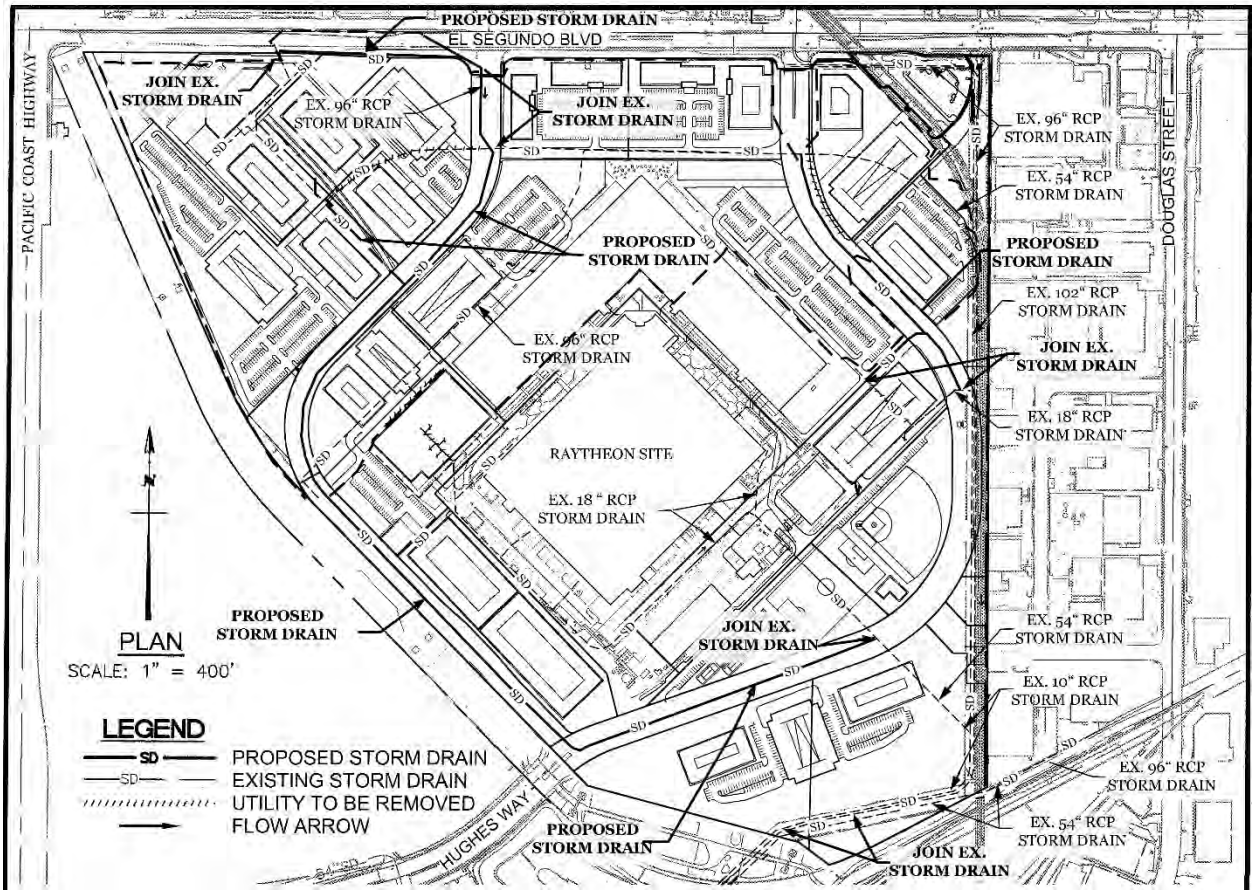


EXHIBIT 11
CONCEPTUAL DRAINAGE PLAN

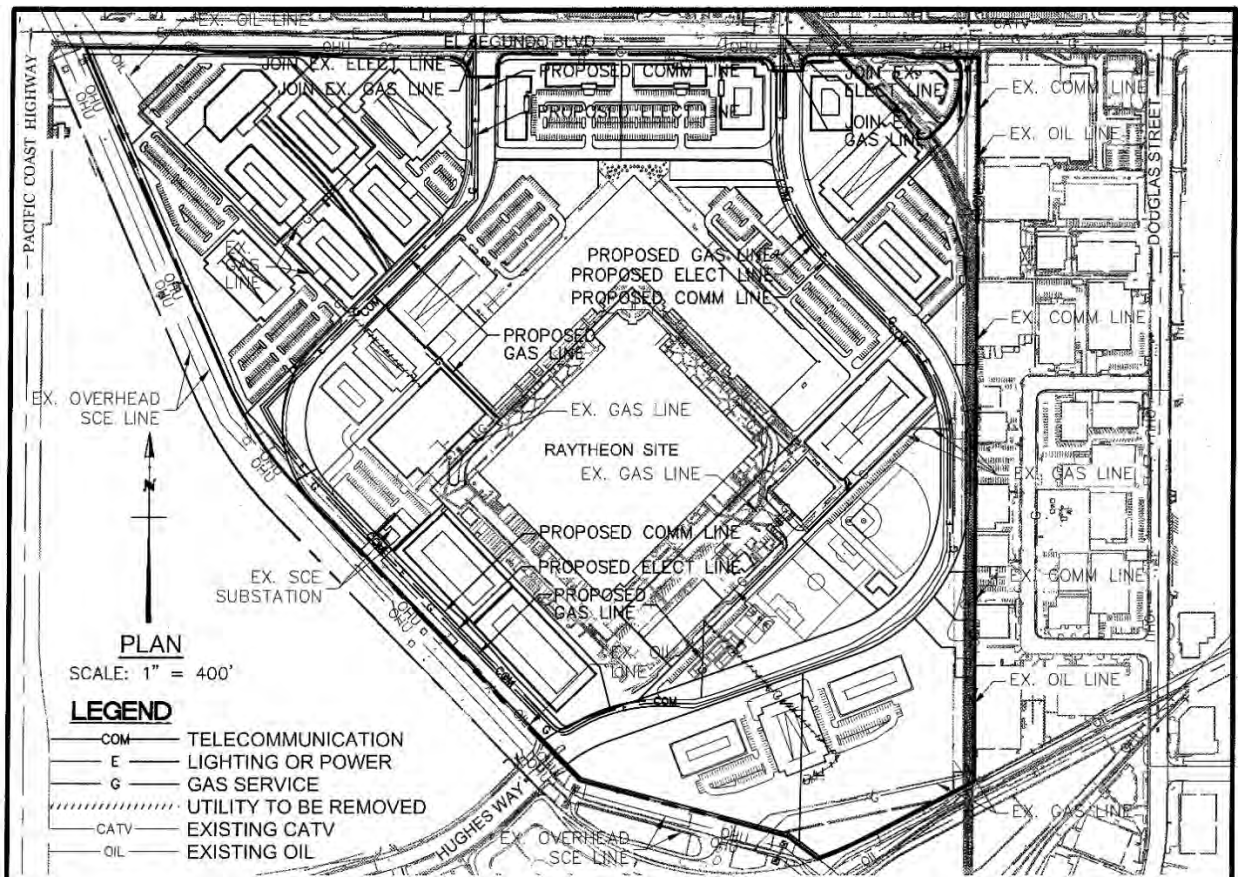


EXHIBIT 12

ELECTRIC, GAS AND TELECOMMUNICATION CONCEPTUAL PLAN

PLANNING COMMISSION RESOLUTION NO. 2904
EXHIBIT A – CONDITIONS OF APPROVAL

RESOLUTION NO. 2904

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF SITE PLAN REVIEW NO. 21-02 FOR CONSTRUCTION OF A NEW ONE-STORY STORAGE BUILDING ON THE RAYTHEON CAMPUS AT 2000 EAST EL SEGUNDO BOULEVARD WITHIN THE EL SEGUNDO SOUTHEAST CAMPUS SPECIFIC PLAN AREA (LOT 18 AND TRACT MAP 71551).

The Planning Commission of the City of El Segundo does resolve as follows:

SECTION 1: Recitals:

A. On October 4, 2021, Raytheon Corporation, filed an application for Site Plan Review 21-02 construction of a new storage building (Butler building) totaling 5,865 gross square feet (5,237 net square feet) at 2000 East El Segundo Boulevard;

B. The application was reviewed by the City's Development Services Department for, in part, consistency with the General Plan, and conformity with the El Segundo Municipal Code ("ESMC") and the El Segundo South Campus Specific Plan (ESSCSP);

C. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");

D. On November 18, 2021, the Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the application including information provided to the Commission by the applicant;

E. The Commission considered the information provided by City staff, public testimony, and the applicant. This Resolution, and its findings, are made based upon the totality of the evidence in the administrative record before the Commission at its November 18, 2021 public hearing.

SECTION 2: *Factual Findings and Conclusions*. The Commission finds as follows:

A. The subject site is located in Phase IV of the El Segundo South Campus Specific Plan at 2000 East El Segundo Boulevard.

B. Phase IV of the El Segundo Campus Specific Plan is in the Office/Industrial Mixed Use (O/I MU) land use designation which allows for new light industrial uses consistent with the existing Raytheon Campus facility and specifically within lot 18 where the primary buildings are located.

C. The proposed storage building would be a one-story, 21'-2" tall, butler building totaling 5,875 gross square feet (5,237 net square feet) and would be located in the

southeast portion of the Raytheon Campus (Lot 18) and would be ancillary to the primary buildings.

SECTION 3: *Environmental Assessment.* An Addendum to the El Segundo South Campus Specific Plan Environmental Impact Report has been prepared to analyze the environmental effects of the proposed project and the Planning Commission has adopted Resolution No. 2902 recommending that the City Council approve the Addendum. The factual findings and conclusions set forth in Resolution No. 2902 are incorporated herein as though fully set forth.

SECTION 4: *General Plan and Specific Plan Findings*. Considering all of its aspects, the proposed project will further the goals, objectives and policies of the General Plan and El Segundo South Campus Specific Plan and not obstruct their attainment. More specifically:

A. The ESSCSP was adopted in 2015 and amended the General Plan to create consistent land use designations and therefore was found to be consistent with the City's General Plan.

B. The ESSCSP serves as the regulatory document to implement the General Plan for this area of the city, by ensuring that all new developments in the area are consistent and in compliance with the standards set forth in the Specific Plan.

C. The Office/Industrial Mixed Use (O/I MU) land use of the ESSCSP allows for new light industrial and storage uses consistent with the existing Raytheon Campus facility.

D. Objective LU5-6 of the ESSCSP seeks to encourage a mix of office and light industrial uses in industrial areas. For this proposed storage building, a new storage building helps to attain this goal by creating a new, clean, and organized area of lot 18 in furtherance of the Raytheon Campus. Furthermore, the newly proposed storage building will meet the design standards of the ESSCSP.

SECTION 5: *Site Plan Review Findings pursuant to Section 15-30 of the ESMC*. Based upon the totality of the evidence in the administrative record, the Commission finds as follows:

A. The proposed development is consistent with the goals, policies and objectives of the El Segundo General Plan, the El Segundo South Campus Specific Plan, and the Zoning Code.

   i. The project is consistent with the El Segundo General Plan as identified in Section 4 of this Resolution.

   ii. The project is consistent with the El Segundo South Campus Specific Plan Objective LU5-6 to encourage a mix of office and light industrial uses in industrial areas. The construction of a new 5,865 storage building would further this Objective and would further enhance the area with development that is compliant with the established ESSCSP design guidelines.

iii. The project is consistent with the El Segundo Zoning Code in that a full review of the project has been completed and the project has been found to be compliant with all relevant property development standards, including but not limited to, height, setbacks, parking, and floor area.

B. The proposed project is functionally compatible with the area in which it is located since it will be ancillary to the primary structures as part of the Raytheon Campus. Specifically, the design, layout, and use of the proposed building will be compatible with the industrial use and appearance of the project site that includes large, low scale buildings in a campus setting, along with surface parking spaces, truck loading area and travel lanes, and other ancillary structures for storage and warehousing. Furthermore, the location and site layout of the proposed storage building will not impact or interrupt the way existing uses on the subject site operate.

C. The proposed development will not adversely affect the general welfare of the City as evidenced by an Environmental Impact Report (EIR) Addendum that was prepared and has determined that the proposed project would not have any new or detrimental impacts than previously identified in the original EIR. There will not be any new environmental impacts due to the construction of the proposed storage building and, therefore, there will not be any adverse effects on the general welfare of the city. Furthermore, and as indicated in Section 4 of the Resolution, the proposed project is also consistent with the El Segundo General Plan and the El Segundo South Campus Specific Plan.

SECTION 6: *Site Plan Review Findings pursuant to Section D. 4 of the ESSC-SP*. Based upon the totality of the evidence in the administrative record, the Commission finds as follows:

A. The site plan, architecture, and landscape design are consistent with the Specific Plan because the site plan has been evaluated for compliance with the ESSC-SP and specifically for compliance with the zoning for the site, including design guidelines and development standards. These guidelines and standards are intended to achieve a high-quality development, with criteria for site design, architecture, orientation and massing, parking and loading, landscaping, lighting, connectivity and sustainability. The proposed storage building has been evaluated in the context of the standards from the ESSP-SP and have been determined to be compliant and therefore the project is consistent with these guidelines and standards.

SECTION 7: *Recommendation.* Subject to the conditions listed on Exhibit A of this Resolution, the Planning Commission recommends the City Council approve Site Plan Review No. 21-02.

SECTION 8: *Reliance on Record.* Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and

determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 10: The Commission Secretary is directed to mail a copy of this Resolution to Emily Murray, Esq. and to any other person requesting a copy.

PASSED, APPROVED AND ADOPTED this 18th DAY of NOVEMBER, 2021.

_____
Ryan Baldino, Chair
City of El Segundo Planning Commission

ATTEST:

_____
Michael Allen, AICP, Secretary

Baldino	-
Newman	-
Hoeschler	-
Keldorf	-
Maggay	-

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Gregg Kovacevich, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2904

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (ESMC), the Raytheon Corporation ("Applicant" or "Owner") agrees to comply with the following provisions as conditions for the City of El Segundo's approval of Site Plan Review No. 21-02 ("Project Conditions"):

Zoning Conditions

1. This approval is for the project as shown on the plans approved by the Planning Commission on November 18, 2021 and approved by City Council on _____, and on file with the Development Services Department.

2. Prior to issuance of any grading or building permit for the project, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Development Services Department. The Development Services Director is authorized to approve minor modifications to the approved plans or any of the conditions if such modifications achieve substantially the same results as would strict compliance with said plans and conditions. Any subsequent modification must be referred to the Development Services Director for a determination regarding the need for Planning Commission and/or City Council review and approval of the proposed modification.

3. This approval allows for construction a storage building facility on Lot 18 (Phase IV Specific Plan area). Specifically, the approved construction includes the following:
    a) a one-story building totaling approximately 5,865 gross square feet and 5,237 square feet of net floor area

    A change in use(s) or change(s) in the allocation of square footages specified above must be referred to the Development Services Director for a determination regarding the need for Planning Commission and/or City Council review and approval of the proposed changes.

4. All lighting must comply with the ESSCSP Master Lighting Plan, including:
    a) All light fixtures and supporting poles throughout the facility shall be architecturally compatible with the architecture of the building.
    b) Wall-mounted lighting, including security lighting, shall be compatible with the architecture of the building.

5. Prior to issuance of any grading or building permit, the applicant shall submit a photometric lighting plan that illustrates spill light at the project boundary shall exceed 8 foot candles. Said plan shall be reviewed and approved by the Development Services Department. Exterior building and parking lot lights shall be provided with decorative

lighting fixtures. Exterior lighting for the project shall be designed to be confined to within the project site. Light shields shall be used to block light and reduce spill over light and glare as necessary. Light spill over on the property shall be zero foot-candles at the property line. Prior to the final inspection and issuance of a certificate of occupancy, the applicant shall schedule an evening inspection with the Planning Division to verify compliance with this requirement, and to ensure that lighting is appropriately shielded to the satisfaction of the Development Services Director.

6. Prior to issuance of any grading or building permit, the proposed chain link fence associated with the new storage building shall either be removed from the project plans if it is determined that the fence is not required during the plan check process or a landscape plan shall be prepared to Development Services Director's satisfaction to screen and soften the appearance of the fencing.

7. All landscaping must be in substantial conformance to the ESSCSP Master Landscape Plan. Tree must be of a species that provides for large canopy and shade. The use of palm trees shall not be permitted.

8. Prior to issuance of any demolition, grading or building permit or as otherwise appropriate, a matrix/spreadsheet shall be submitted to the City, as applicable, for review and compliance with:

    a) The ESSC-SP EIR (EA-905) Mitigation Monitoring and Reporting Program (MMRP) as adopted by the City Council on January 19, 2016, and revised on September 9, 2019, per the First Amendment to the DA 11-02 (Ordinance 1589).

    b) All project conditions of approval including applicable requirements of Development Agreement 11-02 as amended.

9. Prior to Certificate of Occupancy, the project shall demonstrate compliance with all applicable mitigation measures in the MMRP for the ESSC-SP EIR and project COA. A final mitigation and COA monitoring matrix/spreadsheet shall be submitted to the City.

    a) the ESSC-SP EIR (EA-905) Mitigation Monitoring and Reporting Program (MMRP) as adopted by the City Council on January 19, 2016, and revised on September 9, 2019, per the First Amendment to the DA 11-02 (Ordinance 1589).

    b) All project conditions of approval including applicable requirements of Development Agreement 11-02 as amended.

10. All rooftop mechanical equipment shall be architecturally screened in accordance with ESMC Section 15-2-8(C). Prior to permit final, the equipment shall be adequately screened to the satisfaction of the Development Services Director.

General Conditions

11. The project is subject to the Public Art or In-Lieu Fee Requirement (Cultural Development Program) established by City Council Ordinance 1594, which requires placement of public art on-site or payment of in-lieu fees to the Cultural Development Fund. Prior to issuance of a building permit, the applicant shall submit an application to the Community Services Department and shall either: a) enter into an agreement with the City of El Segundo to provide public art onsite; or, b) in-lieu of commissioning public art onsite, pay a fee equal to 1% of the project cost to the City's Cultural Development Fund.

12. A positive balance shall be maintained in all project Reimbursement Accounts at all times. If the balance of the Reimbursement Account(s) associated with the project becomes negative at any time, all work on the project shall be suspended, including the issuance of permits and project inspections, until such time as the sufficient funds are deposited to return the account(s) to a positive balance.

13. A weatherproof notice/sign to report dust, noise, or other construction-related impacts shall be posted and prominently displayed on the construction fencing clearly visible to the public from along the abutting street(s). The notice/sign shall set forth the name of the person(s) responsible for the construction site and a phone number(s) to be called in the event that a construction-related impact occurs.

14. Landscaping must conform to the City's Water Conservation in Landscaping requirements as set forth in ESMC Chapter 15.

15. All utility lines installed to serve the new construction shall be placed underground.

16. The developer shall be responsible for the relocation of any existing utility resulting from the development.

17. Pedestrian walkways within the project must include admixture colored concrete and/or design that enhance and complement the project.

18. The project site shall be fenced and screened during construction.

19. All areas within the project site shall be maintained free of trash and debris.

20. Erosion control devices shall be installed at all perimeter openings and slopes. No sediment shall leave the job site. All newly graded surfaces not immediately involved in construction shall have some method of erosion protection, i.e., mulching, fiber fabric, planting, or tackifier.

21. Water spraying or other approved methods shall be used during grading operations to control fugitive dust. Recycled water shall be used for grading operations whenever available.

22. The owner or contractor must conduct daily street sweeping along the streets abutting the project site(s).

23. In the event that a Planning, Building, Public Works, Fire Department or Police Department requirement are in conflict, the stricter standard shall apply.

Impact Fee Conditions

28. Pursuant to ESMC §§ 15-27 A-1, *et seq.,* prior to issuance of a building permit for new Building C, the applicant must pay a one-time library services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

29. Pursuant to ESMC §§ 15-27 A-1, *et seq.,* prior to issuance of a building permit for new Building C, the applicant must pay a one-time fire services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

30. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit new Building C, the applicant must pay a one-time police services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

31. Pursuant to ESMC §§ 15-27 A-1, *et* seq., prior to issuance of a building permit for new Building C, the applicant must pay a one-time park services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

32. Pursuant to ESMC §§ 15-27 A-1, *et* seq., prior to issuance of a building permit for new Building C, the applicant must pay a one-time traffic mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

Building Safety Conditions

33. All projects shall comply with the El Segundo Municipal Code, and the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and the California Green Building Standards Code in effect at the time of the plan submittal to Building and Safety Division for plan review.

34. All projects shall comply with the El Segundo Municipal Code, and the 2019 editions of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and the California Green Building Standards Code.

35. Construction projects must comply with Best Management Practices for construction and storm-water runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit. Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the (SWPPP) Construction Activities Storm Water General Permit.

36. A site-specific soils and geotechnical report must be submitted to Building and Safety Division for review and approval. The report shall comply with the minimum requirements of Chapter 18 of the CBC and shall address the possible sulfate content of the soils.

37. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection and stamped setback certification by a Licensed Surveyor will be required to certify the height of the structures prior to issuance of Certificate of Occupancy.

38. The applicant shall obtain a building, grading, mechanical, plumbing, electrical, demolition permit for the project.

39. Plans submitted for plan check must be stamped by a State-licensed architect or engineer and shall include:

    a) Complete structural calculations, details, notes and material specifications.

    b) Complete Accessibility Plan with a statement from a California Certified Access Specialist (CASp) indicating that a plan review has been performed and that it complies with the requirements of Chapter 11A &11B of the CBC.

    c) A stamped and signed Boundary and Topographic survey by a California licensed Land Surveyor.

    d) A complete grading and drainage plan showing compliance with the Los Angeles Regional Water Quality Control Board (LARWQCB) Low Impact Development (LID) requirement. The Los Angeles County LID Manual may be used as a guideline for preparing the LID report.

    e) Hydrology report along with hydraulic calculations.

    f) Complete energy calculations, details, notes, and material specifications.

40. Applicant shall submit a site-wide New Address Issuance request to the Building Division. Approved building addresses to be shown on the submitted plans.

41. Applicant shall pay all development fees, including school district developer fees, prior to issuance of building permits.

Fire Department Conditions

42. Before the City issues a building permit, the applicant must provide Fire Life Safety Plans to the Fire Department for review and approval, which include, without limitation, the following:
    a) Fire lanes;
    b) Fire lane signage;

c) Fire lane access;
d) Fire hydrant locations;
e) Minimum acceptable flow from any fire hydrant must be 2,000 gallon per minute at 20 psi;
f) Fire safety precautions during demolition and construction;
g) Emergency site access during construction;
h) Permanent fire department access;

43. An automatic fire sprinkler system shall be provided, installed in accordance with CFC 903 and the currently adopted edition of NFPA 13.

44. A fire alarm system shall be provided, installed in accordance with CFC 907 and the currently adopted edition of NFPA 72.

45. An on-site private hydrant shall be provided within 600 feet of the structure. Private fire hydrants must be installed and maintained in accordance with El Segundo Fire Department Regulation " Fire Hydrant and Private Fire Main System Installation".

46. Applicant shall submit a Hazardous Materials Management Plan prior to occupancy.

47. A knox boxes shall be provided for one of the man gates.

48. The applicant must develop and submit an Evacuation Plan and Procedures for review and approval by the Fire Department. Before the City issues each Certificate of Occupancy, the applicant must provide evidence to the Fire Department that the approved Evacuation Plan and Procedures were implemented.

Police Department Conditions

49. The applicant shall comply with the requirements contained in Municipal Code Chapter 13.20, Security Code.

Landscaping

50. All landscaping shall be low profile around perimeter fencing, windows, doors and entryways taking special care not to limit visibility or provide climbing access. Floral or grass ground cover is recommended. Bushes shall be trimmed to 2 to 3 feet high and away from buildings. Dense bushes shall not be clumped together; this provides a hiding place for criminal activity. Trees shall be trimmed up to 7 feet.

51. Trees/bushes/shrubs shall not be planted next to or near any light fixture/standard/bollard. When grown to maturity this landscaping will block the light and reduce lighting on the ground surface.

52. Trees with high canopies are preferred when planted near light standards

Lighting

53. All parking lots shall be illuminated with a maintained minimum of 1.25 footcandles of light on the ground surface during hours of darkness.

54. All exterior pedestrian walkways, interior common corridors, and open parking lots shall be illuminated with a minimum maintained one foot-candle of light on the walking, parking or driving surface during the hours of operation and one hour thereafter. The addressing, all exterior entry doors, walkways, bicycle racks and trash dumpsters shall be illuminated with a maintained minimum of 1 footcandle of light on the ground surface during hours of darkness.

55. A site plan shall be provided, showing buildings, parking area, walkways, detailed landscaping, fixture schedule, mounting height, lighting ratio and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured at grade on a horizontal plane and conform to a uniformity ratio of six to one (6:1) average/minimum. Landscaping shall not be planted to obscure required light levels with light fixtures exceeding eight-feet (8') in height installed at least two-feet (2') from a tree's canopy at 70 percent maturity. A photometric study, which includes all of the above, shall also be provided prior to issuing of a Building Permit. A site plan shall be provided showing buildings, parking areas, walkways, and the point-by-point photometric calculation of the required light levels. Footcandles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.

Doors/Hardware

56. Entry and Mechanical/Electrical/Fire doors shall comply with El Segundo Police Department Approved Security Hardware list.

Security Plan

57. A security plan shall be submitted, if the Police Department deems it necessary, due to the type of business, hours of operation, location, and propensity to crime.

<u>Public Works Conditions</u>

"City Engineer" = City Engineer or his/her designee throughout this document.

General

58. The applicant calculated a fair share percentage of .06% contribution towards each traffic improvement identified in the ESSC-SP EIR MM TRA-1 through 9 improvements based on the methodology provided in the First Amendment of the DA No. 11-02 Section 7.9, "…the 'Fair Share' is determined by dividing the number of PM peak hour trips produced by the individual development seeking a Certificate of Occupancy by the total Project PM peak hour trips Ceiling as noted in City Council Ordinance No. 1516, Exhibit D 'Conditions of Approval' (3,120)." The applicant shall continue to work

with the City to determine the total construction value of the TRA-1 through 9 improvements that permit "fair share" contributions as opposed to actual construction, as submitted by a State licensed Civil Engineer and accepted and approved by the City Engineer.

59. The applicant shall submit a **.06%** fair share contribution towards each traffic improvement identified in the ESSC-SP EIR to the City prior to issuance of Certificate of Occupancy.

60. All work in the City's right-of-way or on City-owned and maintained facilities shall require review and approval of the City Engineer or his/her designee. "City Engineer" = City Engineer or his/her designee throughout this document.

61. The applicant shall ensure that encroachment permits are secured from the Public Works Department/Engineering Division before commencing any and all work in the City's public right-of-way (ROW), including lane closures.

62. Construction inspection shall be coordinated with the Public Works Inspector and no construction shall deviate from the approved plans without approval of the City Engineer. If plan deviations are necessary, the applicant shall provide a revised plan or details of the proposed change for review and approval of the City Engineer prior to construction.

63. Prior to issuing of the Certificate of Occupancy, the applicant shall ensure installation of all improvements required by the Public Works Department are inspected and approved by the City Engineer.

64. All construction-related parking shall be accommodated on-site or on other private property. No construction related parking shall be permitted off-site in the public right-of-way.

65. A grading and drainage plan shall be provided and stamped by a California (CA) State-licensed civil engineer as part of the Building Permit process.

66. A utility plan shall be provided that shows all existing and proposed utility lines and their sizes (sewer, water, gas, storm drain, electrical, etc.), including easements, within 200 feet of the project site boundary.

67. All record drawings (PDF and CAD format) and supporting documentation shall be submitted to the Public Works Engineering Division prior to scheduling the project's final inspection.

68. Haul trucks are to use PCH north to Imperial Highway and PCH south to El Segundo Boulevard. All three of these streets are currently designated as truck routes in the City.

Street Improvements & Traffic Control

69. The applicant must build the Nash Street roadway extension and associated public improvements in accordance with Section 7.1 of the Development Agreement. The design and construction of the Nash Street roadway extension is subject to review and approval by the Director of Public Works and Director of Planning and Building Safety.

70. The applicant must build the Continental Boulevard roadway extension in accordance with the El Segundo South Campus Specific Plan and Section 7.2 of the Development Agreement.

71. The applicant must construct Class II bicycle lanes in the Nash Street Extension in accordance with the El Segundo South Campus Specific Plan and Section 7.5 of the Development Agreement.

72. The applicant is required to obtain any necessary approvals from the Los Angeles County Metropolitan Transportation Authority (Metro) for any work that involves encroachment onto Metro easement areas or right-of-ways. These approvals may include, without limitation, pedestrian, bicycle and roadway easements and temporary right-of-entry agreements.

73. All new sidewalk, curb & gutter, driveway approaches, and curb ramps shall be constructed per the latest Standard Plans for Public Works Construction (SPPWC) “Greenbook” and City standards. New sidewalk to be a minimum of 5’ wide.

74. All existing sidewalk, curb & gutter, driveway approaches, and curb ramps that are broken or not in conformance with the latest SPPWC or City standards shall be removed and constructed per the latest SPPWC and City standards.

75. Any obstruction located within existing curb ramps shall be relocated.

76. All unused driveways shall be removed and replaced with full-height curb, gutter and sidewalk per SPPWC standards and City standards.

77. The applicant shall provide a minimum 4’ sidewalk clearance around any obstruction in the sidewalk i.e. posts, power poles, etc.

78. PG-64-10 tack coat and hot mix asphalt shall be used for all slot paving required next to new concrete installations. Slot paving shall be 3 feet wide and 1 foot deep, consisting of 6 inches of asphalt over 6 inches of base.

79. The applicant shall provide street signing and striping plans for the new development. All striping in the public ROW shall consist of thermoplastic paint per the latest CA Manual on Uniform Traffic Control Devices (MUTCD).

80. The applicant shall provide traffic control plans for all work requiring a lane closure.

81. The work scheduled in the public right-of-way on major arterial streets shall be Monday through Friday from 9am to 3pm, except holidays. Work scheduled on all other street classifications shall be Monday through Friday from 7am to 4pm. Contractor shall obtain prior approval from the City Engineer for performing weekend work, night work, or work on a holiday.

82. During construction, it shall be the responsibility of the applicant to provide safe pedestrian traffic control around the site. A pedestrian protection plan shall be submitted to the Public Works Department for review and approval by the City Engineer. This may include but not be limited to signs, flashing lights, barricades and flag persons.

83. Once the ROW improvements are accepted by the City Engineer, they are not to be used for staging building construction activities, including but not limited to, storage of construction materials and equipment. The street and sidewalks shall be kept free of construction debris, mud and other obstacles and shall remain open to traffic at all times. The applicant shall bear the entire cost of replacement or repair to any damage to improvements caused by its use, or its Contractors' and Subcontractors' use, of the improvements after acceptance by the City Engineer.

84. The applicant shall submit any new traffic signal plans to the City Public Works Department and LA County Department of Public Works (LACDPW) for review and approval. The applicant will coordinate all inspections with the LACDPW inspector for acceptance of the traffic signal poles and related equipment. The applicant will inform the City of any updates during this process.

85. The applicant must comply with all mitigation measures identified in the Final Environmental Impact Report prepared for the Project. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.

Water

86. The proposed improvement will impact the capacity of the existing City owned water main lines. The applicant must submit a water study to determine if there is a capacity deficiency in the affected water main lines and if so, water main upgrades will be required. The water study shall be reviewed and approved by the City Engineer.

87. Any existing water meters, potable water service connections, fire backflow devices and potable water backflow devices must be upgraded to current City Water Division standards. Backflow devices shall be placed or relocated onto private property.

88. City water mains cannot be located on private property. The applicant must provide a main meter in the public right-of-way.

89. The applicant must submit plans for water system upgrades to the City of El Segundo Public Works Department for review and approval.

90. Any unused water laterals shall be abandoned and properly capped at the City main. The Contractor is to obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

Sewer

91. The proposed improvement will impact the capacity of the existing sewer main lines. The applicant must submit a sewer study to determine if there is a capacity deficiency in the affected sewer main lines and if so, sewer upgrades will be required. The sewer study shall be reviewed and approved by the City Engineer.

92. Prior to issuance of a Certificate of Occupancy, proof of payment of the sewer connection fee to the Los Angeles County Sanitation District (LACSD) must be provided to the City Engineer. LACSD can be reached at (310) 638-1161.

93. Any unused sanitary sewer laterals shall be abandoned and properly capped at the City main. The Contractor is to obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

94. The applicant must contact the County Sanitation Districts of Los Angeles County Industrial Waste Section and receive a determination as to the necessity of a permit for industrial waste discharge before City approval of a Site Plan Review for any project within the ESSCSP.

Storm Drain

95. Provide a Low Impact Development Study (LID) signed and stamped by a registered Civil Engineer. Make sure to comply with the project design requirements to retain on site (infiltrate or store for use) volume of runoff from ¾ inch storm or the 85th percentile 24-hour storm, whichever is greater (SWQDv).

96. Hydrologic and hydraulic calculations shall be submitted to size appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. Refer to the most recent Los Angeles County Hydrology Manual. Instructions and the manual are available at the County website at http://dpw.lacounty.gov/wrd/Publication/index.cfm. Calculations shall be signed by a registered civil engineer.

97. The project shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements and shall provide Best Management Practices (BMPs) for sediment control, construction material control and erosion control.

Landscaping & Irrigation

98. Irrigation plans shall be submitted to the Public Works Department for review and approval. All irrigation meters and mechanical equipment shall meet the City Water Division standards.

99. All public landscape improvements shall be designed to City standards and approved by the Parks & Recreation Department.

100. The property owner shall maintain all landscaping and irrigation in the public ROW fronting the property.

101. The applicant shall coordinate any tree removals in the public right-of-way with the Parks & Recreation Department prior to the start of construction.

102. The applicant must cooperate with the City in creation of a landscaping and lighting assessment district for the Nash Street Extension in accordance with Section 7.1.6 of the Development Agreement.

103. The applicant must cooperate with the City in creation of a landscaping and lighting assessment district for the Continental Boulevard Extension in accordance with Section 7.2.5 of the Development Agreement if a dedication of the Continental Boulevard roadway extension and associated improvements is accepted by the City.

Miscellaneous Conditions

104. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the ESMC shall apply.

105. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission, or City Council, pursuant to the provisions of the ESMC.

106. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City Department, the stricter standard shall apply.

107. The applicant and its successors in interest shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims") arising out of or in any way relating this project, any discretionary approvals granted by the City related to the development of the project, or the environmental review conducted under California Environmental Quality Act, Public Resources Code Section 21000 et seq., for the project. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, shall be paid for by the applicant. The Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By signing this document, _____, on behalf of Raytheon Corporation, certifies that he/she has read, understands, and agrees to the Project Conditions listed in this document.

_____
Name, Title
(Raytheon Corporation)

{If Corporation or similar entity, needs two officer signatures or evidence that one signature binds the company}

SPORTS FACILITY PROPOSED DEVELOPMENT PLANS/EXHIBITS

LOS ANGELES CHARGERS HEADQUARTERS & TRAINING FACILITY

ENTITLEMENT PACKAGE

08/18/2021

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PROJECT

LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME

COVER SHEET

ENTITLEMENT PACKAGE

SHEET NUMBER

E-A.1

PROJECT DESCRIPTION

The Los Angeles Chargers Training Facility is a (3) story building with a partial mezzanine, approximately 143,250 sf, and houses the Los Angeles Chargers organization, which is comprised of the Team (Players and Coaches), Football Operations and Business Operations staff. The site is situated in El Segundo, on a 14-acre site, bounded to the north by S. Hughes Way, to the east by the Metro Green Line and to the west by a Sothern California Edison easement.

It will have (3) full-size natural grass fields with an artificial turf perimeter. There will also be approximately 345 at grade parking spaces, broken into two groupings with staff and visitors parking in the northwest, and players and coaches parking in the south. The Southern California Edison easement will potentially be utilized for overflow parking when training camp is being held.
A separate 4,800 sf groundskeeping and maintenance building anchors the northeastern corner of the site and provides easy access to care for and maintain the three playing fields.
Perimeter fencing with scrim will prevent visibility into the training facility and the fields and will start at the East edge of the building and surround the entirety of the playing field areas.

Pedestrian and vehicle flow in and around the site is important to understand. Players & coaches will be entering the building from the South, through a secure gated area that allows them to remain separate and protected from other activities on site. The parking for both players and coaches will be through controlled access and incorporate both gates and security cameras.
Any visitors, media or other staff will enter the building on the west facade, through the main entry lobby. A bus loading zone lines the western edge of the building, and will be used for the pick up and drop off of guests attending the LUX Club, as well as any team related events that require bussing.
A truck dock and loading / staging area is located in the southwest corner of the building and is equipped to receive large and small deliveries. It is adjacent to the building's main equipment storage area.

The exterior of the building is to be an iconic design that personifies the Los Angeles Chargers brand and incorporates graphic elements, signage and bolt-like shapes to create a one-of-a-kind training facility that is unmistakably "Chargers". Precast concrete, panels, profiled metal panels, and a mix of curtainwall and storefront glazing will be the primary materials on the exterior. The metallic sheen of the metal panel and the matte finish of the precast concrete work together to add sophistication and complexity to the facades. Exterior glazing will be a mix of clear vision glass and fritted glass to provide transparency and transmission of natural light, yet visual privacy and sun control when needed. A skylight stretches over the lobby atrium and brings daylight into the center of the building.
Exterior glass rails with a recessed stainless steel shoe will line the perimeter of the outdoor terraces and extra deep roof overhangs will help with shading. The outdoor terraces will feature pedestal pavers at the floor line with drainage below. An outdoor elevated turf area will line the southeast edge of the second floor above the locker room. It will be directly accessed from the team meeting rooms and will be utilized for walk throughs.

Overall health and wellness is an important aspect of training facility design. In order for an organization to function at its optimal performance, health and wellness cannot only be geared toward the players, but toward the entirety of the staff and building occupants. Some of the most important features to be incorporated in the building are:

- Air Quality – creating opportunities for an indoor / outdoor experience, increasing air flow and movement
- Interaction with Nature – visual connectivity to the fields and landscaping from the majority of occupied spaces
- Lighting – using an appropriate level of lighting for each space, taking advantage of natural light and eliminating glare
- Social Interaction and Collaboration – creating spaces that allow for departmental overlap to spark creativity
- Acoustics – separation of spaces that require a lively and loud environment from spaces that need to be quiet or restorative
- Activity – encourage the use of stairs and walking through efficient planning and functional space arrangement
- Water & Nutrition – providing water bottle filling stations and food pantries in regularized locations throughout the building
- Restorative Environment – creating zones of quiet and relaxation to decompress and unwind
- Ergonomics – provide furniture and equipment that enhance the user experience, such as adjustable task chairs and task lighting
- Autonomy & User Control – allowing users to have control over their personal thermal comfort, lighting and noise levels

PROJECT INFORMATION

THE LA CHARGERS TRAINING FACILITY & HEADQUARTERS IS CLASSIFIED AS A THREE (3) STORY ABOVE GROUND + A MEZZANINE, MIXED-USE OCCUPANCY, WITH THE PRIMARY OCCUPANCY AS GROUP A-3.

OCCUPANCIES INCLUDED WITHIN THIS BUILDING:

A-2	(DINING AREAS)
A-3	(AUDITORIUM, CONFERENCE ROOMS, LOCKER ROOMS, TRAINING ROOM, WEIGHT ROOM, POOL)
B	(OFFICE SPACE)
S-1	(STORAGE ROOMS, SERVICE AREAS)
S-2	(MECHANICAL & ELECTRICAL ROOMS)

PROJECT FAR: 0.25

MAXIMUM BUILDING HEIGHT: 54'-0" AT TOP OF PARAPET AT ELEVATOR OVERRUN

DESIGN OBJECTIVES

- TO DESIGN A STATE-OF-THE-ART TRAINING FACILITY FOR THE LOS ANGELES CHARGERS, BUILT IN THE HEART OF LA
- TO PROVIDE THE BEST OPPORTUNITIES FOR TRAINING AND CONDITIONING WITH DIRECT ACCESS TO THE PRACTICE FIELDS, ENSURING TEAM EFFICIENCY
- TO PROVIDE AN INDOOR / OUTDOOR SOUTHERN CALIFORNIA ATMOSPHERE, WITH AN EMPHASIS ON THERMAL COMFORT, DAYLIGHTING AND VIEWS

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KPFF
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D: (213) 266 5252

LANDSCAPE ARCHITECT
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MEP + LIGHTING ENGINEERS
HENDERSON ENGINEERS
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VICINITY MAP

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PROJECT
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME
PROJECT INFORMATION
ENTITLEMENT PACKAGE

SHEET NUMBER
E-A.2

PARKING COUNTS - VEHICLE & BIKE

	TYPE / CLASSIFICATION	GROSS BUILDING SF	NET BUILDING SF	PARKING PER SF	SPACES / STALLS REQUIRED
MAIN BUILDING	OFFICE	143,250	122,080	1/300 FOR 1ST 25,000 SF	84
				1/350 FOR 2ND 25,000 SF	72
				1/400 FOR REST - 72,080 SF	181
GROUNDSKEEPING BUILDING	MAINTENANCE & STORAGE	4,800	4,368	1 PER EA. 1,000 SF	5
TOTAL REQUIRED:					342
TOTAL PROVIDED:					348
SURPLUS / DEFICIT:					+6
ADA PARKING REQUIRED:	(8) ADA SPACES, (2) OF WHICH ARE VAN PARKING				
ADA PARKING PROVIDED:	(9) ADA SPACES, (2) OF WHICH ARE VAN PARKING				
BIKE PARKING REQUIRED (NONRESIDENTIAL):			15,000	4 FOR 1ST 15,000 SF	4
			111,448	5% FOR PORTION ABOVE 15,000	16
TOTAL BIKE PARKING REQUIRED:					20

1 ENTITLEMENT PACKAGE - ILLUSTRATIVE SITE PLAN
SCALE: 1" = 40'-0"

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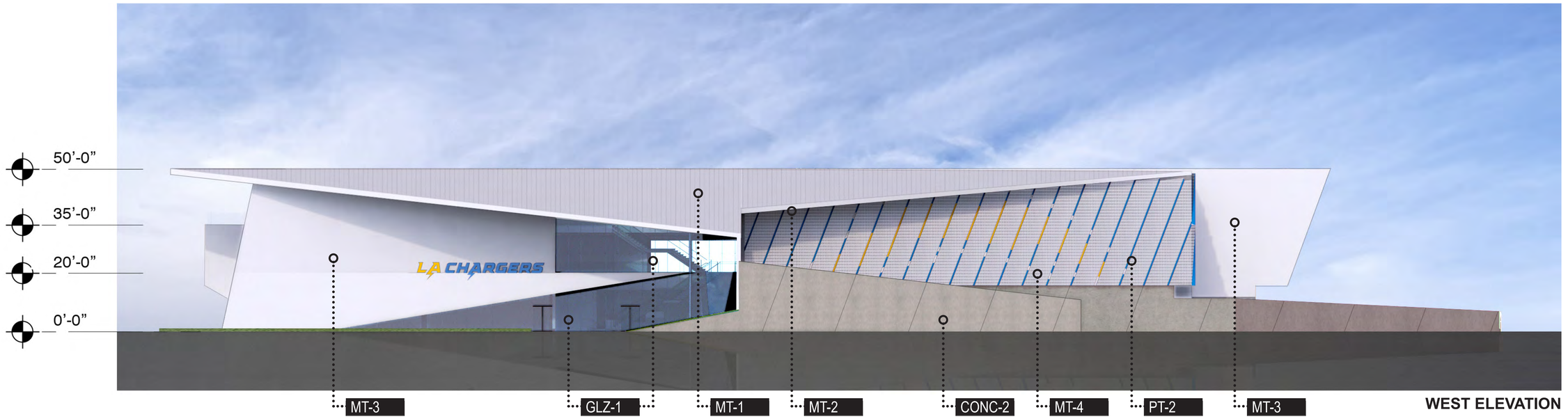
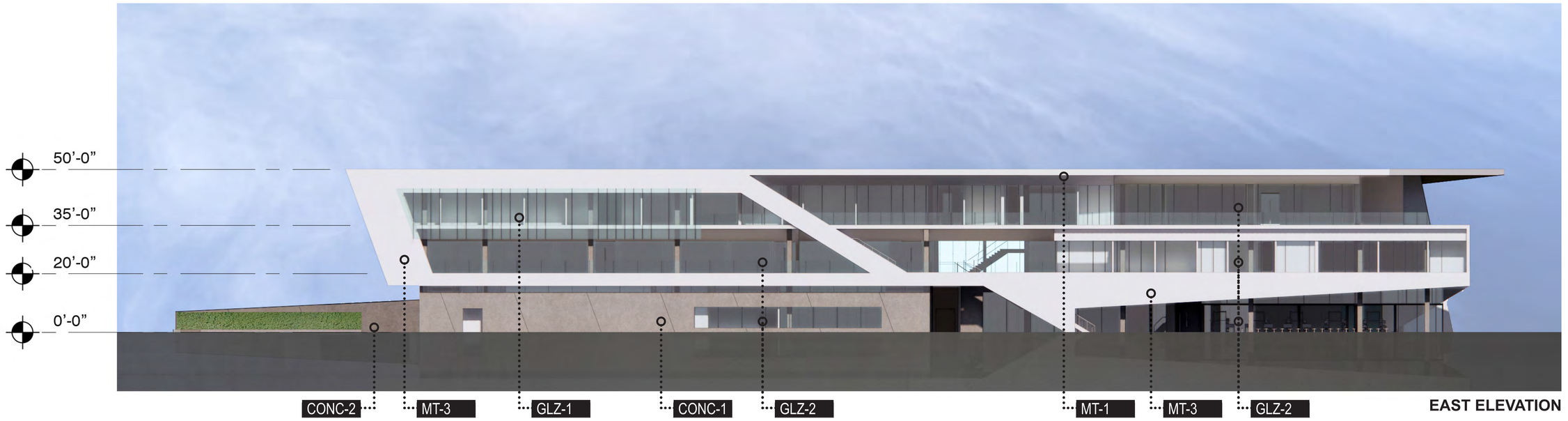
SHEET NAME
ILLUSTRATIVE SITE PLAN
ENTITLEMENT PACKAGE

SHEET NUMBER
E-A.3



WEST ELEVATION



EAST ELEVATION

MATERIAL LEGEND

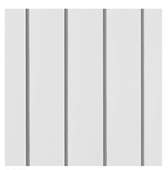
CONC-1
PRECAST
CONCRETE WALL

CONC-2
CAST IN PLACE
CONCRETE

ST-1
PAINTED STUCCO
WHITE

GLZ-1
CLEAR GLASS
SOLARBAN72

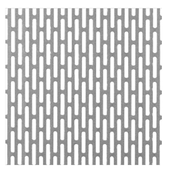
GLZ-2
LOW-E TINTED
GLASS SOLARBAN90



MT-1
STANDING SEAM
METAL ROOF PANEL
WHITE

MT-2
FLAT SEAM METAL
SOFFIT PANEL
WOOD VENEER

MT-3
FLAT SEAM METAL
WALL PANEL WHITE



MT-4
PERFORATED
METAL PANEL
SILVER

PT-2
ACCENT PAINT
“CHARGERS” BLUE

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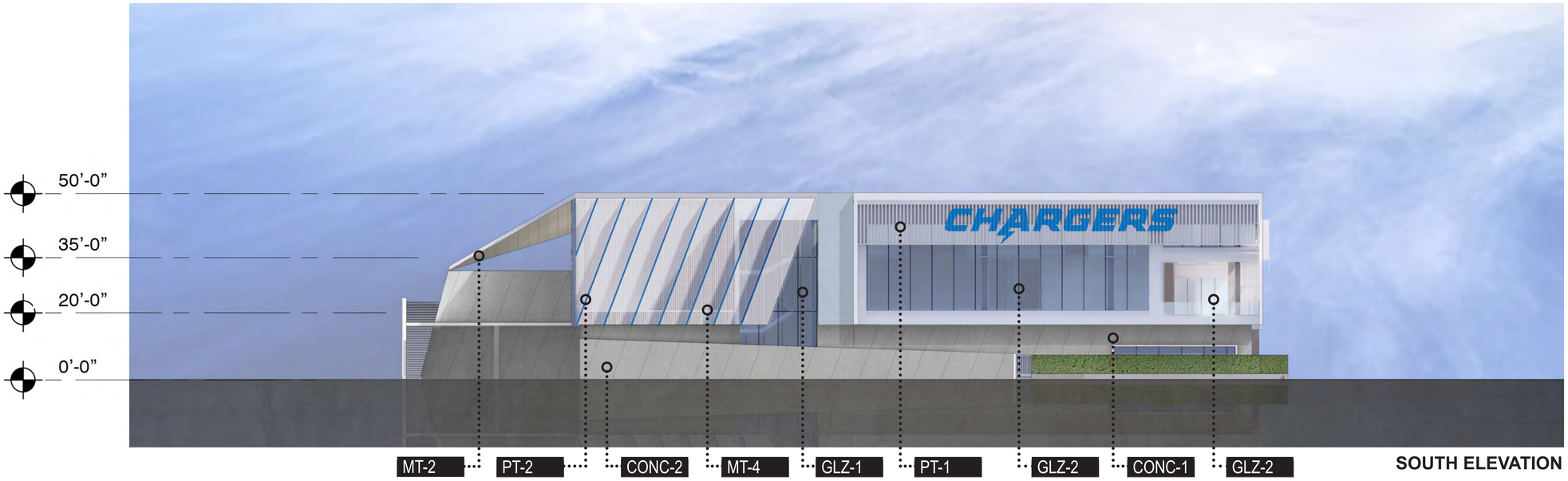
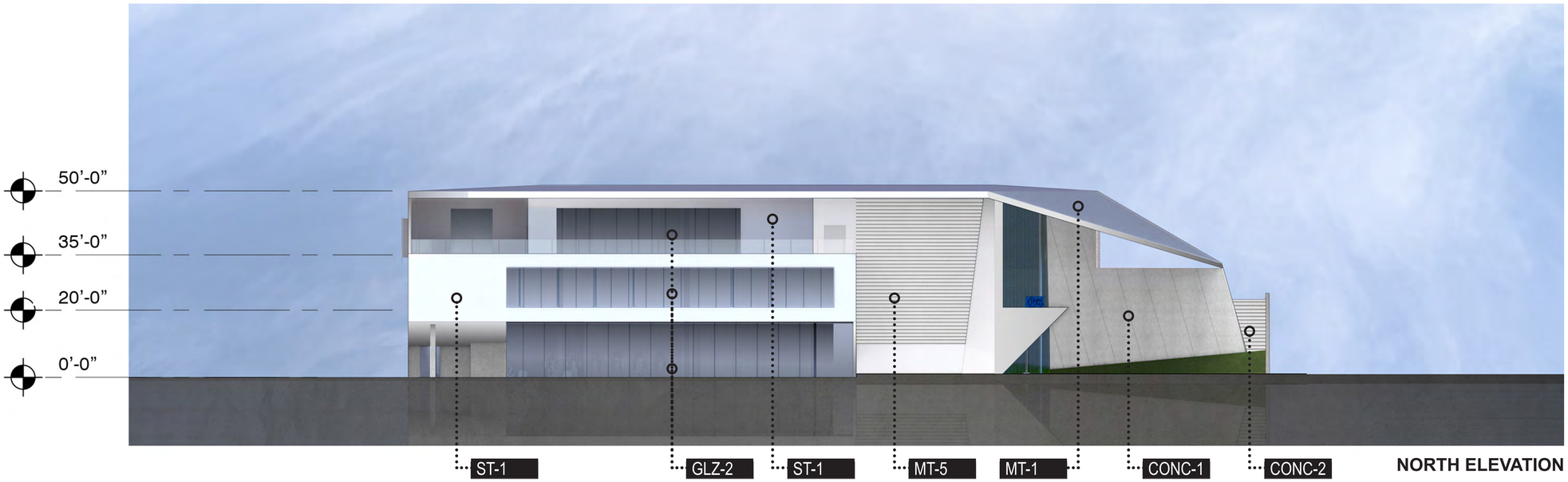
PROJECT
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME
OVERALL ELEVATIONS
ENTITLEMENT PACKAGE

SHEET NUMBER
E-A.4



SOUTH ELEVATION



NORTH ELEVATION

MATERIAL LEGEND

CONC-1
PRECAST
CONCRETE WALL

CONC-2
CAST IN PLACE
CONCRETE

ST-1
PAINTED STUCCO
WHITE

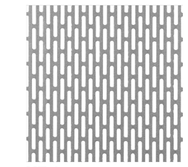
GLZ-1
CLEAR GLASS
SOLARBAN72

GLZ-2
LOW-E TINTED
GLASS SOLARBAN90

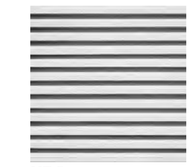
MT-1
STANDING SEAM
METAL ROOF PANEL
WHITE

MT-2
FLAT SEAM METAL
SOFFIT PANEL
WOOD VENEER

MT-3
FLAT SEAM METAL
WALL PANEL WHITE



MT-4
PERFORATED METAL
PANEL SILVER



MT-5
PAINTED METAL
LOUVERS SILVER

PT-1
SILVER PAINT TO
MATCH METAL PANEL

PT-2
ACCENT PAINT
“CHARGERS” BLUE

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SHEET NAME
OVERALL ELEVATIONS
ENTITLEMENT PACKAGE

SHEET NUMBER
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SHEET NAME

3D VIEWS & RENDERINGS

ENTITLEMENT PACKAGE

SHEET NUMBER

E-A.6

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LOS ANGELES CHARGERS

TRAINING FACILITY BUSINESS OFFICE
HOAG PERFORMANCE CENTER
3333 SUSAN STREET
COSTA MESA, CA 92626

PROJECT

LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME

3D VIEWS & RENDERINGS

ENTITLEMENT PACKAGE

SHEET NUMBER

E-A.7

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PROJECT

LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME

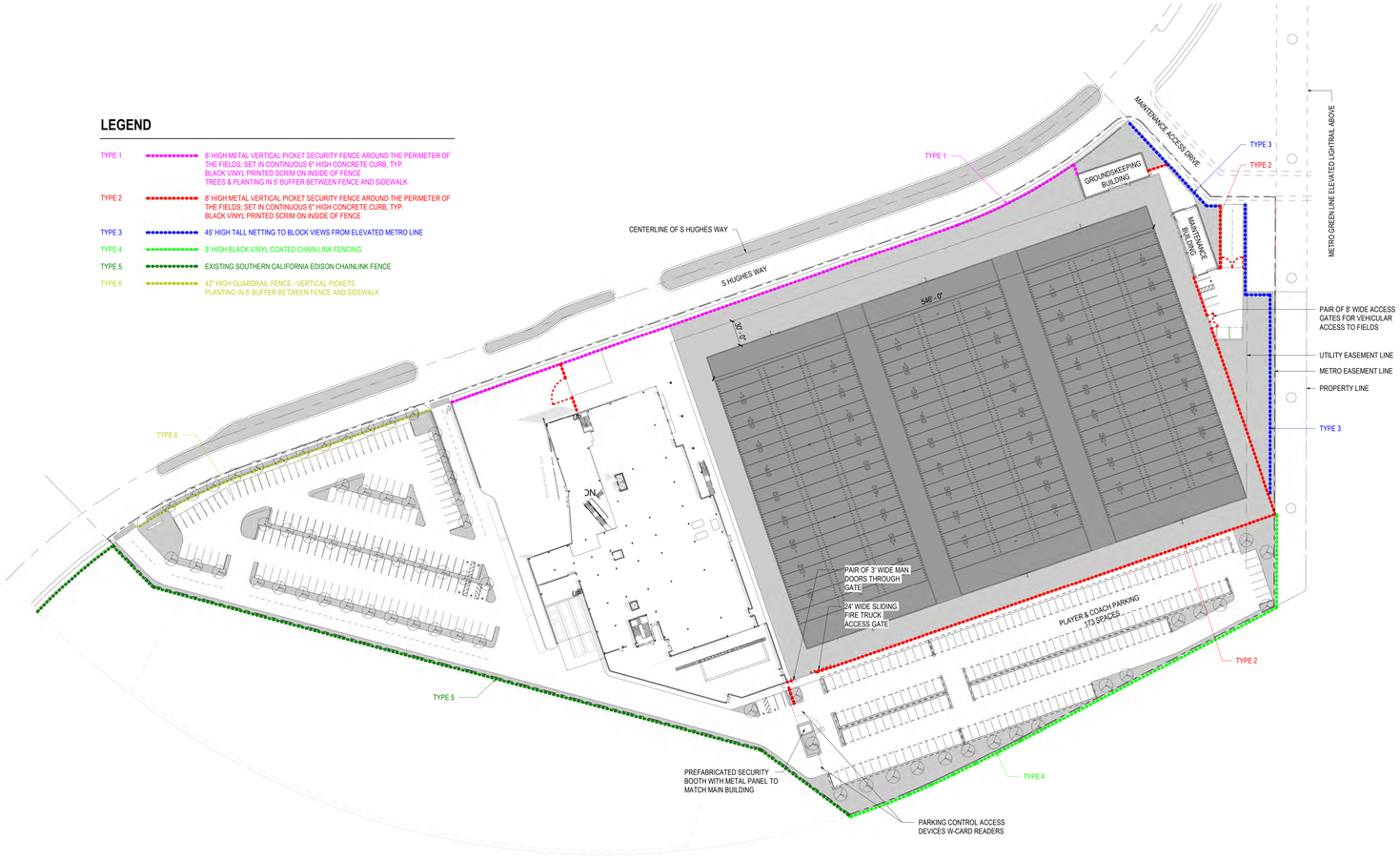
3D VIEWS & RENDERINGS

ENTITLEMENT PACKAGE

SHEET NUMBER

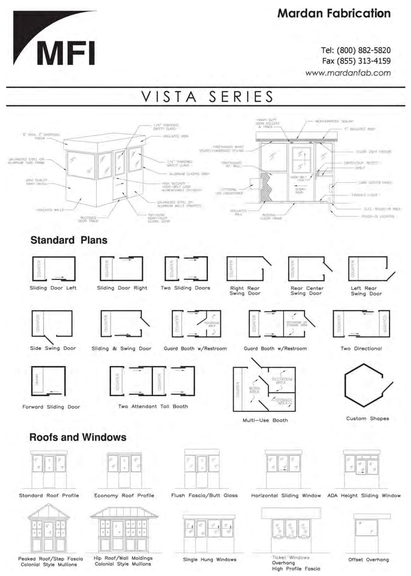
E-A.8

FENCING DIAGRAM



SECURITY BOOTH DESIGN

TYPE 6
FENCE PRODUCT - VISTA SERIES, CUSTOM BOOTH DESIGN
MANUFACTURER - MFI
COLOR - WHITE



FENCING TYPES

TYPE 1 & TYPE 2
FENCE PRODUCT - MONTAGE COMMERCIAL
MANUFACTURER - AMERISTAR
COLOR - BLACK
HEIGHT - 8' HIGH PANEL

SCRIM PRODUCT - VINYL WINDSCREEN - 100% BLOCKAGE - 13OZ
MANUFACTURER - COLLINS COMPANY
COLOR - ROYAL BLUE WITH CHARGERS COLOR GRAPHICS
HEIGHT - 6' TALL

TYPE 3
FENCE PRODUCT - WOODLAND PRO CAMO NETTING - FIRE RETARDANT (BULK ROLL)
MANUFACTURER - CAMO NETS USA
COLOR - GREEN / BROWN
HEIGHT - 7'-10"W X 255'L

TYPE 4
FENCE PRODUCT - VINYL COATED CHAIN LINK
MANUFACTURER - N/A
COLOR - BLACK
HEIGHT - 8' HIGH

TYPE 5
FENCE PRODUCT - EXISTING CHAIN LINK FENCE
MANUFACTURER - N/A
COLOR - GALVANIZED, SILVER
HEIGHT - 8' HIGH

TYPE 6
FENCE PRODUCT - MONTAGE PLUS
MANUFACTURER - AMERISTAR
COLOR - BLACK
HEIGHT - 42" HIGH

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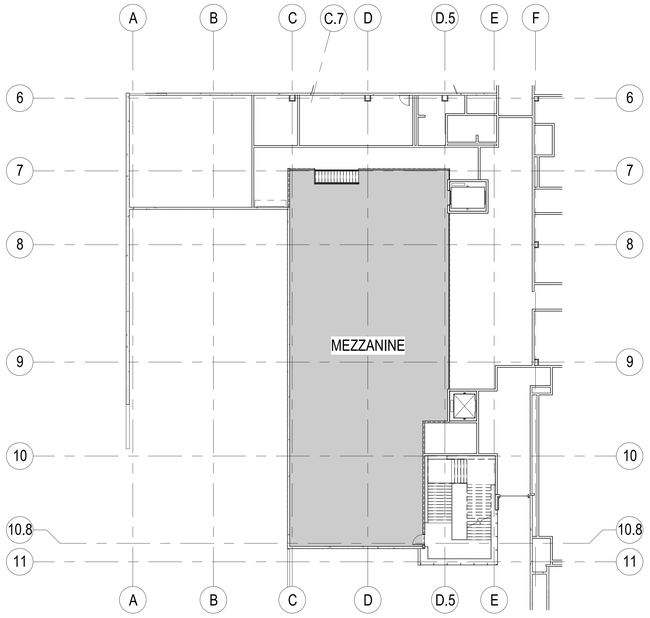
PROJECT
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME
SITE FENCING DIAGRAM + SECURITY BOOTH CUT SHEETS
ENTITLEMENT PACKAGE

SHEET NUMBER
E-A.9



3 FLOOR PLAN - MEZZANINE

SCALE: 1/16" = 1'-0"

NET SF: 5,122 SF

2 FLOOR PLAN - FIELD LEVEL

SCALE: 1/16" = 1'-0"

NET SF: 49,357 SF

1 FLOOR PLAN - BASEMENT

SCALE: 1/16" = 1'-0"

NET SF: 1,770 SF

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HOAG PERFORMANCE CENTER
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COSTA MESA, CA 92626

PROJECT

LOS ANGELES CHARGERS HQ & TRAINING FACILITY

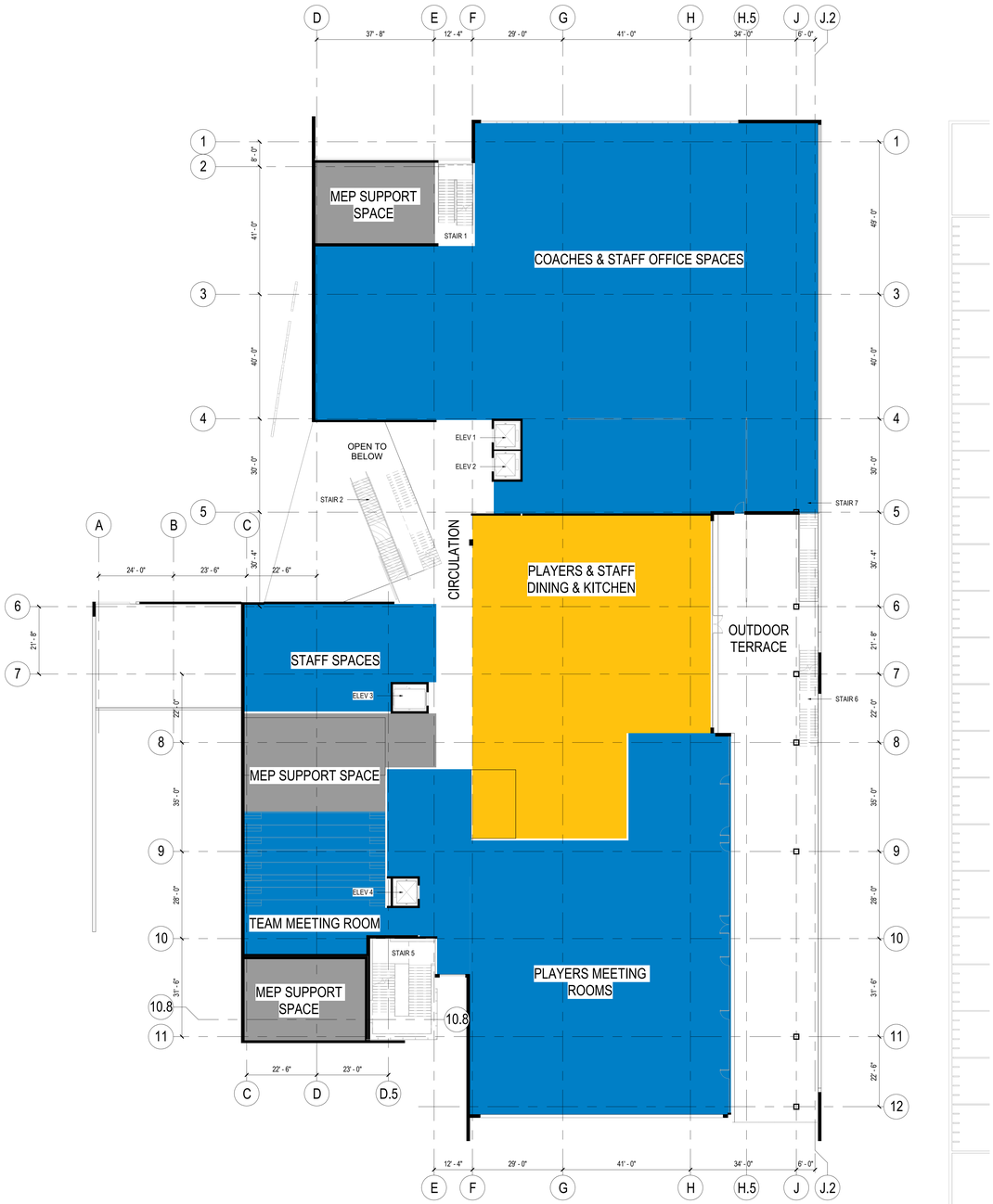
SHEET NAME

MAIN BUILDING PLANS - B1 & L1

ENTITLEMENT PACKAGE

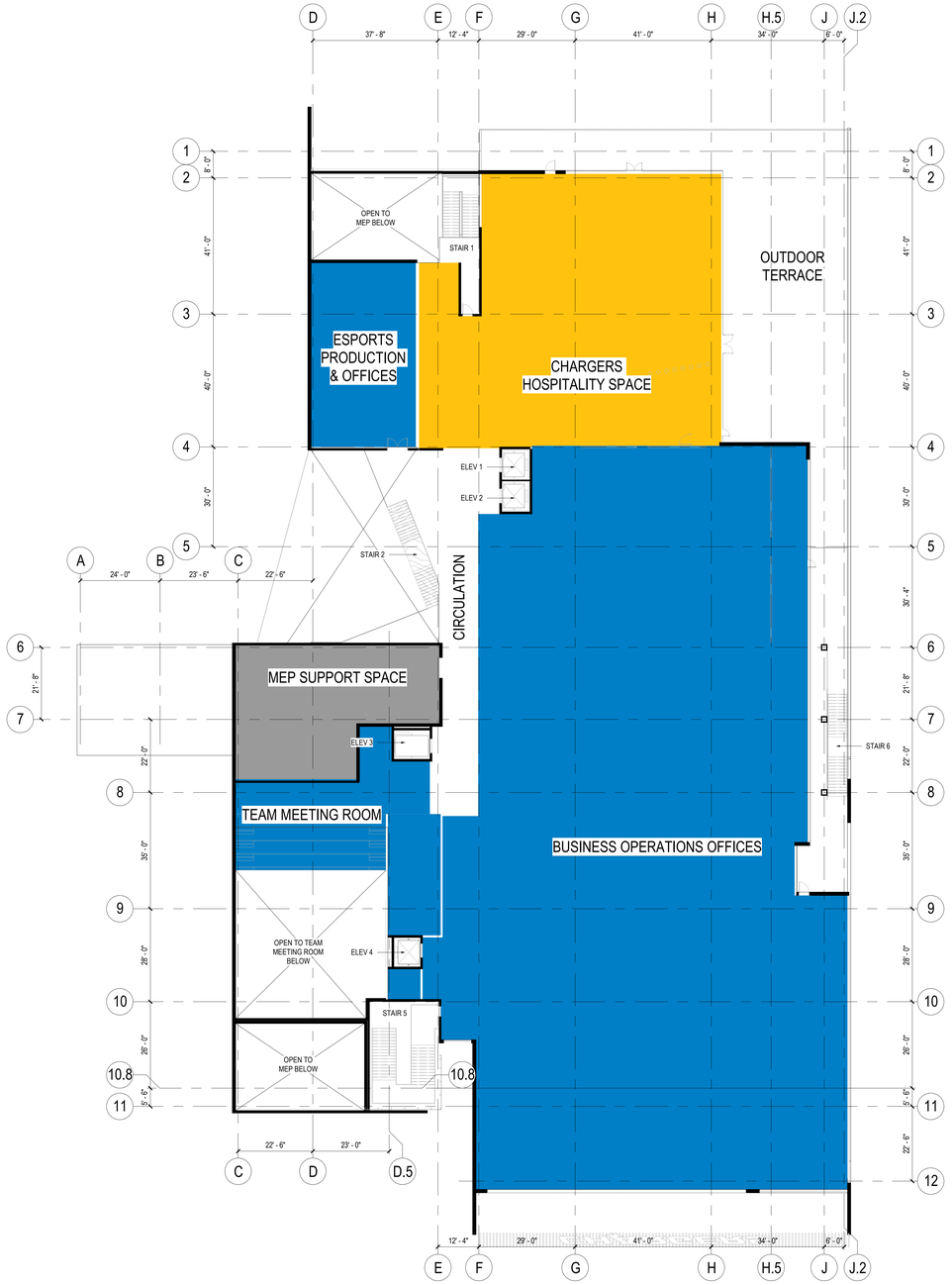
SHEET NUMBER

E-A.10



1 FLOOR PLAN - LEVEL 02
SCALE: 1/16" = 1'-0"

NET SF: 44,569 SF



2 FLOOR PLAN - LEVEL 03
SCALE: 1/16" = 1'-0"

NET SF: 39,784 SF

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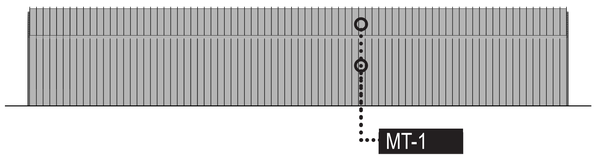
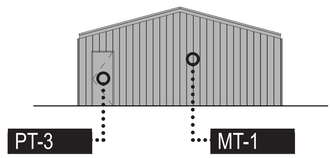
PROJECT
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME
MAIN BUILDING PLANS - L2 & L3
ENTITLEMENT PACKAGE

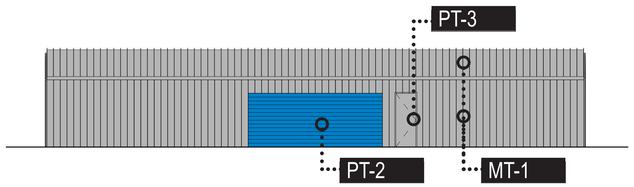
SHEET NUMBER
E-A.11



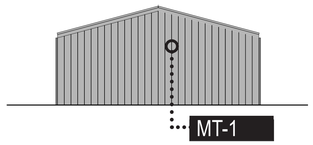
10 ENTITLEMENT PACKAGE - GROUNDSKEEPING NORTH
SCALE: 1/8" = 1'-0"



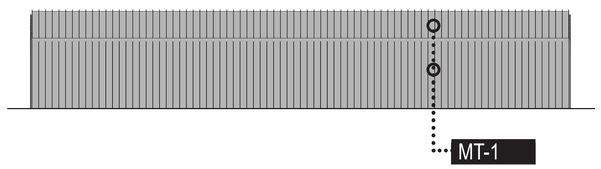
5 ENTITLEMENT PACKAGE - GROUNDSKEEPING EAST
SCALE: 1/8" = 1'-0"



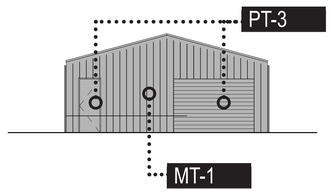
9 ENTITLEMENT PACKAGE - GROUNDSKEEPING SOUTH
SCALE: 1/8" = 1'-0"



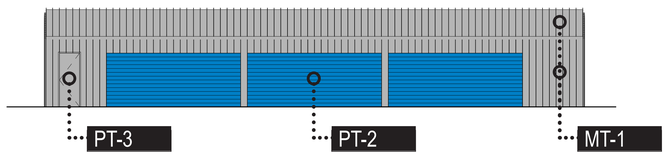
4 ENTITLEMENT PACKAGE - GROUNDSKEEPING WEST
SCALE: 1/8" = 1'-0"



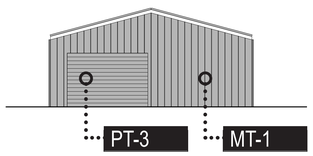
8 ENTITLEMENT PACKAGE - MAINTENANCE EAST
SCALE: 1/8" = 1'-0"



3 ENTITLEMENT PACKAGE - MAINTENANCE SOUTH
SCALE: 1/8" = 1'-0"



7 ENTITLEMENT PACKAGE - MAINTENANCE WEST
SCALE: 1/8" = 1'-0"



2 ENTITLEMENT PACKAGE - MAINTENANCE NORTH
SCALE: 1/8" = 1'-0"

6 GROUNDSKEEPING PERSPECTIVE
SCALE:

MT-1

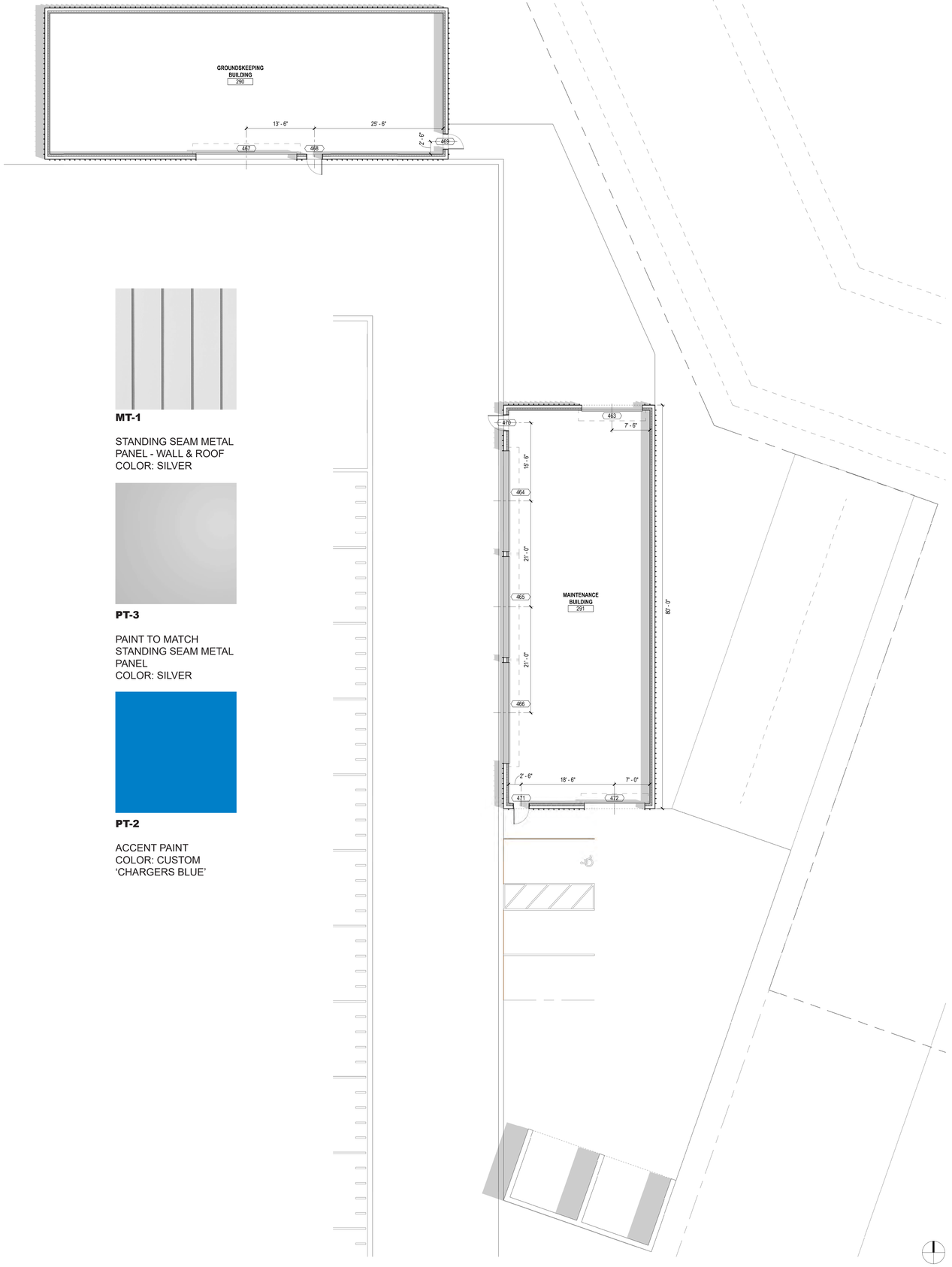
STANDING SEAM METAL PANEL - WALL & ROOF
COLOR: SILVER

PT-3

PAINT TO MATCH STANDING SEAM METAL PANEL
COLOR: SILVER

PT-2

ACCENT PAINT
COLOR: CUSTOM
'CHARGERS BLUE'



1 ENTITLEMENT PACKAGE - GROUNDSKEEPING PLAN
SCALE: 1/8" = 1'-0"

NET SF: 4,800 SF

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3333 SUSAN STREET
COSTA MESA, CA 92626

PROJECT
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME
GROUNDSKEEPING BUILDING - PLANS & ELEVATIONS
ENTITLEMENT PACKAGE

SHEET NUMBER
E-A.12

CONC-1

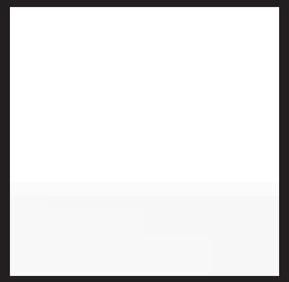
CONC-2

GLZ-1

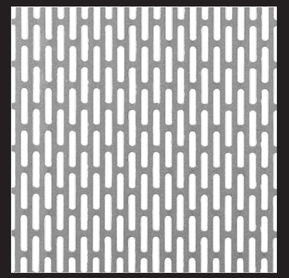
GLZ-2

MT-1

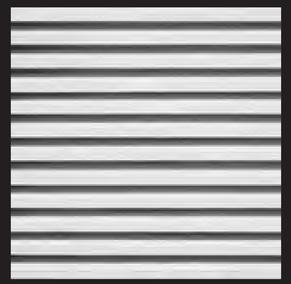
MT-2



MT-3



MT-4



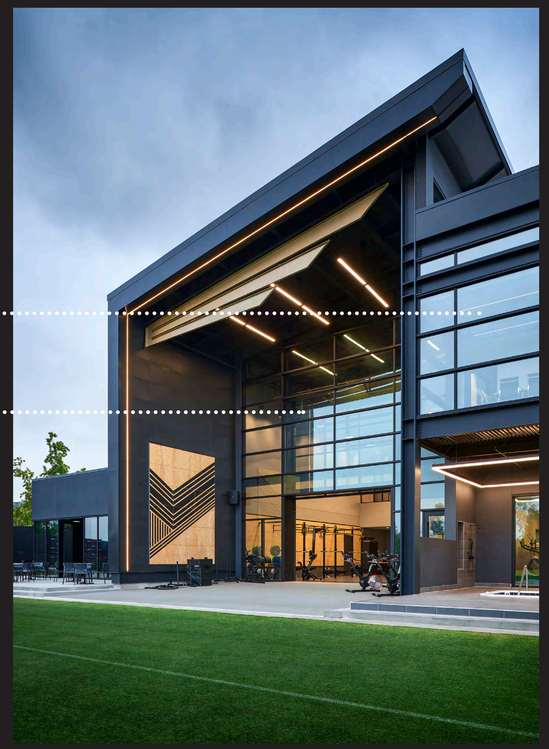
MT-5

PT-1

PT-2

PT-3

ST-1



MATERIALS

CONC-1	PRECAST CONCRETE WALL
CONC-2	CAST IN PLACE CONCRETE WALL
GLZ-1	CLEAR GLASS SOLARBAN72
GLZ-2	LOW-E GLASS SOLARBAN90
MT-1	STANDING SEAM METAL ROOF PANEL - SILVER
MT-2	FLAT SEAM METAL SOFFIT PANEL - WOOD VENEER
MT-3	FLAT SEAM METAL WALL PANEL - WHITE
MT-4	PERFORATED METAL PANEL - 43% OPEN
MT-5	PAINTED METAL LOUVERS - WHITE
PT-1	WHITE PAINT TO MATCH METAL WALL PANEL
PT-2	ACCENT PAINT “CHARGERS” BLUE
PT-3	SILVER PAINT TO MATCH STANDING SEAM METAL PANEL
ST-1	SMOOTH ACRYLIC STUCCO - WHITE

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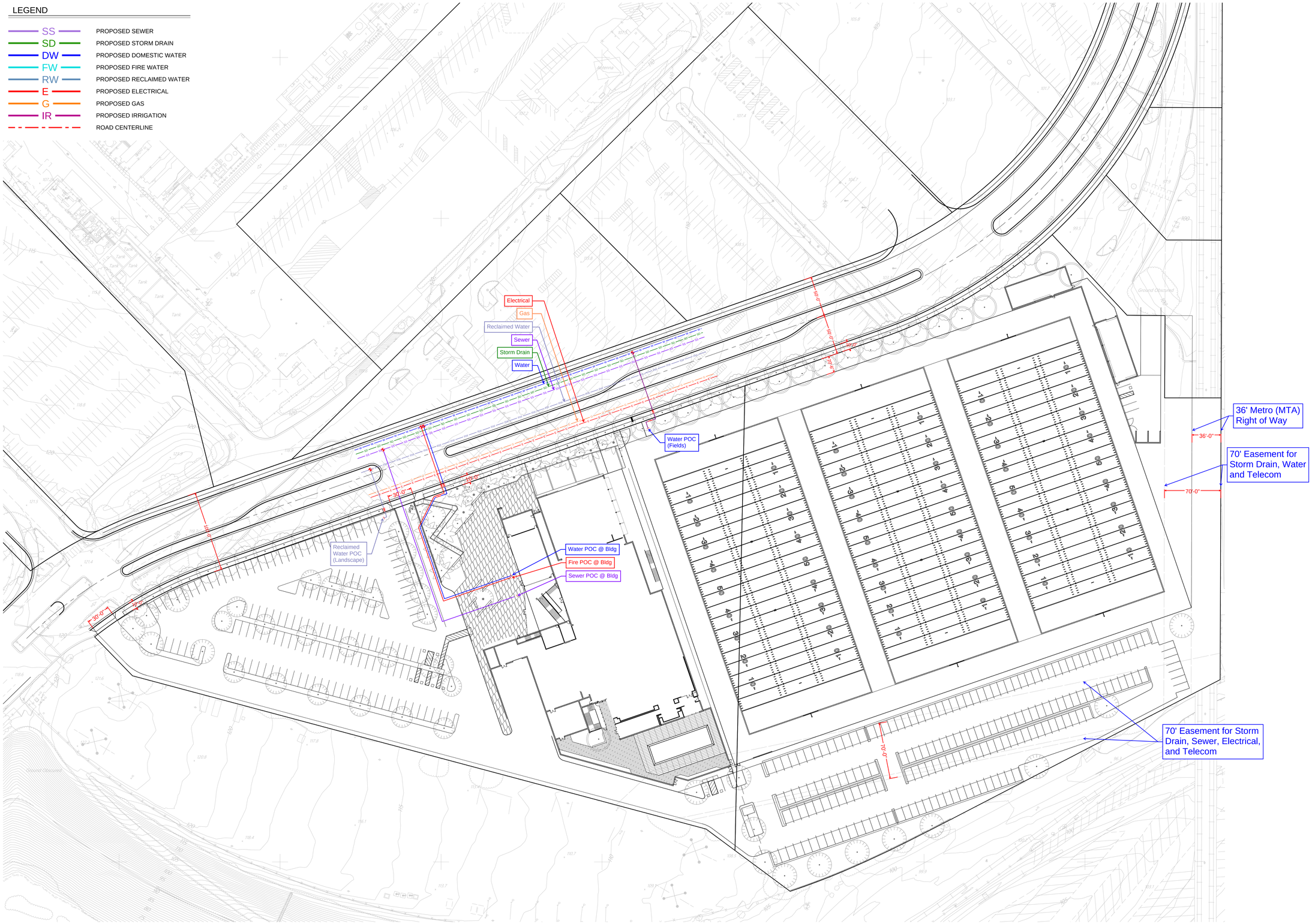
PROJECT
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME
MATERIALS PALETTE
ENTITLEMENT PACKAGE

SHEET NUMBER
E-A.13

LEGEND

- SS — PROPOSED SEWER
- SD — PROPOSED STORM DRAIN
- DW — PROPOSED DOMESTIC WATER
- FW — PROPOSED FIRE WATER
- RW — PROPOSED RECLAIMED WATER
- E — PROPOSED ELECTRICAL
- G — PROPOSED GAS
- IR — PROPOSED IRRIGATION
- ROAD CENTERLINE



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kpff
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
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www.kpff.com

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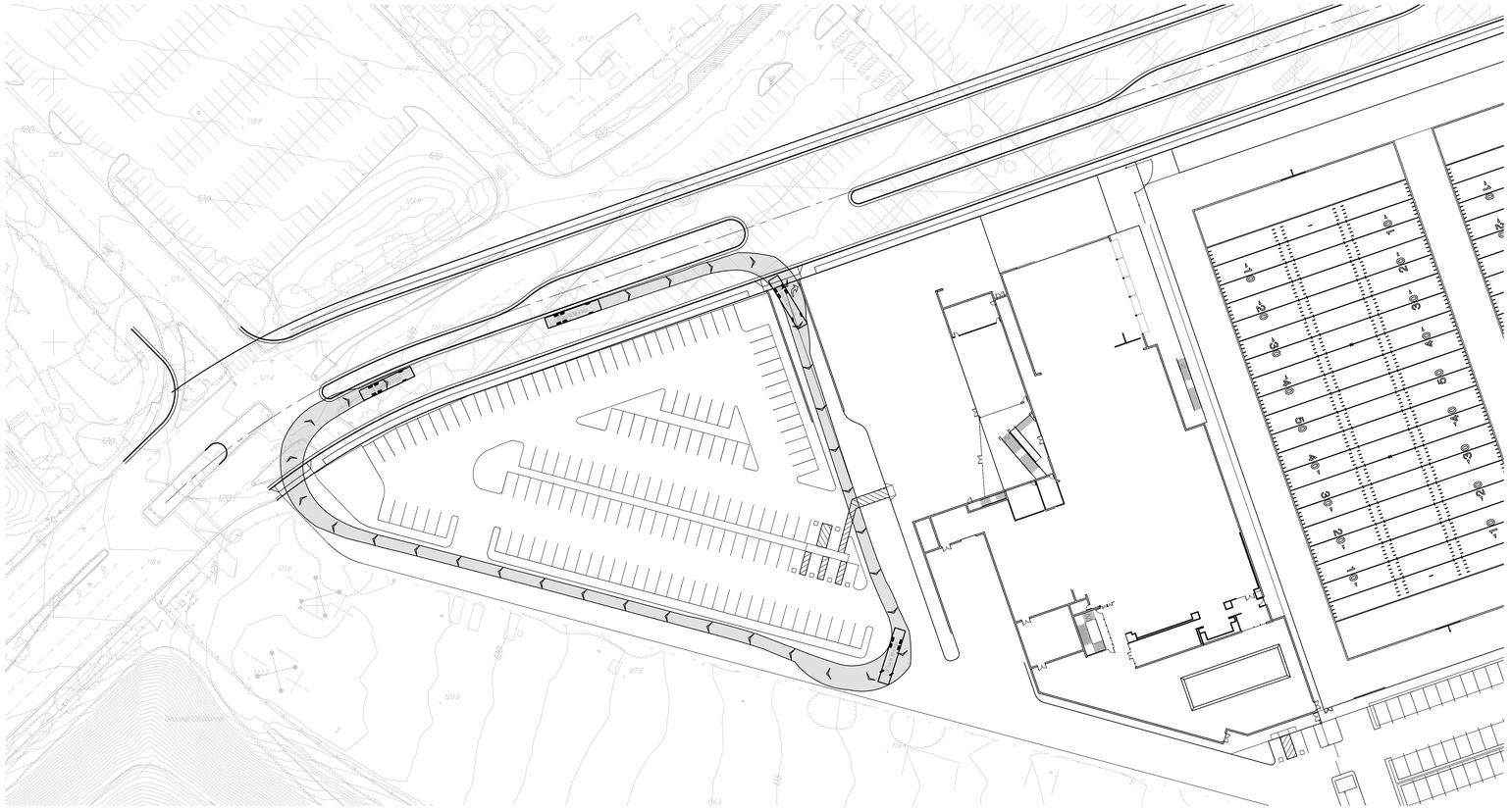
PROJECT
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME
SITE PLAN
ENTITLEMENT PACKAGE

SHEET NUMBER
E-C.1

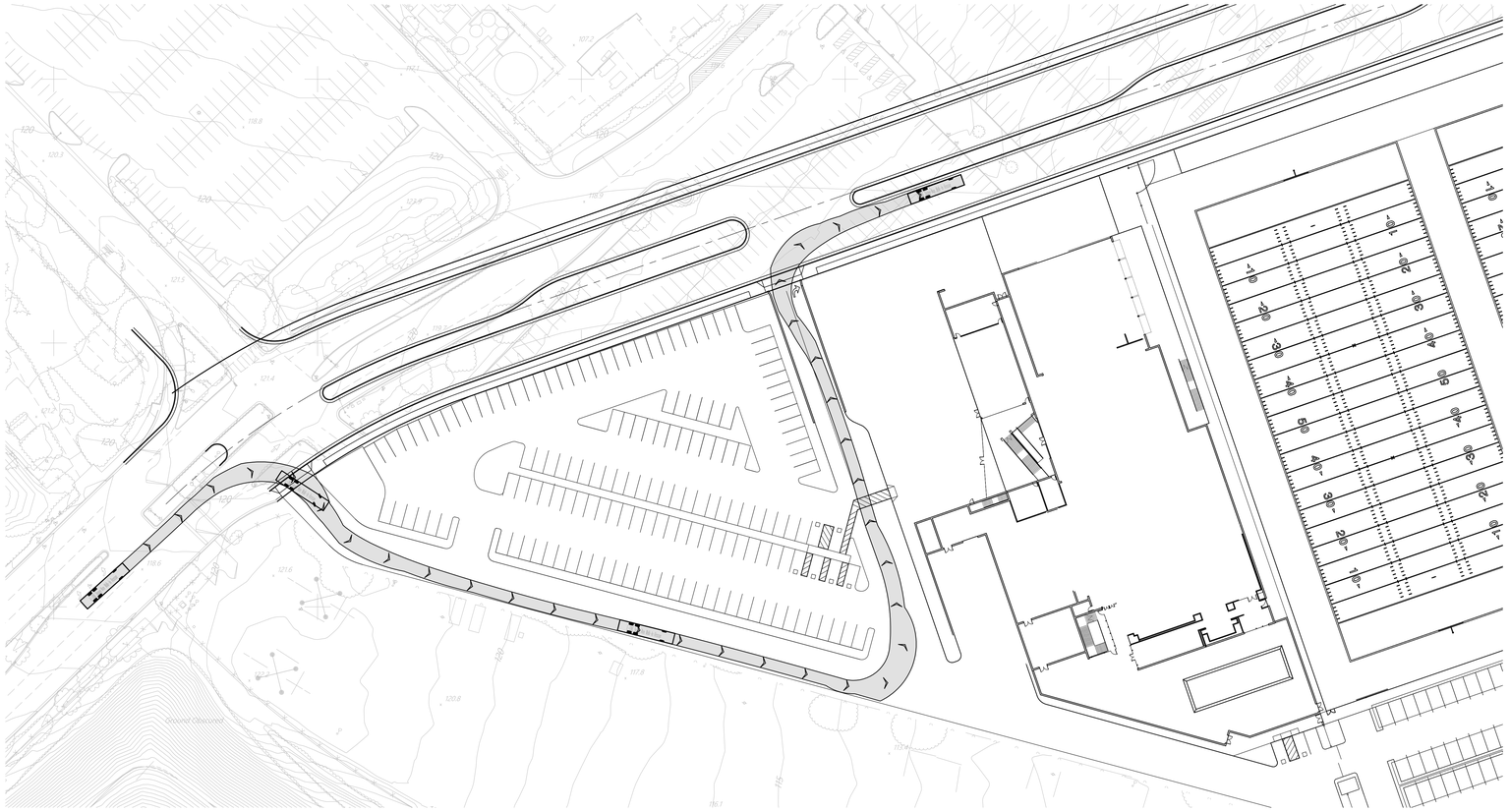


N

0 20' 40'

SCALE: 1"=40'

FIRE TRUCK ACCESS – OPTION 1



N

0 20' 40'

SCALE: 1"=40'

FIRE TRUCK ACCESS – OPTION 2

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PROJECT

LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME

VEHICLE TURNING ANALYSIS

ENTITLEMENT PACKAGE

SHEET NUMBER

E-C.2

D-Series Size 1

LED Area Luminaire

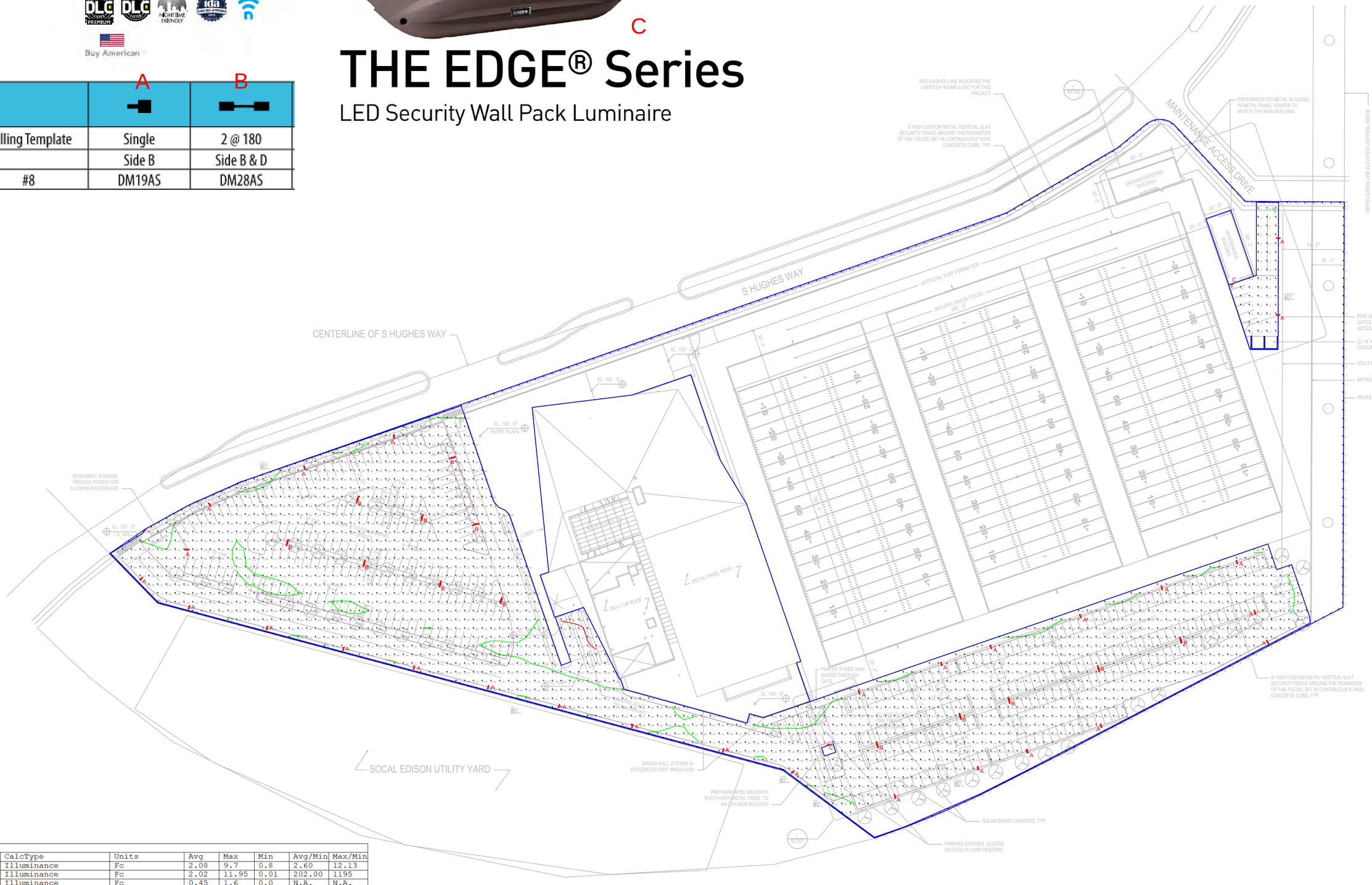
Buy American

C

THE EDGE® Series

LED Security Wall Pack Luminaire

		A	B
Mounting Option	Drilling Template	Single	2 @ 180
Head Location		Side B	Side B & D
Drill Nomenclature	#8	DM19AS	DM28AS



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Maintenance Parking	Illuminance	Fc	2.08	9.7	0.8	2.60	12.13
parking lot	Illuminance	Fc	2.02	11.95	0.01	202.00	1195
Property Line	Illuminance	Fc	0.45	1.6	0.0	N.A.	N.A.
gate enterance	Illuminance	Fc	5.65	12.0	1.7	3.32	7.06
gate exit	Illuminance	Fc	1.38	1.5	1.2	1.15	1.25
Maintenance Parking	Illuminance	Fc	2.37	9.7	1.0	2.37	9.70
Roadway	Illuminance	Fc	1.80	5.6	0.4	4.50	14.00
South parking lot	Illuminance	Fc	2.35	7.0	0.6	3.92	11.67
West parking lot	Illuminance	Fc	2.18	4.4	0.8	2.73	5.50

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	28	B	SINGLE	N.A.	0.700	DSX1_LED_P3_40K_T3M_MVOLT
	26	A	SINGLE	N.A.	0.700	DSX1_LED_P3_40K_BLC_MVOLT
	2	C	SINGLE	N.A.	0.700	SEC-EDG-3M-xx-06-E-UL-700-40K

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PROJECT

LOS ANGELES CHARGERS HQ & TRAINING FACILITY

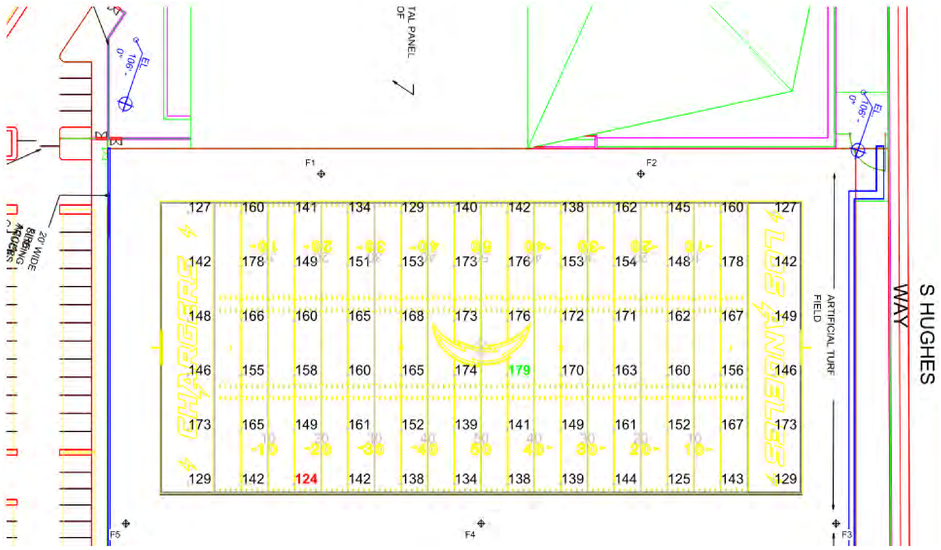
SHEET NAME

PARKING LOT PHOTOMETRIC STUDY

ENTITLEMENT PACKAGE

SHEET NUMBER

E-E.1



GRID SUMMARY

Name:	**Football- 1**
Size:	360' x 160'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**150**
Scan Average:	153.03
Maximum:	179
Minimum:	124
Avg / Min:	1.24
Max / Min:	**1.44**
UG (adjacent pts):	1.34
CU:	0.77
CV:	0.10
No. of Points:	72

LUMINAIRE INFORMATION

Applied Circuits:	A
Color / CRI:	5700K - 75 CRI
No. of Luminaires:	**89**
Total Load:	117.01 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LAYOUT

INCLUDES:
- Football- 1
- Football- 2
- Football- 3

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

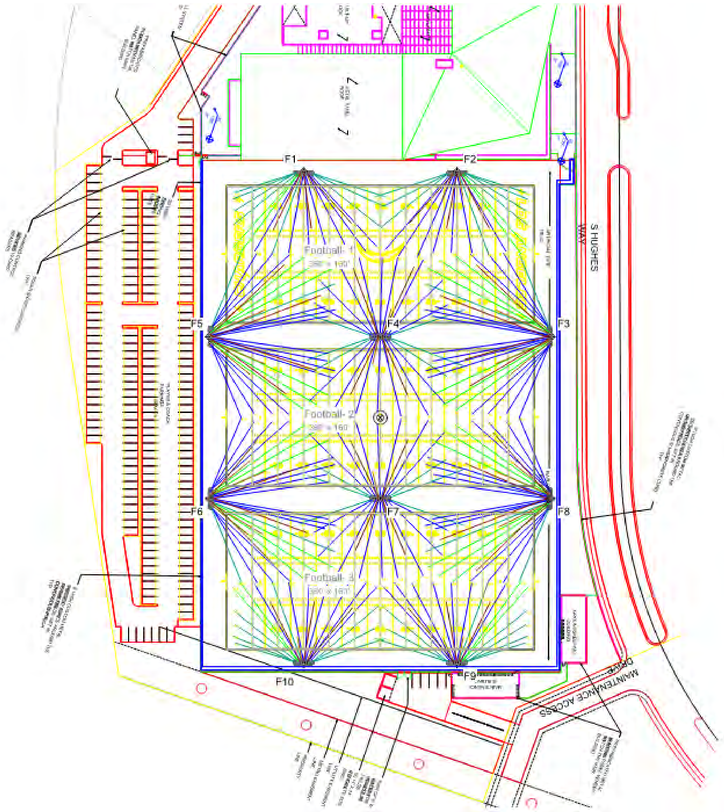
EQUIPMENT LIST FOR AREAS SHOWN

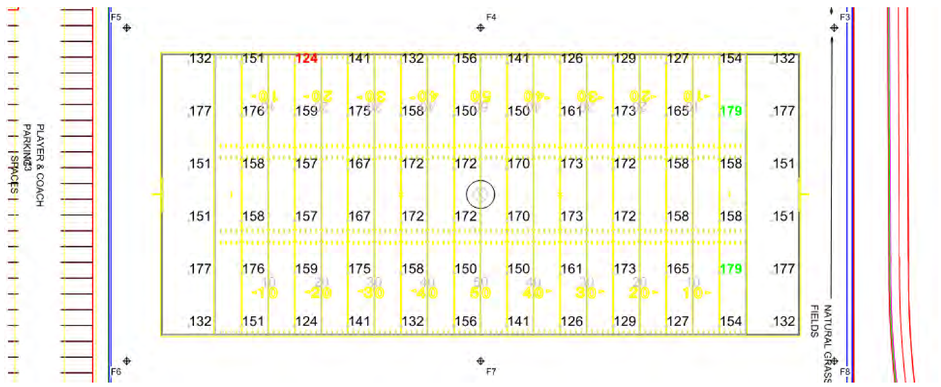
Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY/ POLE
4	F1-F2 F9-F10	70'	-	70' 15.5'	TLC-LED-1500 TLC-BT-575	19 3
2	F3, F8	70'	-	17.5' 70'	TLC-BT-575 TLC-LED-1500	2/2* 26
2	F4, F7	70'	-	20' 70'	TLC-BT-575 TLC-LED-1500	2/2* 13/13*
1	F5	70'	-	17.5' 20' 70'	TLC-BT-575 TLC-BT-575 TLC-LED-1500	2 2 26
1	F6	70'	-	20' 17.5' 70'	TLC-BT-575 TLC-BT-575 TLC-LED-1500	2 2 26
10	TOTALS					268

* This structure utilizes a back-to-back mounting configuration

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
Single Phase Voltage							
TLC-LED-1500	8.5	8.1	7.4	6.4	5.1	4.7	3.7
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8	1.5





GRID SUMMARY

Name:	**Football- 2**
Size:	360' x 160'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**150**
Scan Average:	155.72
Maximum:	179
Minimum:	124
Avg / Min:	1.26
Max / Min:	**1.45**
UG (adjacent pts):	1.34
CU:	0.78
CV:	0.11
No. of Points:	72

LUMINAIRE INFORMATION

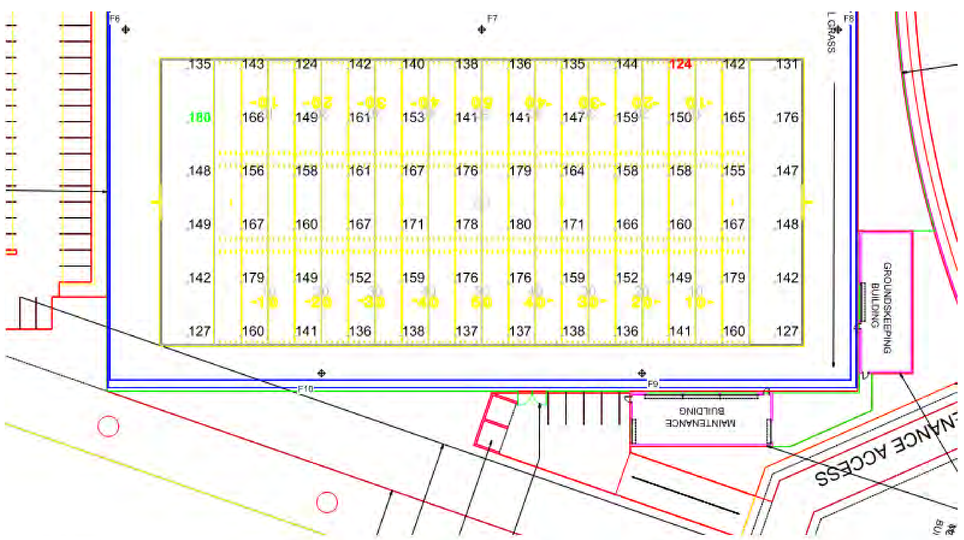
Applied Circuits:	B
Color / CRI:	5700K - 75 CRI
No. of Luminaires:	**90**
Total Load:	118.44 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



GRID SUMMARY

Name:	**Football- 3**
Size:	360' x 160'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**150**
Scan Average:	153.17
Maximum:	180
Minimum:	124
Avg / Min:	1.23
Max / Min:	**1.45**
UG (adjacent pts):	1.34
CU:	0.78
CV:	0.10
No. of Points:	72

LUMINAIRE INFORMATION

Applied Circuits:	C
Color / CRI:	5700K - 75 CRI
No. of Luminaires:	**89**
Total Load:	117.01 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

TLC for LED
Total Light Control™

GRID SUMMARY

Name:	**spill**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	1.1989
Maximum:	7.59
Minimum:	0.00
No. of Points:	72

LUMINAIRE INFORMATION

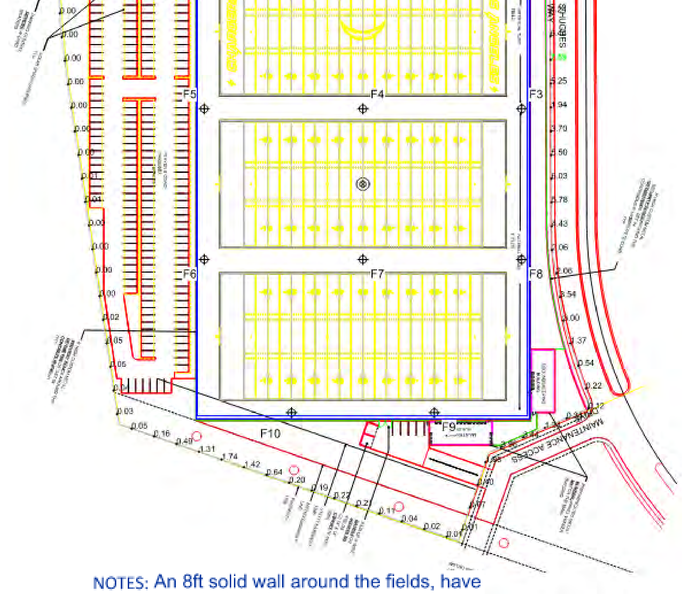
Applied Circuits:	A, B, C
No. of Luminaires:	**268**
Total Load:	352.46 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: An 8ft solid wall around the fields, have been included into the spill scans.

Pole location(s) ⊕ dimensions are relativ
to 0,0 reference point(s) ⊗

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EL SEGUNDO, CA 90245

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PROJECT
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME
FIELD PHOTOMETRIC STUDY
ENTITLEMENT PACKAGE

SHEET NUMBER
E-E.2

LIGHT FIXTURE TYPES

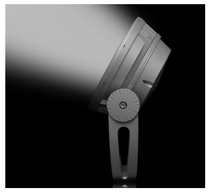
TYPE SL1 - OPTION A
15' TALL PEDESTRIAN POLE
SYMMETRIC TYPE V DISTRIBUTION
3000K

TYPE SL1 - OPTION B

TYPE SL1 - OPTION C

TYPE SL1 - OPTION D

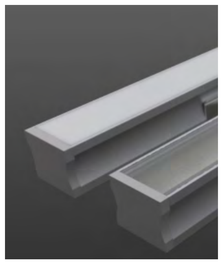
TYPE SL2
ADJUSTABLE INGRADE UPLIGHT
WITH ASYMMETRIC WALL WASH
15X90-DEGREE DISTRIBUTION
RGB+3000K



TYPE SL3
BUILDING MOUNT FLOODLIGHT
WITH GLARE CONTROL SNOOT
40-DEGREE DISTRIBUTION
3000K

TYPE SL4
FACADE GRAZE FIXTURE WITHIN
CEILING SLOT
30X30 DISTRIBUTION
3000K

TYPE SL5
UPLIGHT COVE FIXTURE MOUNTED
BEHIND FACADE SCREEN
60X60 DISTRIBUTION
3000K



TYPE SL6
LINEAR LOW-VOLTAGE LENSED
LIGHT FIXTURE BEHIND ACRYLIC
PANEL OF FACADE SCREEN
62-DEGREE DISTRIBUTION
4000K

TYPE WL1
WALL MOUNT LIGHT FIXTURE
WITH TYPE III DISTRIBUTION
4000K

1 ENTITLEMENT PACKAGE - ILLUSTRATIVE PLAZA LIGHTING PLAN
SCALE: 1" = 20'-0"

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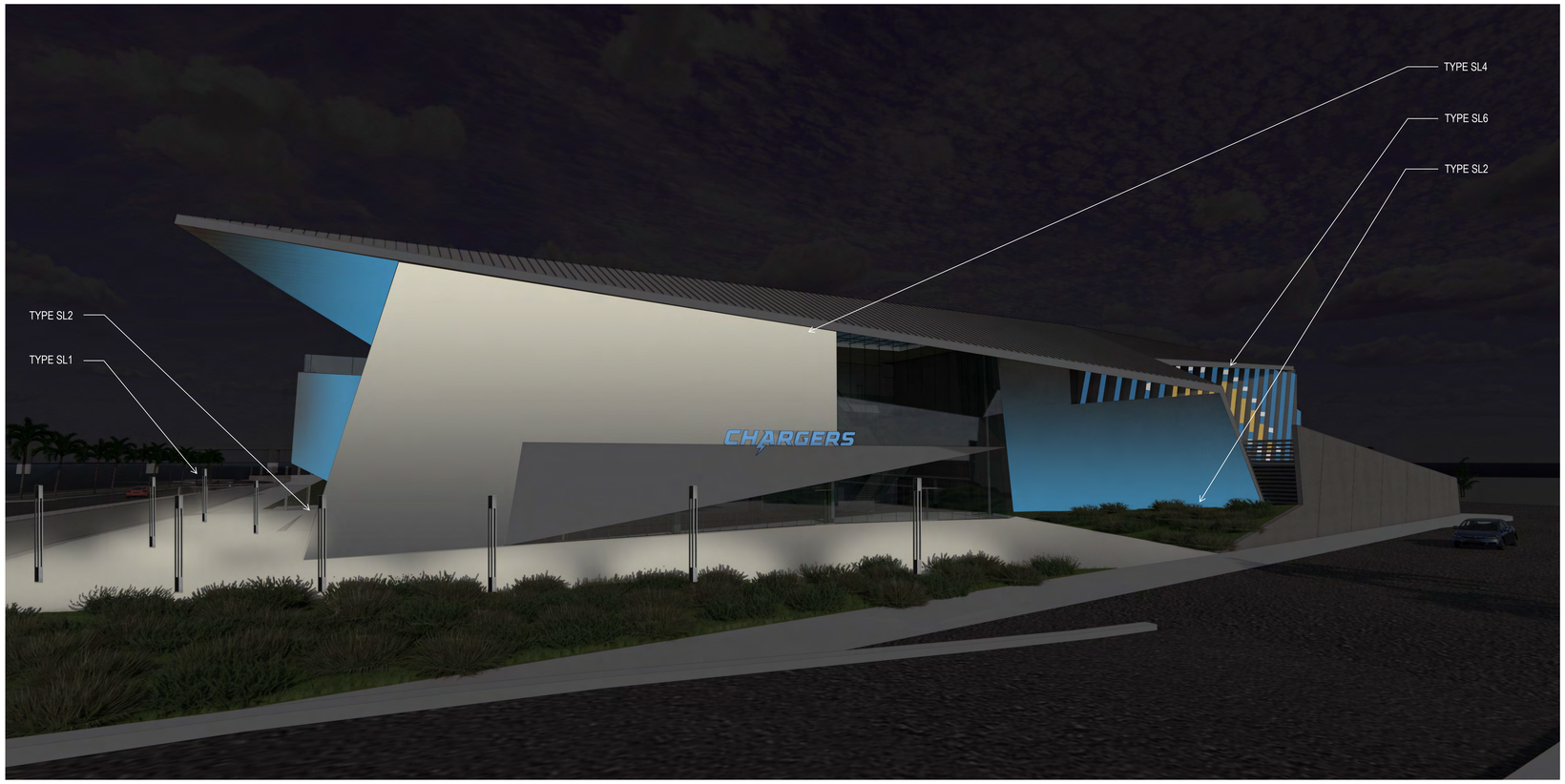
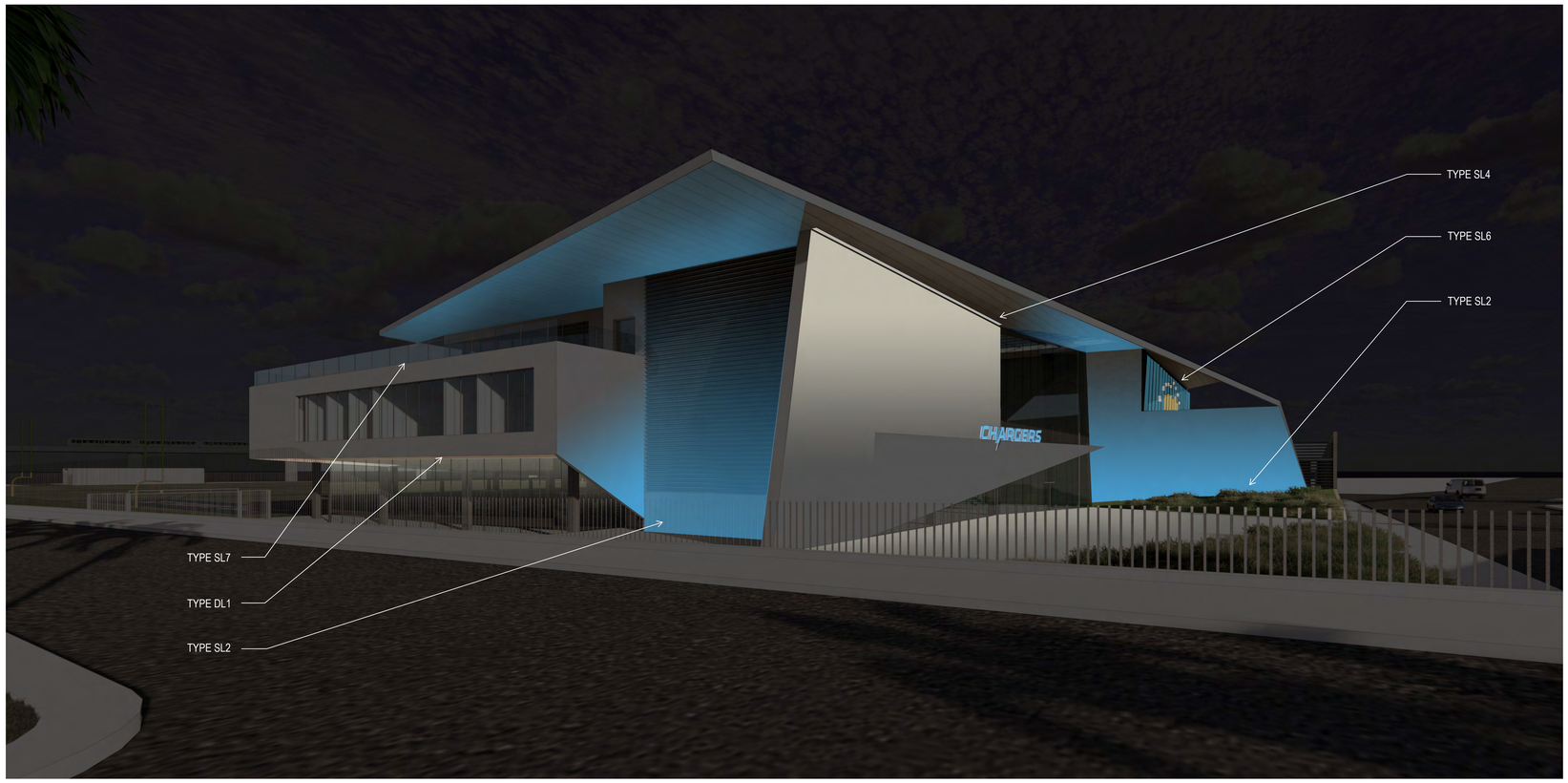
COSTA MESA, CA 92626

PROJECT
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME
EXTERIOR LIGHTING DESIGN APPROACH
ENTITLEMENT PACKAGE

SHEET NUMBER
E-E.3





LIGHT FIXTURE TYPES

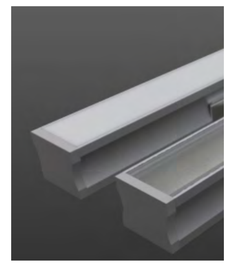
TYPE SL1 - OPTION A
15' TALL PEDESTRIAN POLE
SYMMETRIC TYPE V DISTRIBUTION
3000K

TYPE SL1 - OPTION B

TYPE SL1 - OPTION C

TYPE SL1 - OPTION D

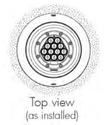
TYPE SL4
FACADE GRAZE FIXTURE WITHIN CEILING SLOT
30X30 DISTRIBUTION
3000K

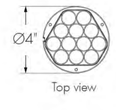


TYPE SL6
LINEAR LOW-VOLTAGE LIGHT FIXTURE BEHIND ACRYLIC PANEL OF FACADE SCREEN
62-DEGREE DISTRIBUTION
4000K

TYPE SL2
ADJUSTABLE INGRADE UPLIGHT WITH ASYMMETRIC WALL WASH
15X90-DEGREE DISTRIBUTION
RGB+3000K

TYPE DL1
2" RECESSED ADJUSTABLE DOWNLIGHT
3000K





TYPE SL7
ADJUSTABLE INGRADE UPLIGHT WITH HEX-CELL LOUVER GLARE CONTROL
60-DEGREE DISTRIBUTION
RGB+3000K

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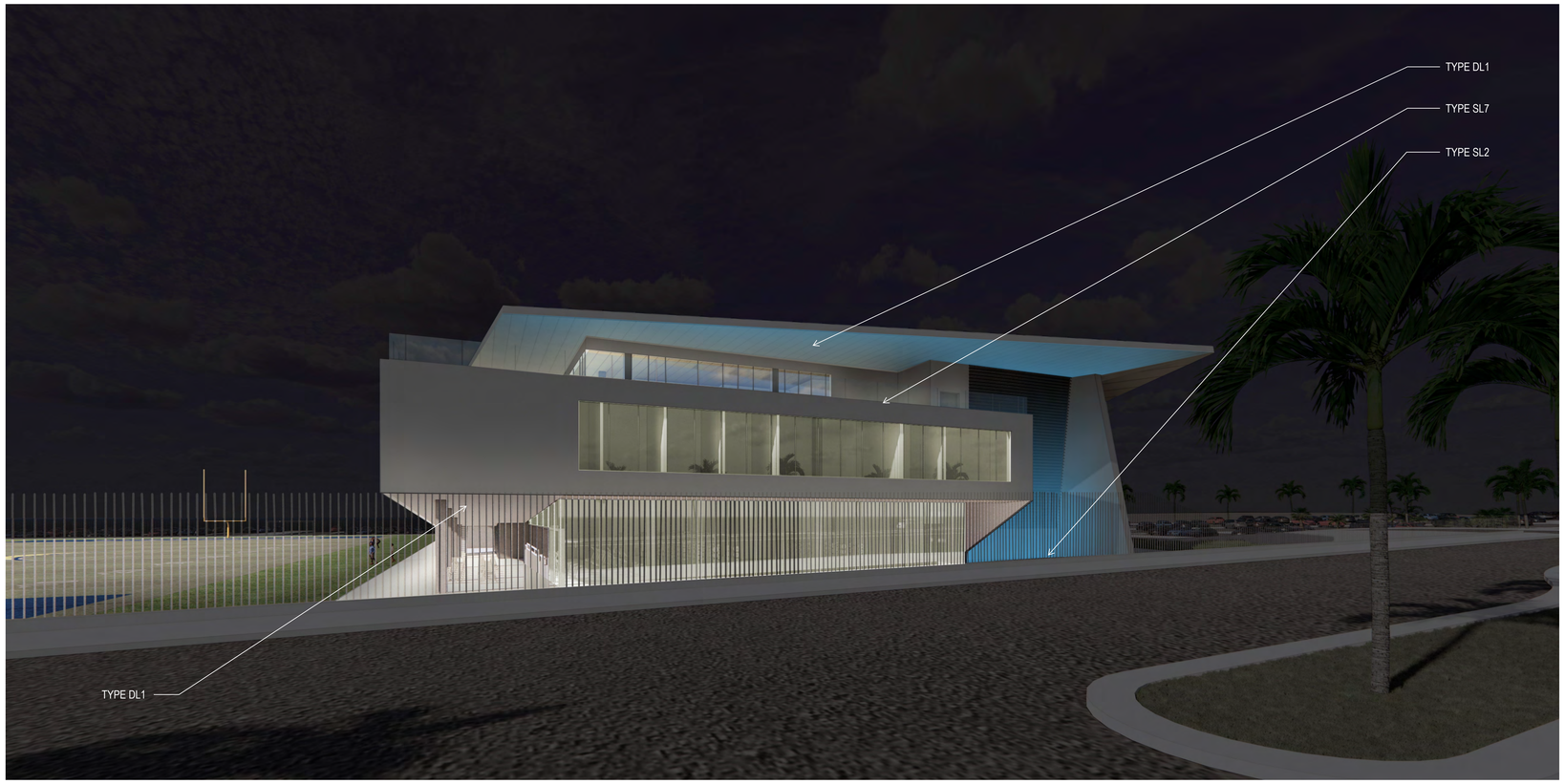
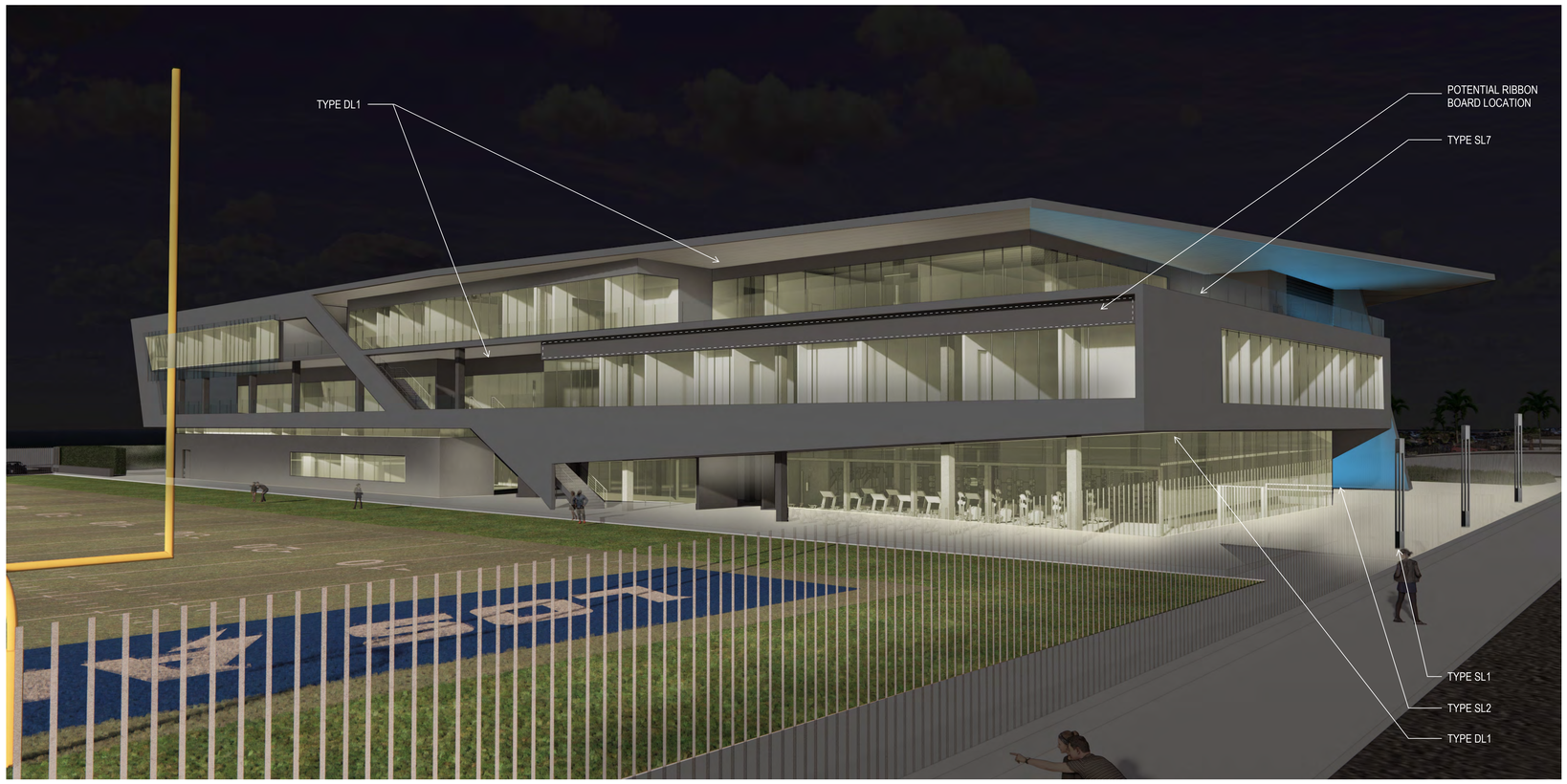
COSTA MESA, CA 92626

PROJECT
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME
EXTERIOR LIGHTING DESIGN APPROACH
ENTITLEMENT PACKAGE

SHEET NUMBER
E-E.4





LIGHT FIXTURE TYPES

TYPE SL1 - OPTION A
15' TALL PEDESTRIAN POLE
SYMMETRIC TYPE V DISTRIBUTION
3000K

TYPE SL1 - OPTION B

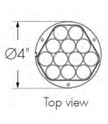
TYPE SL1 - OPTION C

TYPE SL1 - OPTION D

TYPE SL2
ADJUSTABLE INGRADE UPLIGHT
WITH ASYMMETRIC WALL WASH
15X90-DEGREE DISTRIBUTION
RGB+3000K

TYPE DL1
2" RECESSED ADJUSTABLE
DOWNLIGHT
3000K

TYPE SL7
ADJUSTABLE INGRADE UPLIGHT
WITH HEX-CELL LOUVER GLARE
CONTROL
60-DEGREE DISTRIBUTION
RGB+3000K



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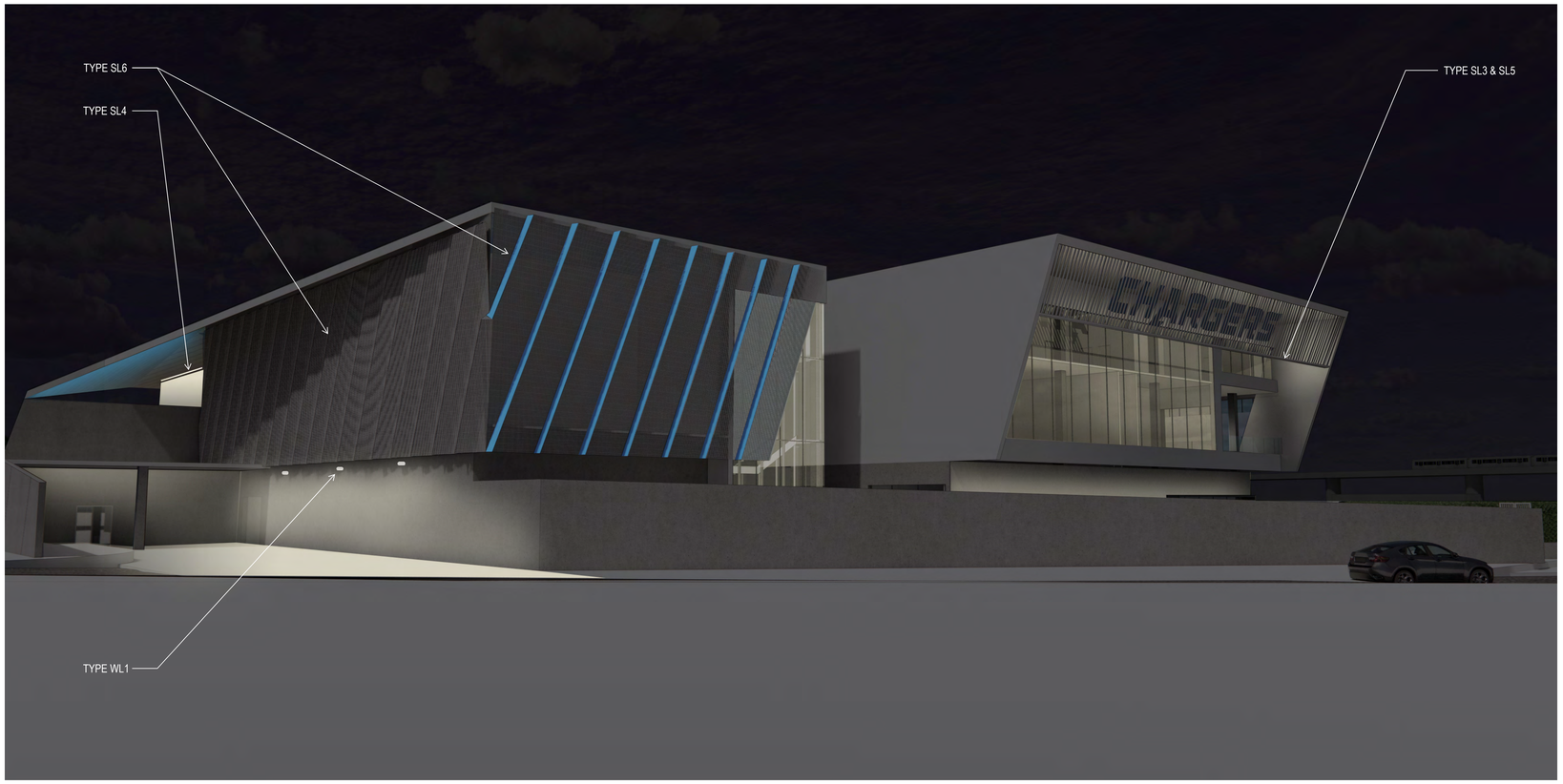
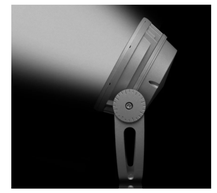
PROJECT
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME
EXTERIOR LIGHTING DESIGN APPROACH
ENTITLEMENT PACKAGE

SHEET NUMBER
E-E.5



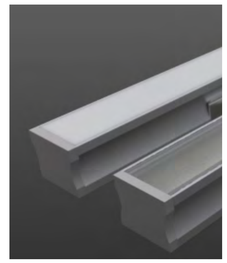
LIGHT FIXTURE TYPES



TYPE SL3
BUILDING MOUNT FLOODLIGHT
WITH GLARE CONTROL SNOOT
40-DEGREE DISTRIBUTION
3000K

TYPE SL5
UPLIGHT COVE FIXTURE MOUNTED
BEHIND FACADE SCREEN
60X60 DISTRIBUTION
3000K

TYPE SL4
FACADE GRAZE FIXTURE WITHIN
CEILING SLOT
30X30 DISTRIBUTION
3000K



TYPE SL6
LINEAR LOW-VOLTAGE LIGHT
FIXTURE BEHIND ACRYLIC WITHIN
FACADE SCREEN DETAIL
62-DEGREE DISTRIBUTION
4000K

TYPE WL1
WALL MOUNT LIGHT FIXTURE
WITH TYPE III DISTRIBUTION
4000K

TYPE DL1
2" RECESSED ADJUSTABLE
DOWNLIGHT
3000K

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SHEET NAME
EXTERIOR LIGHTING DESIGN APPROACH
ENTITLEMENT PACKAGE

SHEET NUMBER
E-E.6

LANDSCAPE AREA	
PLANTED AREAS	40,814 SQFT
HARDSCAPE AREAS	30,030 SQFT
SPORTS FIELD EDGE – ARTIFICIAL TURF	56,962 SQFT
SPORTS FIELD – NATURAL LAWN	197,652 SQFT
TOTAL LANDSCAPE AREAS	325,458 SQFT

PROPERTY PERIMETER
REQUIREMENTS PER GENERAL AND SOUTH CAMPUS PLAN: (1) SHADE TREE MUST BE PROVIDED FOR EVERY (25') OF STREET FRONTAGE.
STREET FRONTAGE: 1,046 LF = 42 TREES REQUIRED
TREES PROVIDED: 47

BUILDING PERIMETER
REQUIREMENTS PER GENERAL AND SOUTH CAMPUS PLAN: A MINIMUM HORIZONTAL DEPTH OF (5') OF LANDSCAPE SHALL BE PROVIDED AROUND THE BUILDING.
PROVIDED: LANDSCAPE MATERIALS ARE PROVIDED A MINIMUM OF (5') AROUND THE PERIMETER OF THE BUILDING (REFER TO THIS SHEET FOR LANDSCAPE AREA).

VEHICULAR USE AREA (VUA)
GENERAL PLAN REQUIREMENTS: THERE SHALL BE ONE (1) TREE FOR EVERY THREE THOUSAND (3,000) SQUARE FEET OF VUA, WITH LANDSCAPE AREAS TO COVER FIVE PERCENT (5%).
(VUA) SQUARE FEET: 194,142 LANDSCAPE AREA PROVIDED: 26,077 PERCENTAGE: 13.4%
(VUA) SQUARE FEET: 194,142 / 3,000 = 64 TREES REQUIRED
GENERAL PLAN: TREES PROVIDED: 32 32 TREES SUBSTITUTED BY OVERHEAD PHOTOVOLTAIC PANELS
SOUTH CAMPUS PLAN REQUIREMENTS: LANDSCAPE AREAS TO COVER FIVE PERCENT (5%) OF THE VUA, WITH A MINIMUM OF (5') BUFFERS AT ALL PARKING LOT EDGES. EACH PARKING SPACE MUST BE LOCATED WITH (30') OF A TREE, AND ALL PLANTING AREAS CONTAINING TREES MUCH HAVE A MINIMUM (5') WIDTH.
SOUTH CAMPUS PLAN: 22 TREES SUBSTITUTED BY OVERHEAD PHOTOVOLTAIC PANELS

1. VEHICULAR USE AREA
2. PLANTED SLOPE
3. PAVED PLAZA
4. PAVED PASEO AND MAINTENANCE ACCESS
5. POOL AREA
6. PLANTED BUFFER
7. SPORTS FIELDS

N

0 20' 40'
1" = 40'

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PROJECT
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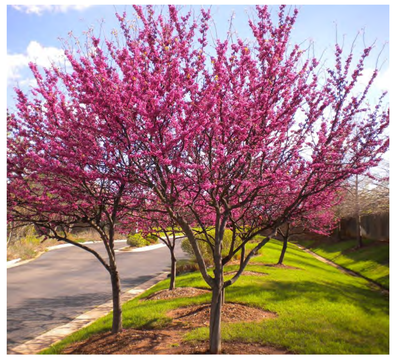
SHEET NAME
ILLUSTRATIVE SITE PLAN
ENTITLEMENT PACKAGE

SHEET NUMBER
E-L.1

TREES



CERCIS CANADENSIS
Eastern Redbud

CORYMBIA CITRIODORA
Lemon Scented Gum

EUCALYPTUS SIDEROXYLON
Red Iron Bark

OLEA EUROPAEA "SWAN HILL"
Swan Hill Olive

PHOENIX DACTYLIFERA
Date Palm

PINUS CANARIENSIS
Canary Island Pine

QUERCUS AGRIFOLIA
Coast Live Oak

RHUS LANCEA
African Sumac

SUCCULENTS

AGAVE AMERICANA
Century Agave

AGAVE ATTENUATA
Foxtail Agave

HESPERALOE PARVIFLORA
Red Yucca

SHRUBS AND GROUNDCOVER

CHONDROPETALUM ELEPHANTINUM
Large Cape Rush

DIETES IRIDIOIDES
Fortnight Lily

FICUS PUMILA
Creeping Fig

JUNCUS PATENS
California Grey Rush

LEYMUS CONDENSATUS
Sand Ryegrass

CAREX PRAEGRACILIS
California Field Sedge

CEANOTHUS THYRSIFLORUS
Yankee Point

PHORMIUM COLENSOI
Mountain Flax

SALVIA CLEVELANDII
salvia Cleveland

SENECIO MANDRALISCAE
Blue Chalksticks

SELECTED PLANTS FROM WUCOLS LIST.

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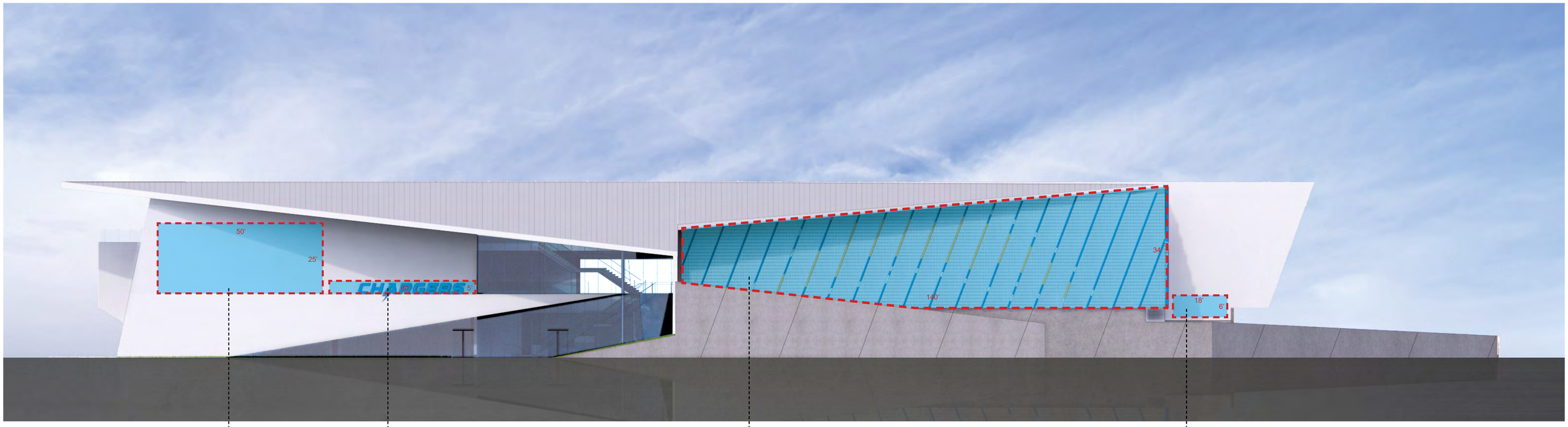
PROJECT
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME
PLANT PALETTE
ENTITLEMENT PACKAGE

SHEET NUMBER
E-L.2



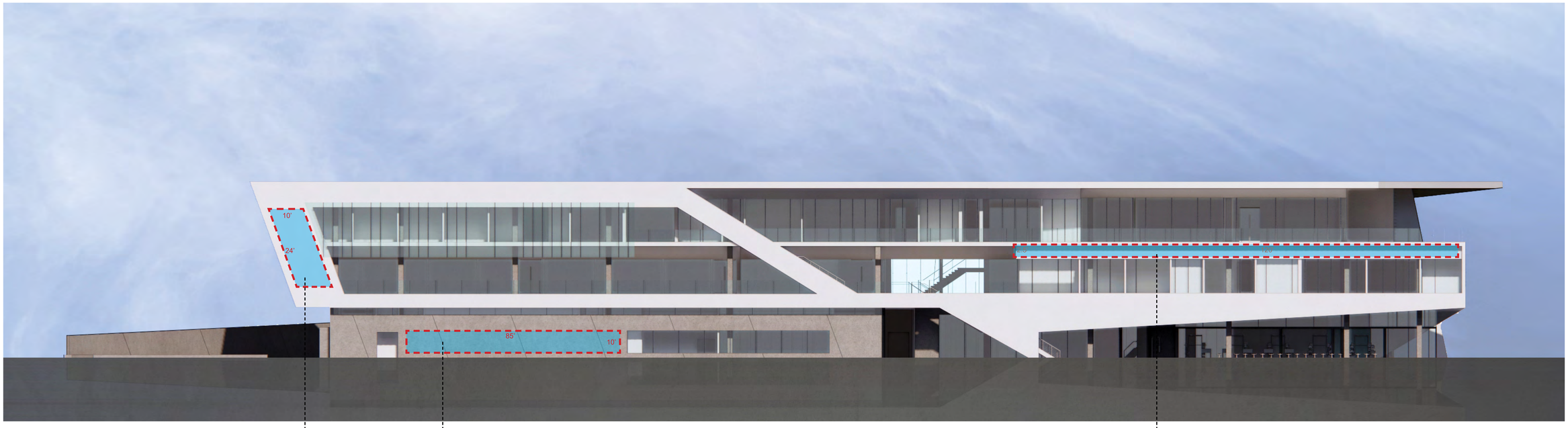
SIGNAGE
1,250 SF

SIGNAGE
300 SF

SIGNAGE
4,760 SF

SIGNAGE
108 SF

WEST ELEVATION - FACING TOWARD THE PARKING LOT
TOTAL FACADE AREA: 17,732 SF



SIGNAGE
240 SF

SIGNAGE
850 SF

SIGNAGE
2.5'×120'

EAST ELEVATION - FACING TOWARD THE FIELD
TOTAL FACADE AREA: 17,814 SF

Gensler

5 6SOUTH6IGUE OA6T EET
LOS6ANGELES,JCA6 71
21%%27(%& K

Gensler

CLIENTS

MAR VENTURES INC.

721%NO THEOUGLAS6T EET
ELG6EGUNDO,JCA6 245

CONTINENTAL DEVELOPMENT CORP.

2 41K OSEC ANSA ENUE
ELG6EGUNDO,JCA6 245

LOS ANGELES CHARGERS

T AINING(ACILIT" 6USINESSIO! ! ICE
HOAG6PE ! O $ ANCE6CENTE
%%%6USAN6T EET
COSTA6 ESA,JCA62&2&

P OJECT

LOS ANGELES CHARGERS HQ & TRAINING FACILITY

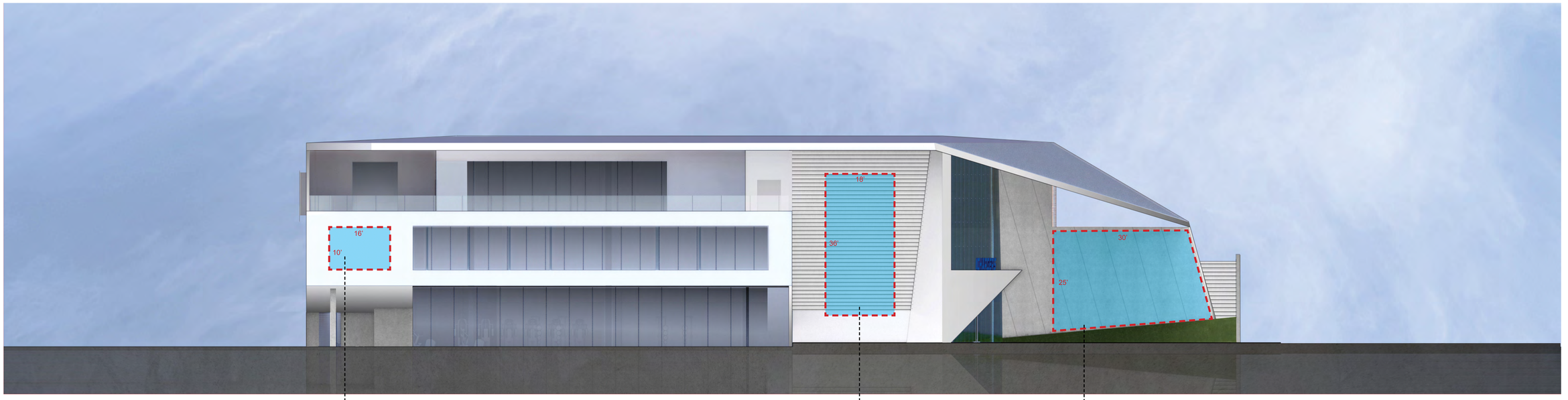
SHEET6NAS E

SIGNAGE OVERLAY ON ELEVATIONS

ENTITLES ENTEAC' AGE

SHEET6NU$ #E

E-G.1



SIGNAGE
160 SF

SIGNAGE
648 SF

SIGNAGE
750 SF

NORTH ELEVATION - FACING TOWARD THE STREET
TOTAL FACADE AREA: 10,618 SF

SIGNAGE
2,250 SF

SIGNAGE
1,280 SF

SOUTH ELEVATION - FACING TOWARD THE RAIL YARD
TOTAL FACADE AREA: 11,200 SF

Gensler

5 IGSOUTHIGUE OAIGT EET
LOSIGANGELES,JCAIGP 71
21%%27(%& K

Gensler

CLIENTS

MAR VENTURES INC.

721%NO THIDOUGLASIGT EET
ELIGEGUNDO,JCAIGP 245

CONTINENTAL DEVELOPMENT CORP.

2 41K OSEC ANSIGA ENUE
ELIGEGUNDO,JCAIGP 245

LOS ANGELES CHARGERS

T AINING(ACILIT" I(USINESSIO! ! ICE
HOAGIGPE ! O $ ANCEICENTE
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COSTAIG ESA,JCAI@2&2&

P OJECT

LOS ANGELES CHARGERS HQ & TRAINING FACILITY

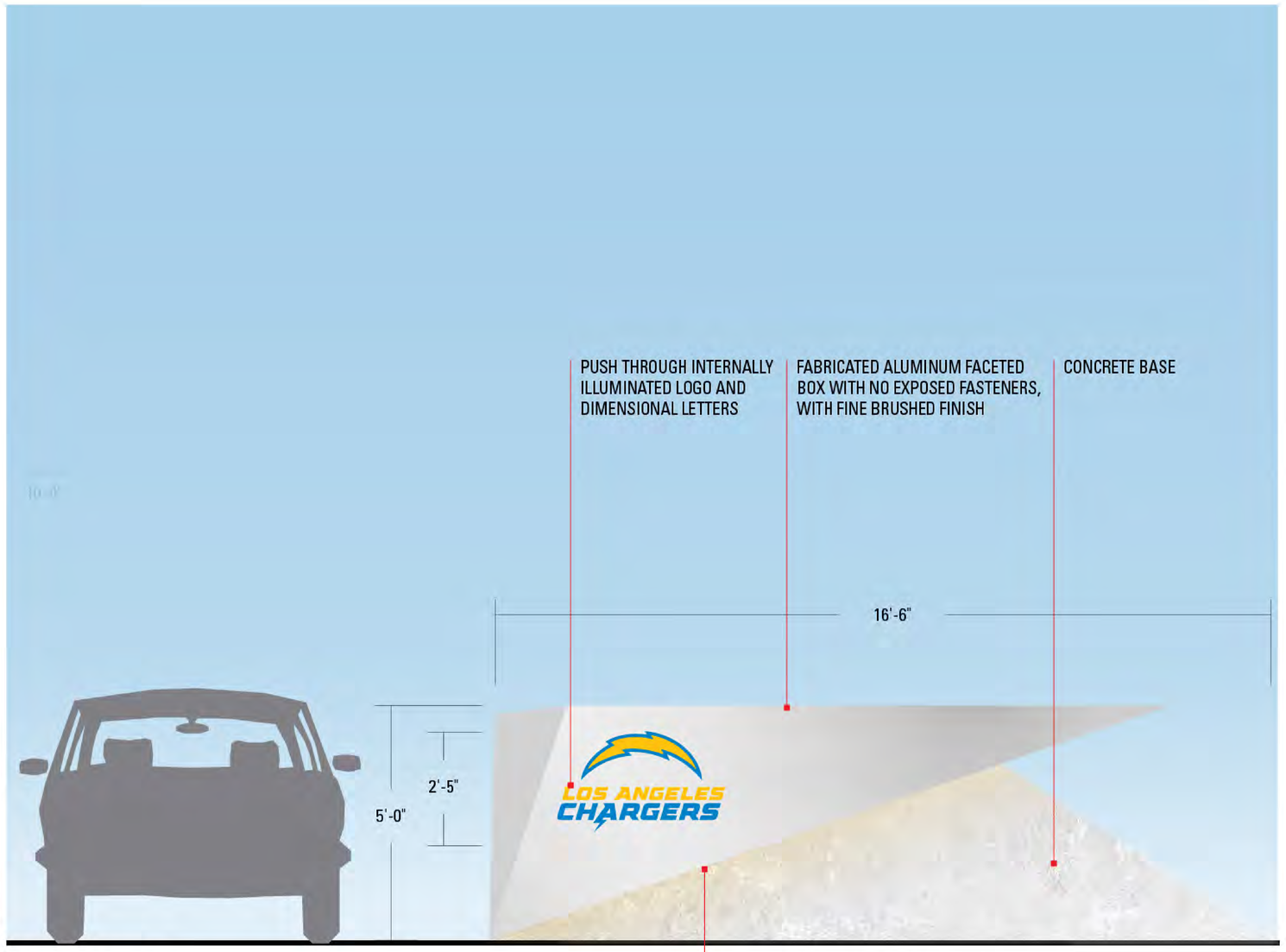
SHEETIGAS E

SIGNAGE OVERLAY ON ELEVATIONS

ENTITLES ENTIPAC' AGE

SHEETIGUS #E

E-G.2



1 SIDE ELEVATION
Scale: 3/8" = 1'-0"

PROPOSED SIGN LOCATION

MATERIALS / COLORS

FINE BRUSHED ALUMINUM PANEL

CONCRETE

PANTONE 123C

PANTONE 285C

Gensler

5 SOUTH FIGUEROA STREET
LOS ANGELES, CA 90071
213.327.1000

CLIENTS

MAR VENTURES INC.
7210 NO THIDOUGLAS 60ST EET
ELSEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORP.
2 41K OSEC ANSIA ENUE
ELSEGUNDO, CA 90245

LOS ANGELES CHARGERS
T AINING FACILITY HEADQUARTERS
1990 GUSANNET EET
COSTA ESA, CA 92626

PROJECT
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME
MONUMENT SIGN
ENTITLEMENT PACKAGE

SHEET NUMBER
E-G.3

BUTLER BUILDING PROPOSED DEVELOPMENT PLANS/EXHIBITS

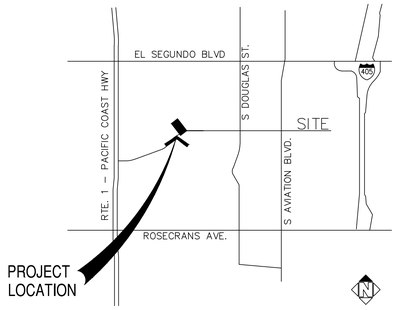
Raytheon

SITE PLAN REVIEW PACKAGE - SEPTEMBER 27, 2021

PRE-ENGINEERED MANUFACTURED BUILDING
EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN, EL SEGUNDO, CALIFORNIA

SITE PLAN

VICINITY MAP



BEST MANAGEMENT PRACTICES

1. ALL PERSONS WORKING AT THE SITE SHOULD OBTAIN, READ AND UNDERSTAND THE BEST MANAGEMENT PRACTICES PAMPHLET FOR THE TYPE(S) OF CONSTRUCTION BEING DONE.
2. STOCKPILES OF STORED OUTDOOR DEMOLITION DEBRIS, CEMENT, SAND, ETC. MUST BE COVERED WITH A WATER PROOF MATERIALS TO PREVENT BEING WASHED OFF SITE.
3. FUELS, OILS, PAINTS, SOLVENTS, AND OTHER LIQUID MATERIALS MUST BE KEPT INDOORS OR KEPT INSIDE BERMED AREAS. SPILLS MUST NOT BE WASHED TO THE STREET.
4. ANY CONSTRUCTION WASTE MUST NOT BE WASHED INTO STREET, STORM DRAIN CATCH BASINS, OR PUBLIC RIGHT-OF-WAY. ALL DUST AND SLURRY FROM CONCRETE CUTTING MUST BE REMOVED USING A WET-DRY VACUUM OR EQUIVALENT.
5. TRASH AND OTHER CONSTRUCTION SOLID WASTES MUST BE PLACED IN A COVERED TRASH RECEPTACLE.
6. THERE SHALL BE NO CONSTRUCTION VEHICLES WASHED ON SITE. THERE SHALL BE NO ERODED SOIL OR DISTURBED SLOPES ON THIS PROJECT.

SCOPE OF WORK

CONTRACTOR SHALL FURNISH ALL SUPERVISION, LABOR TOOLS, EQUIPMENT AND MATERIALS TO ACCOMPLISH THE FOLLOWING WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS:

–BUILD NEW PRE-ENGINEERED MANUFACTURED BUILDING (PEMB)
-CONCRETE PAD AND FOUNDATION UNDER PEMB
-REROUTE SPECIFIC ITEMS AS SHOW ON THE DRAWINGS, REROUTE HHW PIPING, LEAVE TANKS, EQUIPMENT, PUMPS, PIPING, PIPING ACCESSORIES AND CONTROLS IN PLACE AS INDICATED TO PEMB.
-INSTALL CONCRETE AGGREGATE BASE, FENCE, AND GATE PER DETAILS.
-VACATE EXISTING CONTROL ROOM. BUILDING TO BE DEMOLISHED.
-PROVIDE COLD WATER SUPPLY VALVE TRAINS AND PRESSURE REGULATOR TO PEMB.
-PROVIDE EXHAUST FANS TO VENTILATE THE STORAGE AREAS AND OTHER INDOOR SPACES.
-PROVIDE AIR-CONDITIONING TO SERVE THE CHEMICAL STORAGE ROOM FOR TEMPERATURE CONTROL.

DRAWING SCHEDULE

	ARCHITECTURAL
T001	TITLE SHEET
A100	SITE PLAN
A101	LANDSCAPE PLAN
A110	FLOOR PLAN
A111	EXTERIOR ELEVATIONS
A112	RENDERINGS & BUILDING MATERIALS
A113	EXTERIOR LIGHTING CALCULATIONS

PROJECT DATA

PROJECT:	SITE PLAN REVIEW PACKAGE
ADDRESS:	2000 EAST EL SEGUNDO EL SEGUNDO, CA 90245
ZONING DESIGNATION:	EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN
LEGAL DESCRIPTION:	PARCEL MAP 4138, SHEET 32, P.A. 4138–14, TRA 9888
APN:	4138–032–018
OWNER:	RAYTHEON
DESIGN PROFESSIONALS:	THE AUSTIN COMPANY 6410 OAK CANYON, SUITE 150 IRVINE, CA 92618 (949) 451–9000
GOVERNING CODES:	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
NUMBER OF STORIES	1 STORY PRE–ENGINEERED MANUFACTURED BUILDING HEIGHT= 21'–2"±
CONSTRUCTION TYPE:	II–B
FIRE PROTECTION:	NONE
OCCUPANCY/USE:	CURRENT–F (FACTORY AND INDUSTRIAL) PROPOSED–S1
FLOOR AREA:	5,865 SF

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RAYTHEON PM: AMANDA ANGUIANO
(310) 529-1728

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EL SEGUNDO,CA. 90245

THE AUSTIN COMPANY
6410 OAK CANYON IRVINE, CA 92618
949.451.9000 www.theaustin.com

LICENSED ARCHITECT
GREG HONG
C-35772
REN.11/30/2021
STATE OF CALIFORNIA

PLANNING APPROVAL
CUSTOMER:
DATE:
ENG. REP:
DATE:
ENGR:
DATE:
SECURITY:
DATE:
LOCK & KEY:
DATE:
CUSTOMER'S ACCEPTANCE OF THESE DRAWINGS AND SPECIFICATIONS AS CONSTRUCTION DOCUMENTS WILL BE INDICATED BY THE SIGNATURE AND DATE BELOW. THE ISSUE OF PRINT, SKETCH, PLANNING, DRAWING, AND/OR SPECIFICATION FOR CONSTRUCTION, FABRICATION, OR INSTALLATION PURPOSES AND/OR CONTROL DOCUMENT MUST BE APPROVED AND SIGNED BY CUSTOMER.

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1	09/27/21	CN	-	-	75% ISSUE FOR REVIEW
1	08/30/21	CN	-	-	DRAFT CLIENT REVIEW
1	08/16/21	CN	-	-	SITE PLAN REVIEW PACKAGE

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DESIGNED BY: CN
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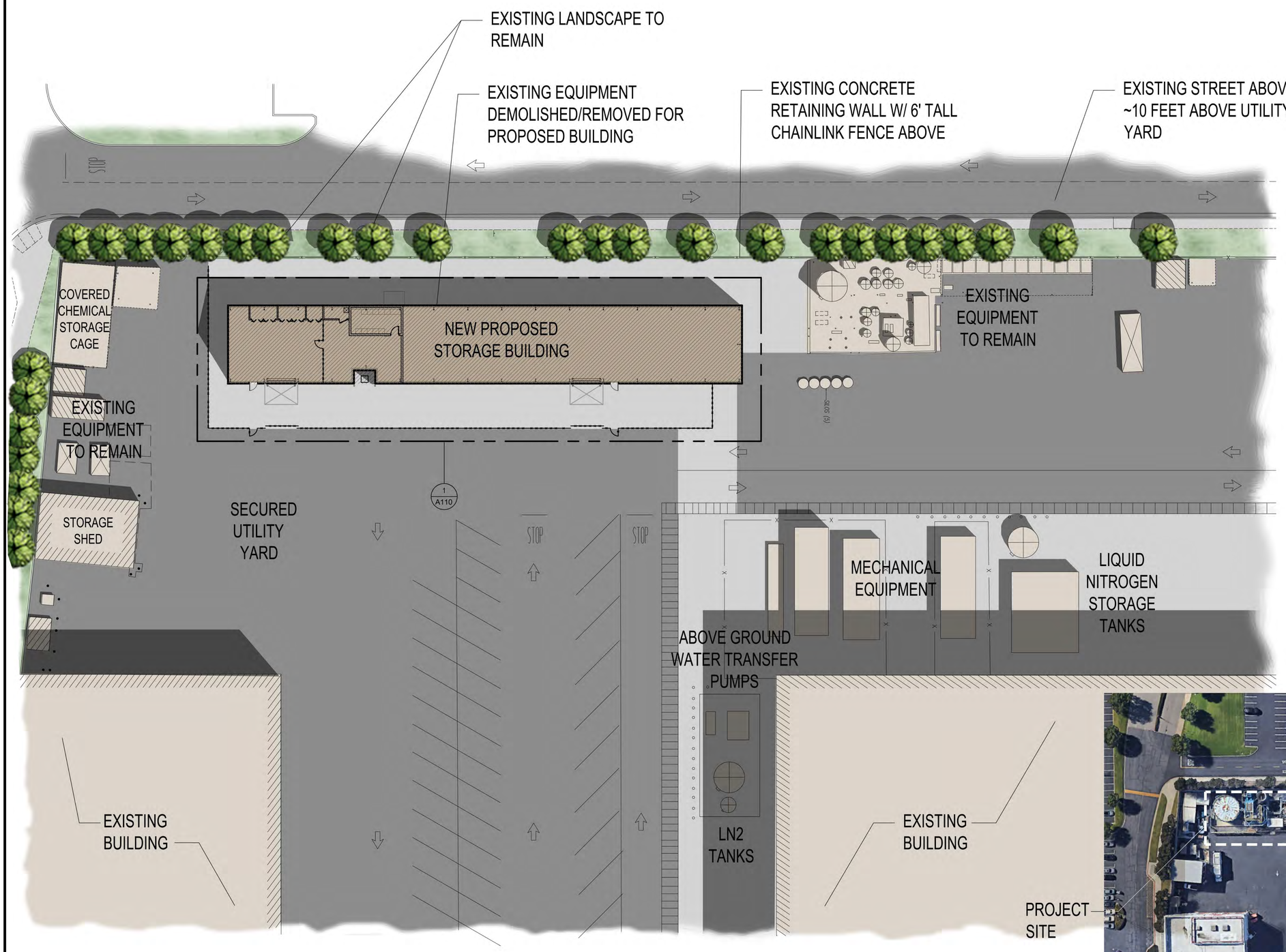
APPROVED BY: RL

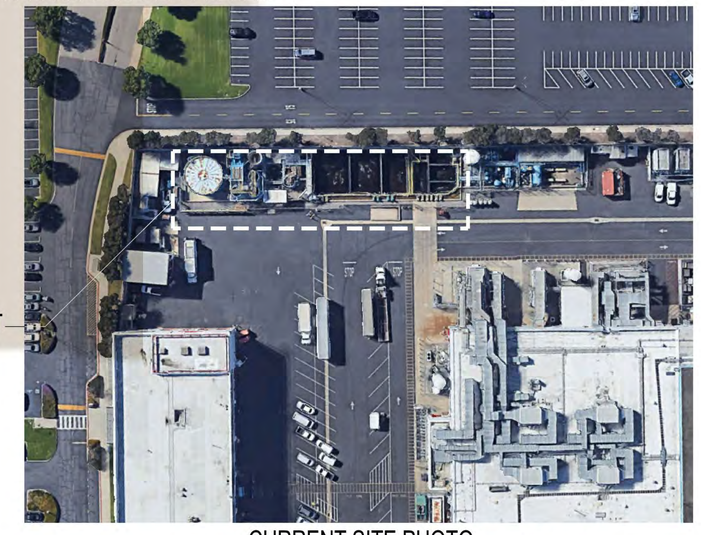
RAYTHEON (PEMB)
SITE PLAN REVIEW PACKAGE

TITLE SHEET

BLDG: FLR:
PKG:
PAGE: 01 OF 05
SHEET#: T001

SITE PLAN





CURRENT SITE PHOTO

OVERALL SITE PLAN 1
1"=20'-0"

N

0 10' 20' 40' 80'
SCALE: 1" =20'-0"

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EL SEGUNDO,CA. 90245

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DATE:
THE INTENT OF THESE FACILITY PLANNING DRAWINGS ARE TO SHOW THE SCOPE OF WORK AND ITS RELATIONSHIP TO THE EXISTING BUILDING AND ITS SYSTEMS. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. ALL DRAWINGS ARE PROPRIETARY AND SHALL NOT BE REPRODUCED OR DISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE AUSTIN COMPANY.

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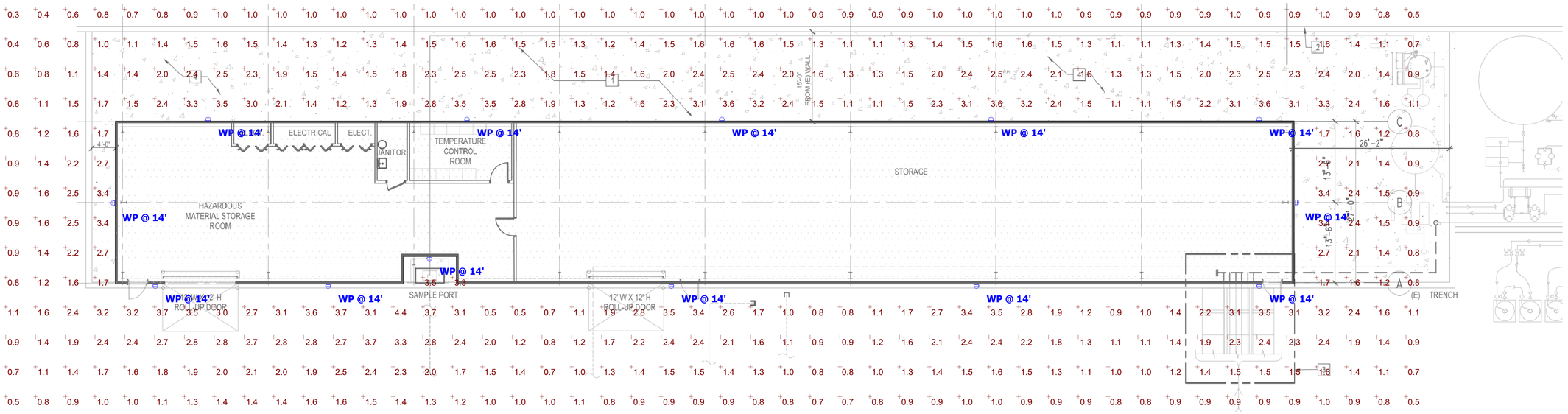
RAYTHEON (PEMB)
SITE PLAN REVIEW PACKAGE

SITE PLAN

BLDG: ---	FLR:
	PKG:
PAGE: 02	OF 05
SHEET#:	A100

PHOTOMETRIC ANALYSIS



Plan View
Scale - 1" = 16ft

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Light Loss Factor	Wattage
	WP	13	Lithonia Lighting	WPX1 LED P2 40K Mvolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts	WPX1_LED_P2_40K_Mvolt.ies	0.9	24.42

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Exterior 20ft from Bldg	+	1.6 fc	4.4 fc	0.3 fc	14.7:1	5.3:1

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REVISION

NO.	DATE	BY	CHKD	APPD
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1 ISSUE FOR REVIEW
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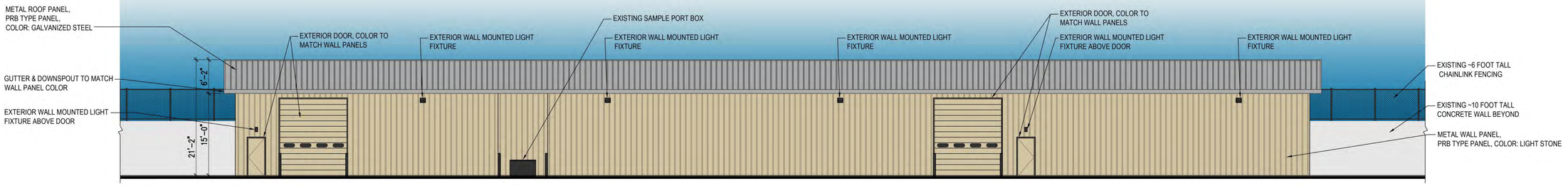
RAYTHEON (PEMB)
SITE PLAN REVIEW PACKAGE

EXTERIOR LIGHTING CALCULATIONS

BLDG: ---- FLR:
PKG:
PAGE: 04 OF 05
SHEET#: A113

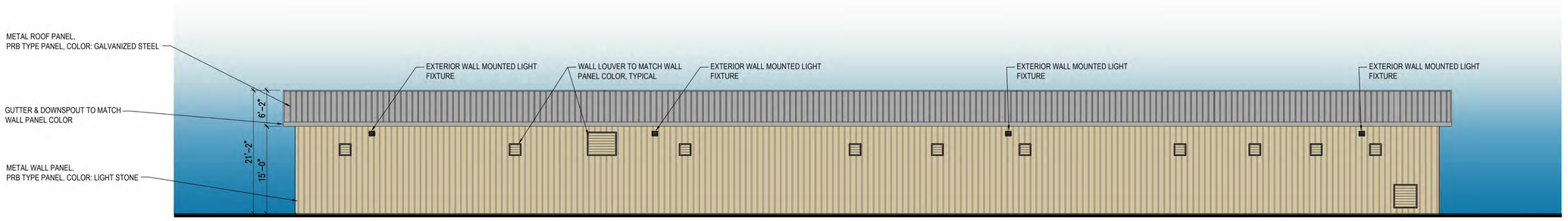
ELEVATION DRAWINGS



NORTH ELEVATION

SCALE: 1/8"=1'-0"

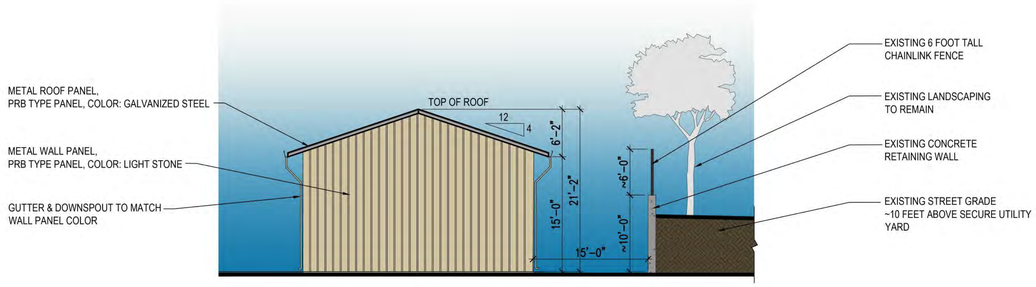
4 / -



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

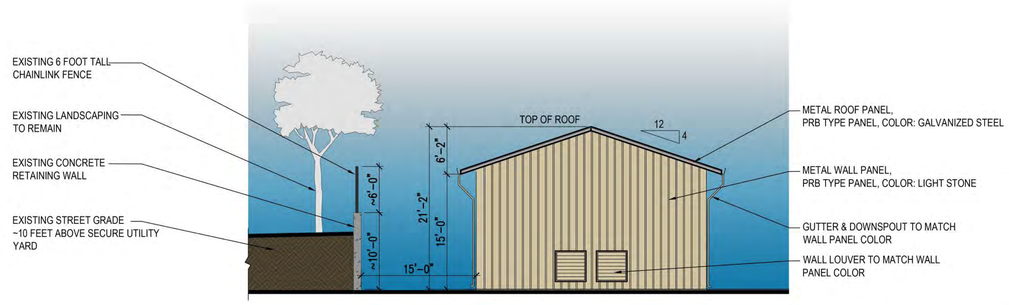
5 / -



WEST ELEVATION

SCALE: 1/8"=1'-0"

3 / -



EAST ELEVATION

SCALE: 1/8"=1'-0"

2 / -

Raytheon
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EL SEGUNDO,CA. 90245

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PLANNING APPROVAL

CUSTOMER: DATE:
DATE:
DATE:
DATE:
DATE:
DATE:
DATE:
DATE:

THE INTENT OF THESE CAD/3-D PLANNING DRAWINGS ARE TO SHOW CUSTOMER'S AS-CONSTRUCTED ARCHITECTURAL ACCOMMODATIONS. ADDITIONAL WORK NOT SHOWN HEREON MAY BE REQUIRED BY THE CUSTOMER'S ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, AND ALARM, AND SECURITY SYSTEMS.

NO.	DATE	BY	CHKD	APPD	REVISION
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RAYTHEON (PEMB)
SITE PLAN REVIEW PACKAGE

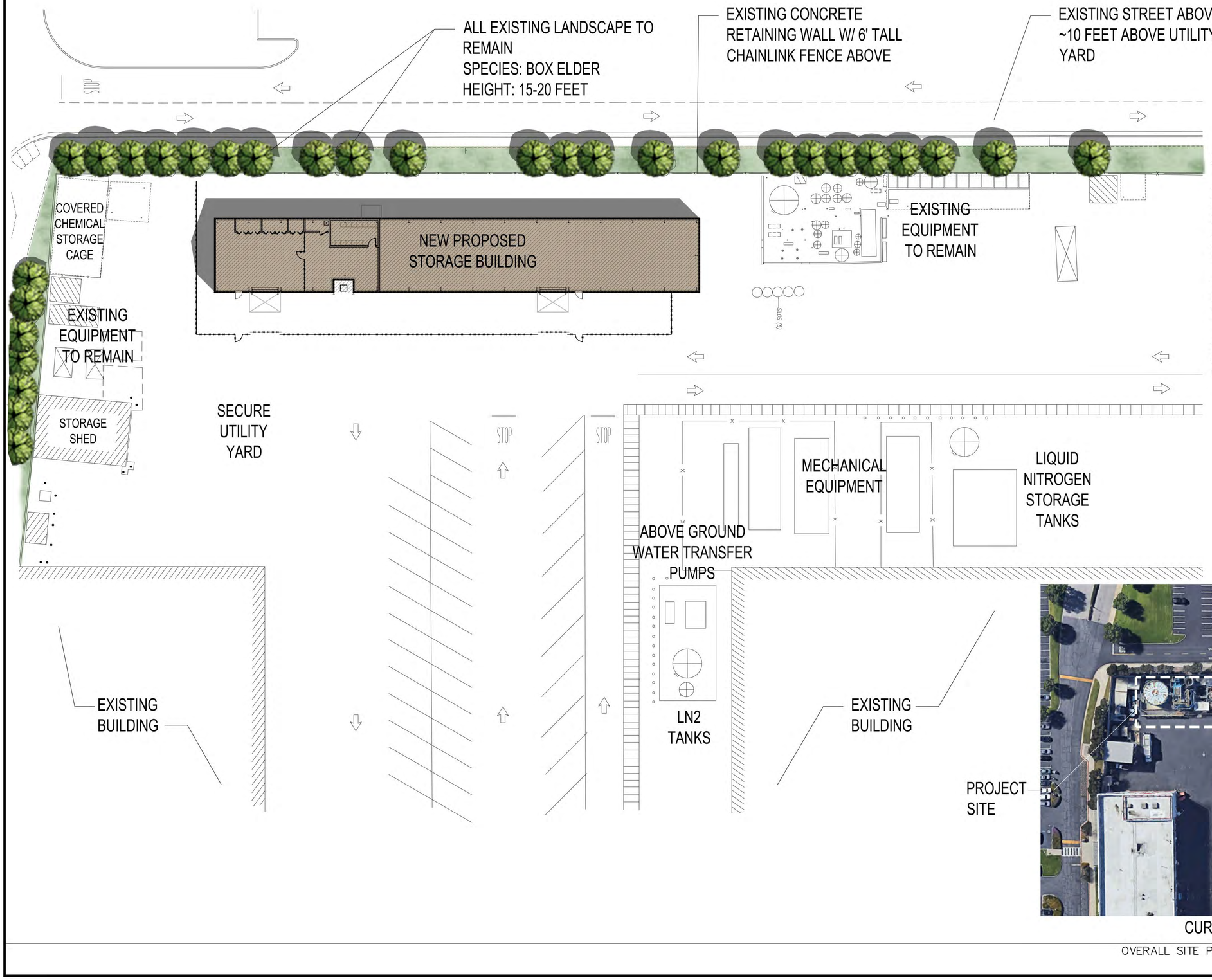
EXTERIOR ELEVATIONS

BLDG: --- FLR:
PKG:

PAGE: 04 OF 05

SHEET#: A111

LANDSCAPE PLAN

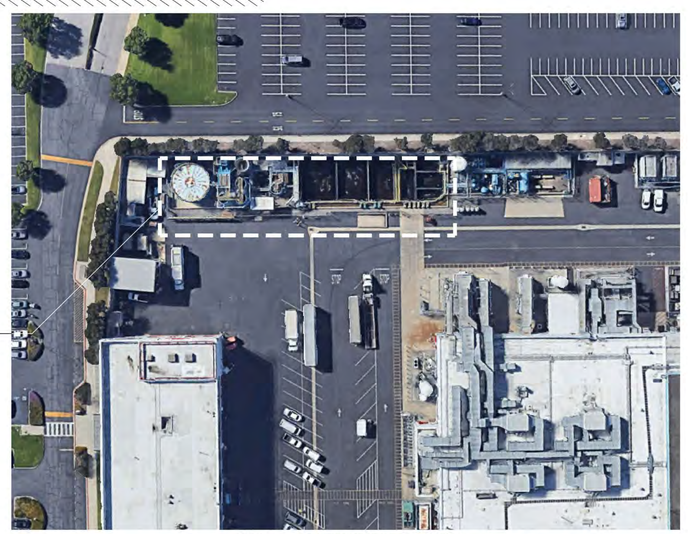


LANDSCAPING NOTES:

-NO LANDSCAPING IS LOCATED WITHIN THE PROJECT SCOPE OF WORK. ALL EXISTING LANDSCAPING IS LOCATED AT STREET LEVEL ~ 10 FEET ABOVE THE SECURE UTILITY YARD & PROPOSED STORAGE BUILDING.

-NO REMOVAL, RELOCATION OR ADDITIONAL LANDSCAPING WITHIN THE PROJECT SCOPE OF WORK

-ALL EXISTING IRRIGATION TO REMAIN. NO REMOVAL, RELOCATION OR ADDITIONAL IRRIGATION WITHIN THE PROJECT SCOPE OF WORK.



CURRENT SITE PHOTO

OVERALL SITE PLAN 1
1"=20'-0"

0 10' 20' 40' 80'
SCALE: 1" =20'-0"

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LICENSED ARCHITECT
GREG HONG
C-35772
REN.11/30/2021
STATE OF CALIFORNIA

PLANNING APPROVAL

CUSTOMER: DATE:
ENG. DEPT: DATE:
EH&S: DATE:
SECURITY: DATE:
LOCK & KEY: DATE:

THE INTENT OF THESE FACILITY PLANNING DRAWINGS IS TO CONVEY THE SCOPE OF WORK AS CONSTRUCTION DOCUMENTS. WORK SHALL BE PERFORMED BY CONTRACTOR(S) WITH EXPERIENCE IN SIMILAR TYPES OF WORK AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

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LANDSCAPE PLAN

BLDG: ---- FLR:
PKG:
PAGE: 02 OF 05
SHEET#: A101

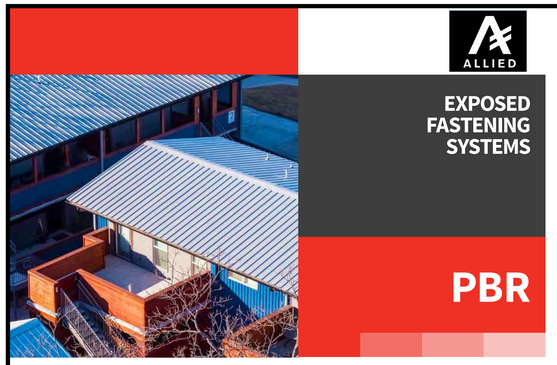
COLORS & MATERIALS

RENDERINGS

1
-

RENDERINGS

2
-



The PBR panel is commonly used for a wide variety of architectural, agricultural, commercial and industrial applications. PBR is a structural panel and an exposed fastener panel that can be used for both roof and wall applications. The minimum roof slope for PBR is ½:12.

Features and Benefits:

- Numerous UL 580 ratings are available, as well as UL 790, Class A for external fire, roof assembly for UL 263 for internal fire and the UL 2218 Class 4 impact rating.
- PBR carries Florida approval, Dade county ratings and FM 4471 approval standard for Class 1 panel roofs.

Product Specifications

- **Applications:** Roof and Wall
- **Coverage Widths:** 36"
- **Rib Spacing:** 12" on center
- **Rib Height:** 1-1/4"
- **Minimum Slope:** ½:12
- **Panel Attachment:** Exposed Fastening System
- **Gauges:** 26 (Standard); 29, 24, 22 (Optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300

COLOR CHARTS

EXTERIOR BUILDING PANEL CUTSHEETS

Raytheon
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EL SEGUNDO,CA. 90245

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PLANNING APPROVAL

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FIRE DEPT: DATE:
CHIEF: DATE:
SECURITY: DATE:
CIVIL & MEP: DATE:

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					DRAFT CLIENT REVIEW

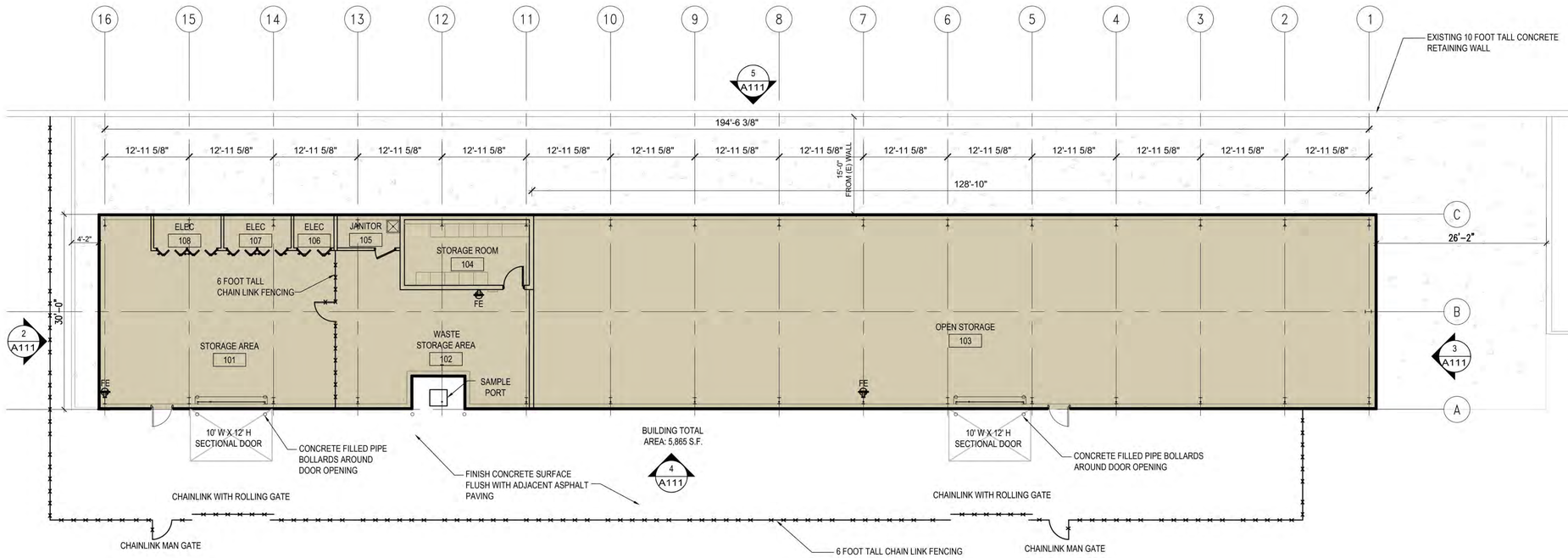
PLANNED BY: CN
DESIGNED BY: CN
CHECKED BY: RL
APPROVED BY: RL

RAYTHEON (PEMB)
SITE PLAN REVIEW PACKAGE

RENDERINGS & BUILDING MATERIALS

BLDG: —
FLR:
PKG:
PAGE: 04 OF 05
SHEET#: A112

FLOOR PLAN



N

0 4' 8' 16' 32"

SCALE: 3/32" =1'-0"

FLOOR PLAN

SCALE: 1/8"=1'-0"

1

Raytheon

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FAC. DEPT:
DRAG:
SECURITY:
USR #/ KEY:

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NO	DATE	BY	CHKD	APPD	REVISION
1	08/30/21	CN	-	-	75% ISSUE FOR REVIEW
1			-	-	DRAFT CLIENT REVIEW

PLANNED BY: CN
DESIGNED BY: CN
CHECKED BY: RL
APPROVED BY: RL

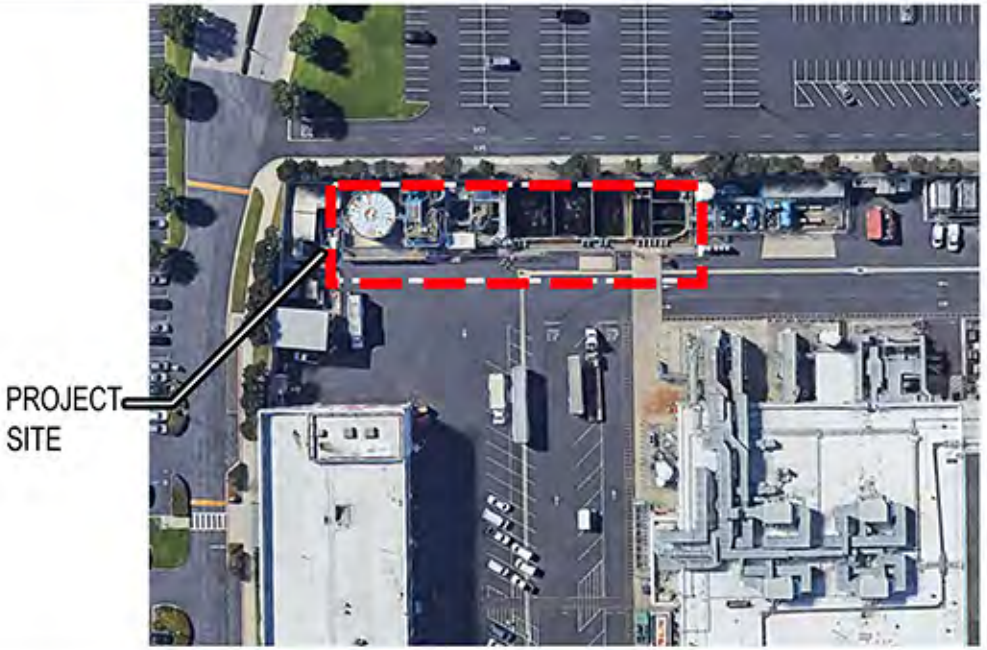
RAYTHEON (PEMB)
SITE PLAN REVIEW PACKAGE

FLOOR PLAN

BLDG: ---
FLR:
PKG:
PAGE: 04 OF 05
SHEET#: A110

PHOTO BOARD

BUILDING LOCATION



PROJECT SITE

Raytheon

RAYTHEON (PEMB)
SITE PLAN REVIEW PACKAGE

PHOTO BOARD

A114

PERMIT FOR INDUSTRIAL WASTEWATER DISCHARGE

PERMIT FOR INDUSTRIAL WASTEWATER DISCHARGE
COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY
1955 Workman Mill Road / Whittier, CA
Mailing Address: P.O. Box 4998 / Whittier, California 90607-4998
Robert C. Ferrante, Chief Engineer and General Manager
(562) 699-7411

PERMIT NO: 014735

Facility ID 2024182

01 CHECK ONE: ☐ New Sewer Connection ☒ Existing Sewer Connection

02 Applicant Raytheon Company
(Legal Company Name)

03 Check one and fill in appropriate information

☒ Corporation Name Raytheon Company C0281489
Year Incorporated 1953 State of Incorporation MA ID# 95-1778500

☐ Partnership Name _____ Partners _____

☐ Sole Proprietor Name _____ Business Names _____

04 Situs Address 2000 E. El Segundo Blvd., El Segundo, CA 90245-0902
(Street) (City) (State) (Zip)

05 Mailing Address 2000 E. El Segundo Blvd., El Segundo, CA 90245-0902
(Street) (City) (State) (Zip)

06 Point of Discharge Connects to local sewer line on S. Aviation Blvd.

07 Number of years applicant has been in business at present location 66 (yrs) _____ (months)

08 Name of Property Owner Raytheon Company
Address of Property Owner 870 Winter St., Waltham, MA 02451-1446 781.522.5000
(Street) (City) (Zip) (Telephone Number)

09 Assessors Map Book No. 4 1 3 8 Page No. 0 1 4 Parcel No. 0 4 7

10 Type of Industry Aerospace (Electronic parts/ components assemb) 3 4 7 1 , 3 6 7 8
(General Description) (Federal SIC No.)

11 Number of Employees (Full Time) 3538 (Part Time) _____

12 Raw Materials Used Aluminum, Inorganic Acids, Paint, Oils, Non-Chlorinated Solvents, Aqueous Cleaners, Alkaline
(General Description – Add Additional Sheets as Needed)
_____
(Daily Amount Used)

13 Products Produced Reasearch, Design and Test for Military Applications and Electronic Board Assembly
(General Description – Add Additional Sheets as Needed)
_____
(Daily Amount Produced)

14 Wastewater Producing Operations Aqueous cleaning and defluxing, lab sinks, lab fume hood scrubbers, cooling tower bleed laboratory DI water, ion exchange regeneration and rainwater.
(Full Description – Add Additional Sheets as Needed)

15 Time of Discharge 6 AM☒ PM☐ 10 AM☐ PM☒, Shifts per day 2 Days per Week M☒ T☒ W☒ Th☒ F☒ Sa☐ Su☐

16 Wastewater Flow Rate 79,000 Gallons per Day 409 Gallons per Minute
(Average) (Peak)

17 Constituents of Wastewater Discharge Metals, pH Neutralized Rinsewaters, Suspended Solids, BOD/COD and Sanitary Wastewater
(General Description – Attach Chemical Analysis Results to the Application)

18 Person in company responsible for industrial wastewater discharge
Manju Mohan EHSS Engineer 310.647.1204
(Name) (Position) (Telephone Number)

I affirm that all information furnished is true and correct and that the applicant will comply with the conditions stated on the back of this permit form.

Date _____ 20 19

19 Signature for Applicant _____ (Name) Director, EHSS
(Company Administrative Official) (Position)

20 Approved/Reviewed by City or County Official
Date 11/5/19
☐ L.A. County Department of Public Works
City of EL SEGUNDO
Name Lilian Xu
Position City Engineer

Approved by Sanitation Districts of Los Angeles County
Date February 18, 2021
Expiration Date February 17, 2026
Robert C. Ferrante, Chief Engineer and General Manager
By _____
Position Senior Civil Engineer

Note: Please submit application first to the applicable City or County agency in which the point of discharge is located. Please contact the local agency for the required permit-processing fee. Submit the original application (Do not send copies).

DEC 26'19 AM10:46

DOC #

Smith L

CONTINUED ON NEXT PAGE

Pre-engineered Manufactured Building Project does not apply to LA County LID requirements. No water treatment conducted within building. See industrial wastewater discharge permit and separately attached NPDES Industrial General Permit Order to existing site wastewater treatment.

WATER SUPPLY & SEWER CALCULATION

WATER SUPPLY AND SEWER CALCULATION

Job Name: Raytheon Bldg E-22
Location: El Segundo, CA
W. O. No. 20406

Date: September 29, 2021
Calculated By: MAO
Created By: MAO

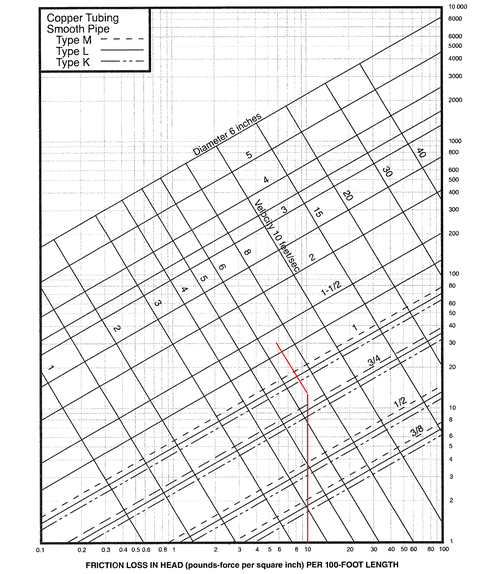
Building E 22

*Fixture units based on California Plumbing Code 2019, Table 702.1 for Drainage and Table A103.1 for Water

FIXTURE	QTY	SANITARY SEWER DFU/Fixt*	SANITARY SEWER Total DFU	DOM. COLD WATER FU/Fixt	DOM. COLD WATER Total FU	DOM. HOT WATER FU/Fixt	DOM. HOT WATER Total FU	DOMESTIC WATER WSFU/Fixt*	DOMESTIC WATER Total WSFU
Water closet, flush valve, 1.6 gpf		4.00	0.00	10.00	0.00	0.00	0.00	10.00	0.00
Urinal, wall hung, 1.0 gpf		2.00	0.00	10.00	0.00	0.00	0.00	10.00	0.00
Urinal, wall hung, waterless		0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lavatory, single (water)		0.00	0.00	1.50	0.00	1.50	0.00	2.00	0.00
Lavatory, single (sanitary)		1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lavatory, in sets of two or three (sanitary)		2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pantry Sink		2.00	0.00	1.00	0.00	1.00	0.00	1.40	0.00
Kitchen Sink		2.00	0.00	1.00	0.00	1.00	0.00	1.40	0.00
Hand Wash Sink		2.00	0.00	1.13	0.00	1.13	0.00	1.50	0.00
Drinking Fountain		0.50	0.00	0.25	0.00	0.00	0.00	0.25	0.00
Shower		3.00	0.00	1.00	0.00	1.00	0.00	1.40	0.00
Service sink, 3"	1	3.00	3.00	3.00	3.00	0.00	0.00	3.00	3.00
Floor drain, 2"		2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Floor sink, 2"	2	2.00	4.00	0.00	0.00	0.00	0.00	0.00	0.00
Hose bibb	1	0.00	0.00	2.50	2.50	0.00	0.00	2.50	2.50
Hose bibb, each additional	8	0.00	0.00	1.00	8.00	0.00	0.00	1.00	8.00
Dishwasher		2.00	0.00	0.00	0.00	1.40	0.00	1.40	0.00
Note: Quantity count includes shell & core and tenant improvement.									
TOTAL FIXTURE UNITS		7.000		13.500		0.000		13.500	
EQUIVALENT FLOW, GPM		Slope (in/ft) 1/4		29.800		#N/A		29.800	
Pipe Friction Loss (ft/100ft)		-		9.946		9.946		9.946	
EQUIVALENT PIPE SIZE, in		2"		1-1/2"		#N/A		1-1/2"	

APPENDIX A

CHART A 105.1(1)



For SI units: 1 inch = 25 mm, 1 gallon per minute = 0.06 L/s, 1 pound-force per square inch = 6.8947 kPa, 1 foot = 304.8 mm, 1 foot per second = 0.3048 m/s

Raytheon
2000 E. EL SEGUNDO BLVD
EL SEGUNDO,CA. 90245

THE AUSTIN COMPANY®
6410 OAK CANYON IRVINE, CA 92618
949.451.9000 www.theaustin.com

PLANNING APPROVAL
CUSTOMER: DATE:
ENG. (EOP): DATE:
DHS&S: DATE:
SQ.(EPT): DATE:
LOG. & HDY: DATE:
THE INTENT OF THESE CONTRACT DRAWINGS IS TO CONVEY THE DESIGN CONCEPT. ALL CONSTRUCTION DOCUMENTS SHALL BE PREPARED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT AS DESIGNED.

NO.	DATE	BY	CHKD	APPD	REVISION
0	10/01/21	CN	-	-	75% ISSUE FOR REVIEW
1	08/30/21	CN	-	-	DRAFT CLIENT REVIEW

PLANNED BY: CN
DESIGNED BY: CN
CHECKED BY: RL
APPROVED BY: RL

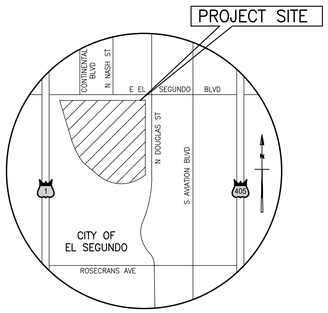
RAYTHEON (PEMB)
SITE PLAN REVIEW PACKAGE

WATER SUPPLY & SEWER CALCULATION

BLDG: ---- FLR:
PKG:
PAGE: 04 OF 05
SHEET#: A114

VESTING TENTATIVE PARCEL MAP NO. 83507

VESTING TENTATIVE TRACT MAP No. 83507



VICINITY MAP
(NOT TO SCALE)

COMMENTS

SITE ADDRESS . . . . . 2000 E EL SEGUNDO BLVD, EL SEGUNDO, CA 90245

DATE OF SURVEY . . . . . MARCH 4TH, 7TH, 30TH, & 31TH, & APRIL 1ST, 5TH, & 7TH OF 2020

BASIS OF BEARING . . . . . THE BEARING OF N 89°47'49" W ALONG THE CENTERLINE OF EL SEGUNDO BOULEVARD AS SHOWN ON TRACT MAP No: 71551 M.B. 1418 PAGE 45–55 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY

UTILITY NOTE . . . . . ALL UNDERGROUND UTILITIES SHOWN HEREIN/HEREON THIS MAP CONSISTING OF 13 SHEETS WERE OBTAINED FROM ACTUAL SURVEY OF UTILITY MARKINGS FROM ELECTROMAGNETIC DETECTION, AVAILABLE RECORD INFORMATION FROM INDIVIDUAL PROVIDERS, CITY RECORDS, ELECTRONIC DATABASE, OR A COMBINATION THEREOF. ALL SAID UNDERGROUND UTILITIES ARE FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM OTHER SOURCES, NOT CONNECTED WITH THIS COMPANY OR PROFESSIONAL LAND SURVEYOR. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY IN PLANNING, CONSTRUCTION, OR ANY SUCH MATTER RELATIVE TO THE UTILITIES.

APN NO. . . . . 4138–032–005, 4138–032–006, 4138–032–007, 4138–032–008, 4138–032–009, 4138–032–010, 4138–032–011, 4138–032–018, 4138–032–019, 4138–032–020, 4138–032–021, 4138–032–022 AND 4138–032–023.

BENCHMARK . . . . . BENCHMARK J–36 SPIKE IN SE CURB AVIATION AND 120TH, 1' N OF BCR (SY4787) (BM K53)
ELEVATION 96.72 FEET YEAR ADJUSTED: 1962

TITLE REPORT . . CHICAGO TITLE INSURANCE PRELIMINARY TITLE REPORT NO. 00158720–987–OCI–DJ4, DATED AUGUST 3, 2021, AMENDED AUGUST 27, 2021., AMENDMENT NO. B.

LEGAL . . . . . THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL SEGUNDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOTS 5, 6, 7, 8, 9, 10, 11, 18, 19, 20, 21, 22, 23 OF TRACT NO. 71551, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1418, PAGES 45 THROUGH 55, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ALSO EXCEPT THEREFROM, ALL OIL, GAS AND OTHER HYDROCARBONS, GEOTHERMAL RESOURCES AS DEFINED IN SECTION 6903 OF THE CALIFORNIA PUBLIC RESOURCES CODE AND ALL OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN OR THAT MAY BE PRODUCED FROM THE PROPERTY BELOW A DEPTH OF FIVE HUNDRED (500) FEET, AS RESERVED BY DEED EXECUTED BY CHEVRON U.S.A. INC., A CORPORATION, RECORDED ON NOVEMBER 28, 1978 AS INSTRUMENT NO. 78–1317577, OF OFFICIAL RECORDS, WHICH ALSO RECITES, "PROVIDED, HOWEVER, THAT ALL RIGHTS AND INTEREST IN THE SURFACE OF THE PROPERTY AND THE LAND MASS OF THE PROPERTY TO A DEPTH OF FIVE HUNDRED (500) FEET ARE HEREBY CONVEYED TO GRANTEE, NO RIGHT OR INTEREST OF ANY KIND THEREIN, EXPRESS OR IMPLIED, BEING EXCEPTED OR RESERVED TO GRANTOR EXCEPT AS HEREINAFTER EXPRESSLY SET FORTH"

. . . . . INDICATES TITLE REPORT EXCEPTION NO.

[#] . . . . . INDICATES TITLE REPORT EXCEPTION NO. PLOTTED HEREON

1 . . . . . WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER DISCLOSED BY THE PUBLIC RECORDS.

[2] . . . . . EASEMENT FOR PIPELINES, UNDERGROUND WIRES, CABLES AND CONDUITS OF HAGEE–LEWIS PETROLEUM CORPORATION RECORDED OCTOBER 26, 1978 AS INSTRUMENT NO 78–1193524, O.R. AFFECTS PROPERTY, PLOTTED HEREON

[3] [4] [22] [23] [47] [48] . . . . . COVENANTS, CONDITIONS AND RESTRICTIONS IN FAVOR OF CHEVRON USA INC FOR DRILLING, AND MAINTAINING OIL WELLS AND FOR PIPELINE PURPOSES RECORDED NOVEMBER 28, 1978 AS INSTRUMENT NO 78–1317577, O.R. AFFECTS PROPERTY "EASEMENT PARCEL" LIES OUTSIDE THE PROPERTY WITHIN EL SEGUNDO BLVD.

5, 24 & 49 . . . . . AND EASEMENT TO DISCHARGE NOISE, LIGHT, HEAR AND GASEOUS AND PARTICULATE MATTER UPON AND OVER THE PROPERTY, NO DOCUMENT NOTED, AFFECTS PROPERTY, NOT PLOTTABLE.

[6] . . . . . COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT RECORDED NOVEMBER 28, 1978 AS INST NO 78–1317579 O.R. AND MODIFIED MAY 21, 1979 AS INST NO. 79–546231 O.R. AND NOVEMBER 18, 1981 AS INST NO. 81–1140869 O.R. AFFECTS ACCESS ROAD TO LOT 19. HUGHS ROAD LIES OUTSIDE THE PROPERTY IN QUESTION.

[7] [25] . . . . . 42 AND 70 FOOT WIDE EASEMENTS IN FAVOR OF THE CITY OF EL SEGUNDO FOR WATER LINE PURPOSES RECORDED JULY 25, 1979 AS INSTRUMENT NO 79–817589, O.R. AFFECTS PROPERTY, PLOTTED HEREON.

[8] [26] . . . . . COVENANTS, CONDITIONS AND RESTRICTIONS IN FAVOR OF PACIFIC TELEPHONE COMPANY FOR UNDERGROUND COMMUNICATIONS FACILITY PURPOSES RECORDED AUGUST 14,1979 AS INSTRUMENT NO. 79–895746, O.R. AFFECTS PROPERTY, PLOTTED HEREON.

[9] . . . . . COVENANTS, CONDITIONS AND RESTRICTIONS AND A 18 FOOT WIDE EASEMENT IN FAVOR OF THE CITY OF EL SEGUNDO FOR WATER LINE PURPOSES RECORDED NOVEMBER 26, 1980 AS INSTRUMENT NO 80–1197785, O.R. AFFECTS PROPERTY, PLOTTED HEREON.

[10] [27] . . . . . COVENANTS, CONDITIONS AND RESTRICTIONS, STORM DRAIN EASEMENT RECORDED NOVEMBER 26, 1980 AS INSTRUMENT NO. 80–1197786 O.R. AFFECTS PROPERTY, PLOTTED HEREON.

[11] [29] . . . . . COVENANTS, CONDITIONS AND RESTRICTIONS AND A 42 FOOT WIDE EASEMENT IN FAVOR OF THE LA CO. FLOOD CONTROL FOR WATER LINE PURPOSES RECORDED MARCH 20, 1981 AS INSTRUMENT 81–285968, O.R. AFFECTS PROPERTY, PLOTTED HEREON.

[12] [31] . . . . . INGRESS AND EGRESS EASEMENT OF LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY RECORDED OCTOBER 4, 2006 AS INSTRUMENT NO 06–2216963, O.R. AFFECTS PROPERTY, PLOTTED HEREON.

[13] [32] [53] . . . . . UNDERGROUND COMMUNICATIONS SYSTEM EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED FEBRUARY 25, 2008 AS INSTRUMENT NO 20080316665, O.R. AFFECTS PROPERTY, PLOTTED HEREON.

14 & 54 . . . . . DEVELOPMENT AGREEMENT RECORDED DECEMBER 13, 2016 AS INSTRUMENT NO 20161579230, O.R. AND MODIFIED PER ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED MAY 3, 2017 AS INSTRUMENT NO. 20170489962, O.R. AND OPERATING MEMORANDUM NO. 1 EL SEGUNDO SOUTH CAMPUS DEVELOPMENT AGREEMENT (RAYTHEON) RECORDED SEPTEMBER 26, 2019 AS INSTRUMENT NO. 20191072116 AND FIRST AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED NOVEMBER 13, 2019 AS INSTRUMENT NO. 20191228494, O.R.

15 & 55 . . . . . CONDITIONAL CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED DECEMBER 19, 2016 AS INSTRUMENT NO 20161609377, O.R.

16, 34 & 56 . . . . . COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 3, 2017 AS INSTRUMENT NO 20170489957, O.R. AND MODIFICATIONS THERETO PER 2020–0378566 AND 2020–0378567 O.R.

[17] [58] . . . . . EASEMENT AGREEMENT RECORDED MAY 2, 2017 AS INSTRUMENT NO 20170489960 O.R., AFFECTS PROPERTY, PLOTTED HEREON.

[18] [37] [62] . . . . . INGRESS, EGRESS SANITARY SEWER, DRAINAGE, STORM DRAIN, PUBLIC UTILITIES, EMERGENCY ACCESS, FIRE HYDRANT, WATER METER, WATER LINE, TRAFFIC SIGNAL AND SIDEWALK PURPOSES AS OFFERED FOR DEDICATION ON TRACT NO 71551, M.B. 1418, PGS. 45–55 AS INSTRUMENT NO 2019–1313306 O.R., AFFECTS PROPERTY, PLOTTED HEREON.

19 & 63 . . . . . DECLARATION OF SPECIAL USE RESTRICTIONS RECORDED DECEMBER 31, 2019 AS INSTRUMENT NO 2019–1466051, O.R.

20 & 64 . . . . . EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND TRAFFIC CIRCULATION OF RAYTHEON COMPANY RECORDED JANUARY 3, 2020 AS INSTRUMENT NO 2020–0006369, O.R. AFFECTS PROPERTY, NOT PLOTTABLE, EXACT LOCATION IS INDETERMINATE IN NATURE.

21 . . . . . LAND USE COVENANT AND AGREEMENT ENVIRONMENTAL RESTRICTIONS RECORDED OCTOBER 12, 2020 AS INSTRUMENT NO 2020–1306546, O.R.

[28] . . . . . EASEMENT OF CITY OF EL SEGUNDO FOR THE PURPOSES OF THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF BELOW SURFACE GRADE, BURIED, LATERAL SEWER GRANTED RECORDED NOVEMBER 26, 1980, AS INSTRUMENT NO. 80–1197787, O.R., AFFECTS PROPERTY, PLOTTED HEREON.

[30] . . . . . EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED APRIL 15, 1982 AS INSTRUMENT NO. 82–390912, O.R., AFFECTS PROPERTY, PLOTTED HEREON.

33 . . . . . DEVELOPMENT AGREEMENT RECORDED DECEMBER 13, 2016 AS INSTRUMENT NO 20161579230, O.R. AND MODIFIED PER ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED MAY 3, 2017 AS INSTRUMENT NO. 20170489962, O.R. AND FIRST AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED NOVEMBER 13, 2019 AS INSTRUMENT NO. 20191228494, O.R. AND MODIFIED PER DOCUMENT RECORDED APRIL 7, 2021 AS INSTRUMENT NO. 2021–0545516, O.R.

35 & 57 . . . . . DECLARATION OF SPECIAL LAND USE RESTRICTIONS RECORDED RECORDED MAY 2, 2017 AS INSTRUMENT NO. 20170489958, O.R. AND MODIFICATIONS THERETO PER 2019–1466048.

36 & 59 . . . . . AGREEMENT FOR PERFORMANCE OF DESIGNATED WORK RECORDED MAY 2, 2017 AS INSTRUMENT NO 20170489961 O.R.

38 . . . . . ANY RIGHTS, CLAIMS OR INTERESTS THAT MAY EXIST OR ARISE BY REASON OF ALTA/NSPS LAND TITLE SURVEY MAP DATED FEBRUARY 8, 2021 AND REVISED MARCH 8, 2021, BY KPFF, PROJECT NO. 2000081.

39 & 65 . . . . . DECLARATION OF SPECIAL LAND USE RESTRICTIONS RECORDED APRIL 5, 2021 AS INSTRUMENT NO 2021–0545514, O.R.

40 . . . . . EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, UTILIZING THE TARGET AREA AND IMPROVEMENTS, UTILIZING THREE (3) EXISTING STRUCTURES AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OF OF RAYTHEON COMPANY RECORDED APRIL 5, 2021 AS INSTRUMENT NO 2021–0545517, O.R. AFFECTS PROPERTY, NOT PLOTTABLE, EXACT LOCATION IS INDETERMINATE IN NATURE.

41 . . . . . ACCESS EASEMENT OF RAYTHEON COMPANY RECORDED APRIL 5, 2021 AS INSTRUMENT NO. 2021–0545518, O.R., AFFECTS PROPERTY, NOT PLOTTABLE, EXACT LOCATION IS INDETERMINATE IN NATURE.

46 . . . . . BOUNDARY DISCREPANCIES OR RIGHTS WHICH MAY ARISE BY REASON OF RECORD OF SURVEY MAP BK 89 PGS. 25–26 OF RECORDS OF SURVEY.

[50] [51] . . . . . EASEMENT FOR ELECTRICAL SUBSTATION AND ACCESS ROAD PURPOSES AND MAINTENANCE AND OPERATION OF AN ELECTRICAL SUBSTATION OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED AUGUST 19, 1980 AS INSTRUMENT NO 80–794764, O.R. AFFECTS PROPERTY, PLOTTED HEREON. ACCESS EASEMENT LOCATION CANNOT BE DETERMINED DUE THE MISSING EXHIBIT "A" PAGE IN SAID DEED.

[52] . . . . . EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF 32 & 42 DIAMETER WATERLINE AND MAINTENANCE OF BLENDING STATION STRUCTURE OF WEST BASIN MUNICIPAL WATER DISTRICT RECORDED MAY 19, 1994 AS INSTRUMENT NO. 94–973125, O.R., PLOTTED HEREON, EASEMENT LIES OUTSIDE OF PROPERTY.

[52A] . . . . . EASEMENT FOR CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, REPAIR, REPLACE INSPECT AND/OR REMOVE BUILDINGS, STRUCTURES, POLES, TOWERS AND ETC. FOR SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MAY 12, 1982 AS INSTRUMENT NO. 82–487217, O.R. AFFECTS PROPERTY, PLOTTED HEREON.

60 . . . . . MASTER COVENANT AND AGREEMENT RECORDED FEBRUARY 13, 2018 AS INSTRUMENT NO 2018–148701, O.R.

61 . . . . . EASEMENT FOR UNDERGROUND UTILITY CONDUITS AND VAULTS OF RAYTHEON COMPANY RECORDED MARCH 9, 2018 AS INSTRUMENT NO 2018–231193, O.R. AND MODIFICATIONS THERETO PER 2019–343932, NOT PLOTTED. EASEMENT LIES OUTSIDE OF PROPERTY. EXACT LOCATION IS INDETERMINATE IN NATURE.

67 . . . . . ANY EASEMENTS NOT DISCLOSED BY THOSE PUBLIC RECORDS WHICH IMPART CONSTRUCTIVE NOTICE AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY AND WHICH ARE NOT VISIBLE AND APPARENT FROM AN INSPECTION OF THE SURFACE OF SAID LAND.

68 . . . . . ANY MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF PROPERTY.

69 . . . . . ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

SETBACK TABLE PER CITY OF EL SEGUNDO (PROPOSED ZONING)

BUILDINGS AND STRUCTURES WITHIN THE CAMPUS MUST BE SETBACK A MINIMUM OF TWENTY–FIVE FEET (25') FROM THE ADJOINING PUBLIC RIGHTS–OF–WAY OF EL SEGUNDO BOULEVARD, THE FUTURE EXTENSION OF NASH STREET, AND THE FUTURE EXTENSION OF CONTINENTAL BOULEVARD, EXCEPT FOR LOTS WITH FRONTAGE ON THE PORTION OF EL SEGUNDO BOULEVARD LOCATED EAST OF THE FUTURE EXTENSION OF CONTINENTAL BOULEVARD AND WEST OF THE FUTURE EXTENSION OF NASH STREET. FOR LOTS WITH FRONTAGE ON THE PORTION OF EL SEGUNDO BOULEVARD LOCATED EAST OF THE FUTURE EXTENSION OF CONTINENTAL BOULEVARD AND WEST OF THE FUTURE EXTENSION OF NASH STREET, BUILDINGS AND STRUCTURES MUST BE SETBACK A MINIMUM OF FIFTEEN FEET (15') FROM THE ADJOINING PUBLIC RIGHT–OF–WAY OF EL SEGUNDO BOULEVARD.

BUILDING AND STRUCTURE SETBACKS WITHIN THE INTERIOR OF THE SPECIFIC PLAN MUST BE A MINIMUM OF FIFTEEN FEET (15') FROM EACH LOT LINE. ACTUAL REQUIRED SETBACKS MAY VARY DEPENDING ON BUILDING CODE REQUIREMENTS THAT RELATE TO TYPE AND HEIGHT OF THE STRUCTURE.

PERMITTED INTRUSIONS INTO SETBACKS ARE IDENTIFIED IN ESMC §15–2–7. THE CLASS 1 BICYCLE PATH LOCATED ADJACENT TO EL SEGUNDO BOULEVARD MAY ALSO BE LOCATED WITHIN REQUIRED SETBACK AREAS AS LONG AS A MINIMUM DISTANCE OF 5 FEET IS MAINTAINED FROM ANY BUILDING.

PROJECT NOTES

THOMAS BROS. GUIDE: 732–1G

GENERAL LAND USE: ESSCSP (EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN)

COMMUNITY PLAN AREA: NONE

SPECIFIC PLAN AREA: EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN

EXISTING UTILITIES: UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY EL SEGUNDO SUBSTRUCTURE MAPS & GROUND SURVEY DATA. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.

PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF EL SEGUNDO INFRASTRUCTURE SYSTEMS.

THE SITE SHALL TIE INTO EXISTING SEWER INFRASTRUCTURE.

LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.

FINAL ELEVATION LIMITS FOR AIRSPACE LOTS TO BE DETERMINED BY ARCHITECTURAL PLANS.

WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.

REQUEST IS MADE FOR A HAUL ROUTE.

WE RESERVE THE RIGHT TO PHASE THE FINAL MAPS.

THE PROPERTY COVERED BY THIS MAP IS SUBJECT TO THE GOVERNING PLANNING AND ZONING REGULATIONS. PURSUANT TO THE PROJECT APPROVALS, THE AMOUNT OF DEVELOPMENT ALLOCATED TO A PARTICULAR LOT MAY BE INCREASED OR DECREASED AS LONG AS: (1) THE OVERALL AGGREGATE MAXIMUM PROGRAM FOR THE PROJECT IS NOT EXCEEDED; (2) TRANSFERS OF DENSITY OR UNITS AMONG LOTS SHALL BE EVIDENCED BY A RECORDED AGREEMENT BETWEEN THE OWNER OF THE LOT RELINQUISHING DENSITY AND THE OWNER OF THE LOT RECEIVING DENSITY, IN ACCORDANCE WITH THE PROJECT APPROVALS, WITHOUT FURTHER AMENDMENT TO THIS MAP.

IN ACCORDANCE WITH THE AUTHORITY OF THE SUBDIVISION MAP ACT, AND AS PROVIDED UNDER CALIFORNIA GOVERNMENT CODE SECTION 66427 (E), THE PARCELS OF REAL PROPERTY CONTAINED ON THE WITHIN MAP MAY BE FURTHER SUBDIVIDED BY MEANS OF CONDOMINIUM PLAN OR PLANS WITHOUT NEED OF FURTHER CITY OR COUNTY APPROVALS PROVIDED THAT THE TOTAL NUMBER OF CONDOMINIUM UNITS DOES NOT EXCEED _____ , CONSISTING OF AN AGGREGATE OF _____ RESIDENTIAL CONDOMINIUM UNITS AND _____ COMMERCIAL CONDOMINIUM UNITS.

PROPOSED RECIPROCAL INGRESS/EGRESS EASEMENTS (IF ANY) ARE YET TO BE DETERMINED.

SITE AREA

EXISTING LOT AREA

EXISTING LOT 5	312,543 SQ. FT. OR 7.175 ACRES
EXISTING LOT 6	195,471 SQ. FT. OR 4.487 ACRES
EXISTING LOT 7	206,967 SQ. FT. OR 4.751 ACRES
EXISTING LOT 8	252,881 SQ. FT. OR 5.805 ACRES
EXISTING LOT 9	73,235 SQ. FT. OR 1.681 ACRES
EXISTING LOT 10	65,052 SQ. FT. OR 1.493 ACRES
EXISTING LOT 11	328,296 SQ. FT. OR 7.537 ACRES
EXISTING LOT 18	799,640 SQ. FT. OR 18.357 ACRES
EXISTING LOT 19	363,159 SQ. FT. OR 8.337 ACRES
EXISTING LOT 20	15,170 SQ. FT. OR 0.348 ACRES
EXISTING LOT 21	99,992 SQ. FT. OR 2.296 ACRES
EXISTING LOT 22	14,250 SQ. FT. OR 0.327 ACRES
EXISTING LOT 23	21,425 SQ. FT. OR 0.492 ACRES

PROPOSED LOT AREA

PROPOSED LOT 1	801,916 SQ. FT. OR 18.409 ACRES
PROPOSED LOT 2	342,895 SQ. FT. OR 7.872 ACRES
PROPOSED LOT 3	27,130 SQ. FT. OR 0.622 ACRES
PROPOSED LOT 4	100,387 SQ. FT. OR 2.305 ACRES
PROPOSED LOT 5	190,853 SQ. FT. OR 4.381 ACRES
PROPOSED LOT 6	198,958 SQ. FT. OR 4.567 ACRES
PROPOSED LOT 7	248,588 SQ. FT. OR 5.707 ACRES
PROPOSED LOT 8	351,204 SQ. FT. OR 8.063 ACRES
PROPOSED LOT 9	121,690 SQ. FT. OR 2.794 ACRES
PROPOSED LOT 10	150,961 SQ. FT. OR 3.466 ACRES
PROPOSED LOT 11	168,966 SQ. FT. OR 3.879 ACRES
PROPOSED LOT 12	18,129 SQ. FT. OR 0.416 ACRES
PROPOSED LOT 13	26,385 SQ. FT. OR 0.606 ACRES

PREPARED UNDER THE DIRECTION OF:

ROBERT S. ROGERS, PLS 8348
buck.rogers@kpff.com

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GENERAL NOTES:

OWNERS:

RAYTHEON TECHNOLOGIES CORPORATION

CDC MAR EAST CAMPUS 1, LLC

SUBDIVIDER:

CDC MAR EAST CAMPUS 1, LLC
721 NORTH DOUGLAS STREET
EL SEGUNDO, CA 90245
ATTN: LIONEL UHRY
(310) 782–2525

LAND SURVEYOR:

KPFF CONSULTING ENGINEERS, INC.
700 FLOWER ST., SUITE 2100
LOS ANGELES, CA 90017
ATTN: ROBERT ROGERS, PLS 8348
(213) 418–0201

REVISIONS		
DATE	△	ISSUED FOR

DATE	11/02/2021
PROJECT NUMBER	2000081
DRAWN BY	DG/SR
CHECKED BY	BR
SCALE	AS SPECIFIED

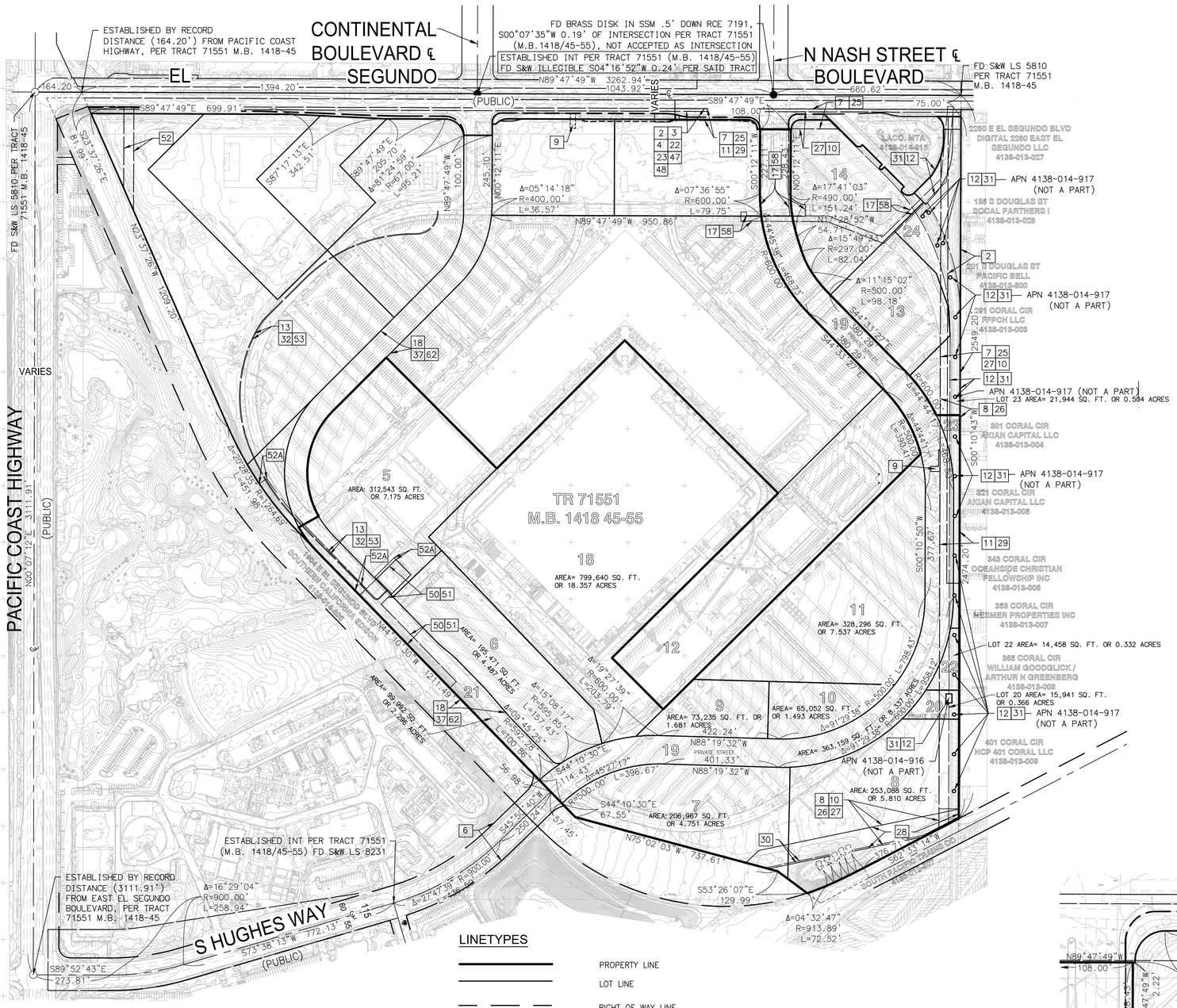
PROJECT DESCRIPTION
2000 E EL SEGUNDO BLVD, EL SEGUNDO, CA 90245

SHEET NUMBER

SHEET 1 0F 6

VESTING TENTATIVE TRACT MAP No. 83507

EXISTING LOTS AND EXISTING SITE CONDITIONS


ESTABLISHED BY RECORD DISTANCE (164.20') FROM PACIFIC COAST HIGHWAY, PER TRACT 71551 M.B. 1418-45
CONTINENTAL BOULEVARD EL SEGUNDO
FD BRASS DISK IN SSM .5' DOWN RCE 7191, S00°07'35"W 0.19' OF INTERSECTION PER TRACT 71551 (M.B.1418/45-55), NOT ACCEPTED AS INTERSECTION
ESTABLISHED INT PER TRACT 71551 (M.B. 1418/45-55) FD S&W ILLEGIBLE S04°16'52"W 0.24' PER SAID TRACT
N NASH STREET BOULEVARD
FD S&W LS 5810 PER TRACT 71551 M.B. 1418-45
PACIFIC COAST HIGHWAY
(PUBLIC)
VARIES
S HUGHES WAY
(PUBLIC)
TR 71551 M.B. 1418 45-55
LACO. MTA 4138-014-915
2260 E EL SEGUNDO BLVD DIGITAL 2260 EAST EL SEGUNDO LLC 4138-013-027
185 S DOUGLAS ST SOCAL PARTNERS I 4138-013-028
201 S DOUGLAS ST PACIFIC BELL 4138-013-800
291 CORAL CIR FFPCH LLC 4138-013-003
301 CORAL CIR AKIAN CAPITAL LLC 4138-013-004
321 CORAL CIR AKIAN CAPITAL LLC 4138-013-005
343 CORAL CIR OCEANSIDE CHRISTIAN FELLOWSHIP INC 4138-013-006
353 CORAL CIR MEDMER PROPERTIES INC 4138-013-007
355 CORAL CIR WILLIAM GOODGLICK/ ARTHUR N GREENBERG 4138-013-008
401 CORAL CIR HCP 401 CORAL LLC 4138-013-009
APN 4138-014-917 (NOT A PART)
APN 4138-014-916 (NOT A PART)
LOT 23 AREA= 21,944 SQ. FT. OR 0.504 ACRES
LOT 22 AREA= 14,458 SQ. FT. OR 0.332 ACRES
LOT 20 AREA= 15,941 SQ. FT. OR 0.366 ACRES
AREA: 253,088 SQ. FT. OR 5,810 ACRES
AREA: 312,543 SQ. FT. OR 7.175 ACRES
AREA= 799,640 SQ. FT. OR 18.357 ACRES
AREA= 328,296 SQ. FT. OR 7.537 ACRES
AREA= 73,235 SQ. FT. OR 1.681 ACRES
AREA= 65,052 SQ. FT. OR 1.493 ACRES
AREA= 363,159 SQ. FT. OR 8.337 ACRES
AREA= 208,987 SQ. FT. OR 4.751 ACRES
AREA= 98,892 SQ. FT. OR 2.270 ACRES
AREA= 158,471 SQ. FT. OR 3.638 ACRES
ESTABLISHED INT PER TRACT 71551 (M.B. 1418/45-55) FD S&W LS 8231
ESTABLISHED BY RECORD DISTANCE (3111.91') FROM EAST EL SEGUNDO BOULEVARD, PER TRACT 71551 M.B. 1418-45
1394.20'
699.91'
1043.92'
660.62'
75.00'
108.00'
950.86'
401.33'
422.24'
1211.48'
1203.20'
2549.20'
2474.20'
273.81'
772.13'
737.67'
129.99'
56.98'
57.45'
114.43'
54.71'
54.15'
176.13'
342.51'
209.70'
96.21'
245.10'
100.00'
131.68'
85.07'
R=600.00'
R=500.00'
R=400.00'
R=297.00'
R=490.00'
R=900.00'
R=913.89'
R=1264.89'
R=1869.85'
R=1392.47'
R=1106.01'
R=5689.60'
R=2824.82'
R=1869.91'
R=5.75'
R=45.75'
R=2236.49'
R=2236.49'
R=958.12'
R=358.12'
R=358.12'
R=358

VESTING TENTATIVE TRACT MAP No. 83507

PROPOSED LOTS

EL SEGUNDO BOULEVARD ℄

S89°47'49"E 108.00'

LOT 15 TR NO. 71551 M.B. 1418 45-55

LOT 14 NOT PART OF THIS SUBDIVISION TR NO. 71551 M.B. 1418 45-55

LOT 24 TR NO. 71551 M.B. 1418 45-55

LOT 13 NOT PART OF THIS SUBDIVISION TR NO. 71551 M.B. 1418 45-55

NOT PART OF THIS SUBDIVISION

LOT 17 TR NO. 71551 M.B. 1418 45-55

LOT 9 AREA= 121,690 SQ. FT. OR 2.794 ACRES

LOT 5 AREA= 190,853 SQ. FT. OR 4.381 ACRES

LOT 1 AREA= 801,916 SQ. FT. OR 18.409 ACRES

LOT 4 AREA= 198,958 SQ. FT. OR 4.567 ACRES

LOT 6 AREA= 100,387 SQ. FT. OR 2.305 ACRES

LOT 10 AREA= 150,961 SQ. FT. OR 3.466 ACRES

LOT 2 AREA= 342,895 SQ. FT. OR 7.872 ACRES

LOT 7 AREA= 248,588 SQ. FT. OR 5.707 ACRES

LOT 8 AREA= 351,412 SQ. FT. OR 8.067 ACRES

LOT 11 AREA= 168,966 SQ. FT. OR 3.879 ACRES

LOT 12 AREA= 26,904 SQ. FT. OR 0.618 ACRES

LOT 13 AREA= 18,233 SQ. FT. OR 0.419 ACRES

AREA= 28,004 SQ. FT. OR 0.643 ACRES

APN 4138-014-917 (NOT A PART)

APN 4138-014-916 (NOT A PART)

PRIVATE STREET

S HUGHES WAY ℄

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	00°18'00"	5689.60'	29.79'
C2	00°36'00"	2824.82	29.58'
C3	00°54'00"	1869.91'	29.37'
C4	01°12'00"	1392.47'	29.16'
C5	01°30'00"	1106.01'	28.96'

N

0 65' 130'

SCALE: 1"=130'

DETAIL A
N.T.S.

Δ=42°21'30" R=600.00' L=443.58'

N00°10'50"E 85.07'

Δ=92°39'26" R=5.75' L=9.30'

S43°51'07"W (RADIAL)

N00°10'50"E 73.05'

Δ=70°29'14" R=600.00' L=738.14'

LOT 18

LOT 23

LINETYPES

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE

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GENERAL NOTES:

OWNERS:

RAYTHEON TECHNOLOGIES CORPORATION

CDC MAR EAST CAMPUS 1, LLC

SUBDIVIDER:

CDC MAR EAST CAMPUS 1, LLC
721 NORTH DOUGLAS STREET
EL SEGUNDO, CA 90245
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(310) 782-2525

LAND SURVEYOR:

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REVISIONS		
DATE	△	ISSUED FOR

DATE	11/02/2021
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DRAWN BY	DG/SR
CHECKED BY	BR
SCALE	AS SPECIFIED

PROJECT DESCRIPTION

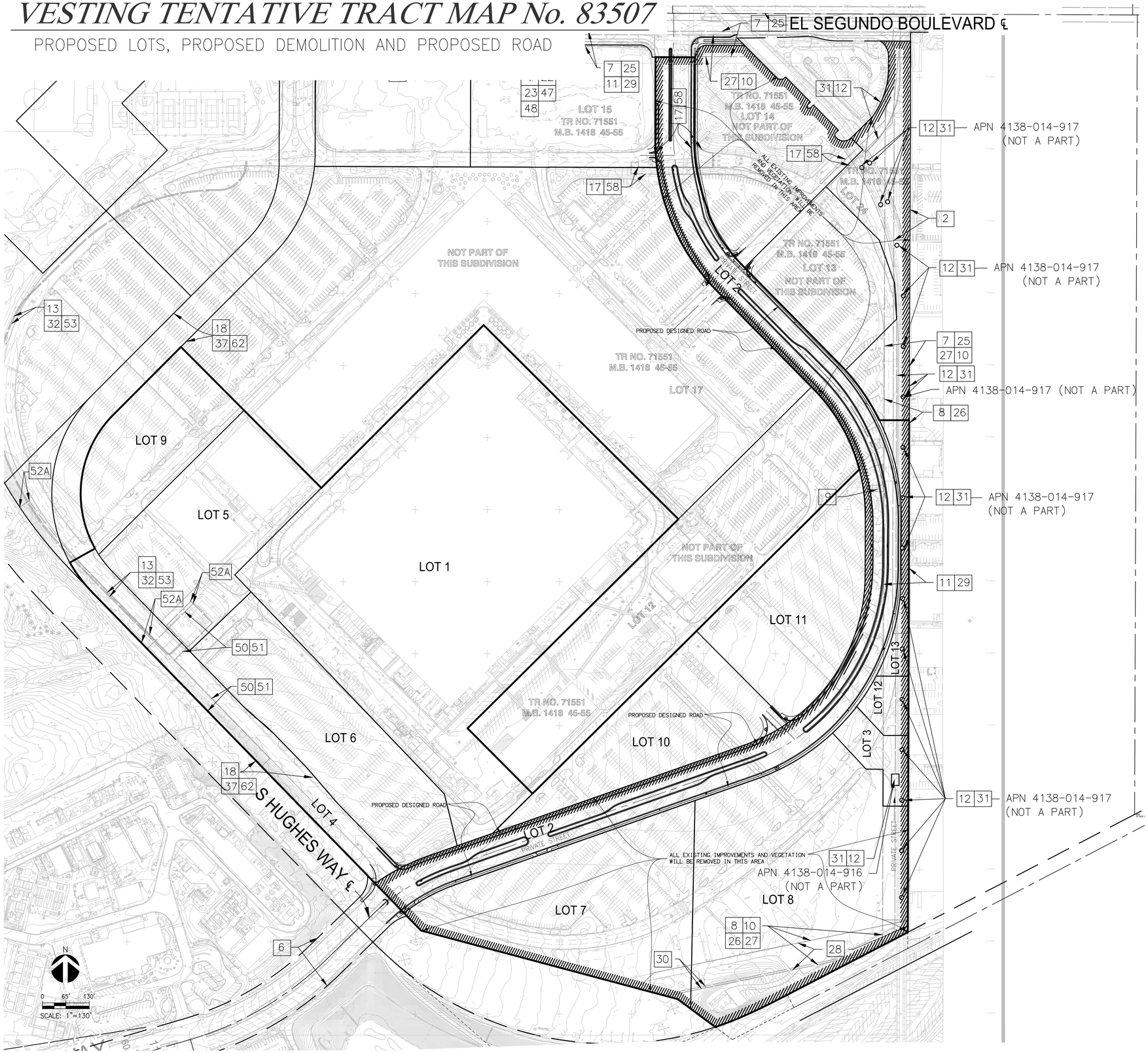
2000 E EL SEGUNDO BLVD, EL SEGUNDO, CA 90245

SHEET NUMBER

SHEET 3 0F 6

VESTING TENTATIVE TRACT MAP No. 83507

PROPOSED LOTS, PROPOSED DEMOLITION AND PROPOSED ROAD



LINETYPES

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- DEMOLITION AREA LIMIT EXCEPT METRO RAIL (MTA) AND APPURTENANT STRUCTURES AND/OR OTHER STRUCTURES/FACILITIES AS RESERVED IN TITLE DOCUMENTS

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PROJECT DESCRIPTION

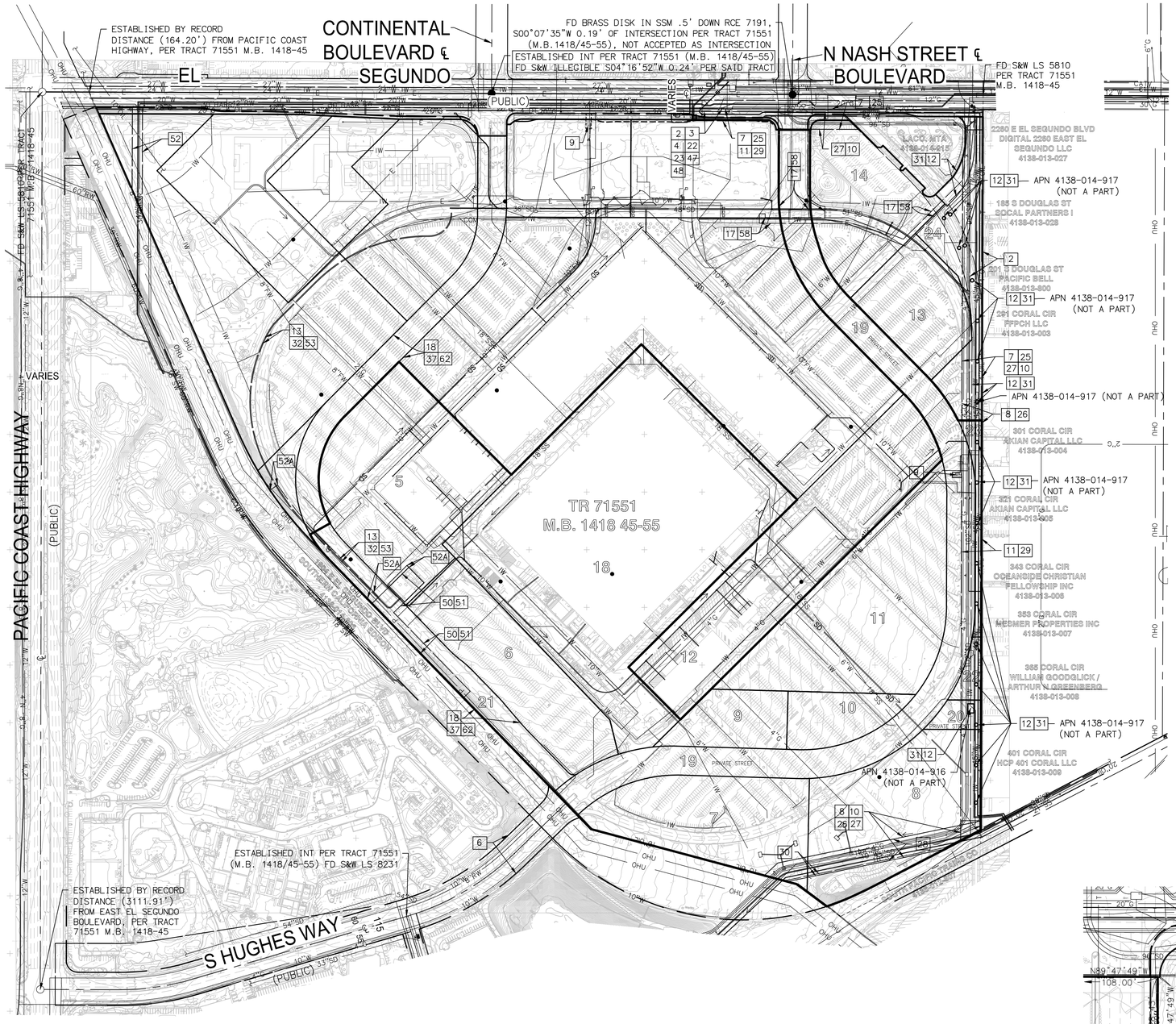
2000 E EL SEGUNDO BLVD, EL SEGUNDO, CA 90245

SHEET NUMBER

SHEET 4 0F 6

VESTING TENTATIVE TRACT MAP No. 83507

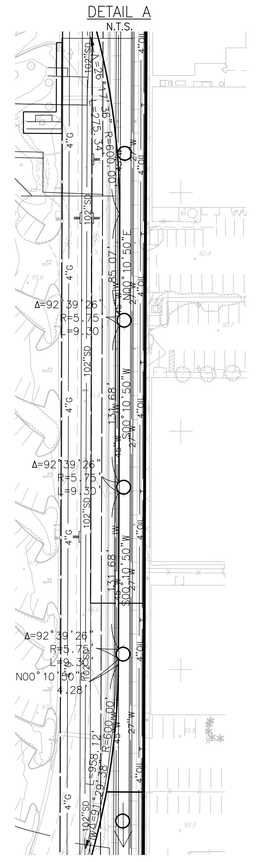
EXISTING LOTS AND EXISTING UTILITIES



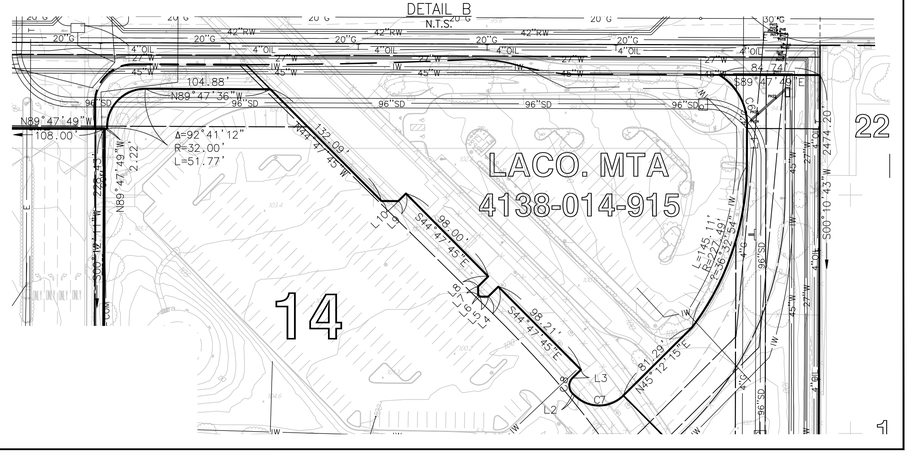
LINETYPES

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- OIL UTILITY LINES
- OVERHEAD UTILITY LINES
- ELECTRICAL LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- RECLAIMED WATER
- FIRE WATER
- IRRIGATION WATER
- PETROLEUM LINE
- COMMUNICATION LINE
- APPROXIMATE LOCATION OF PLUGGED OIL WELLS PER CalGEM/DOGGR GIS DATA MAP

DETAIL A
N.T.S.



DETAIL B
N.T.S.



N

0 100' 200'

SCALE: 1"=200'

kpff

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REVISIONS

DATE	△	ISSUED FOR

DATE	11/02/2021
PROJECT NUMBER	2000081
DRAWN BY	DG/SR
CHECKED BY	BR
SCALE	AS SPECIFIED

PROJECT DESCRIPTION

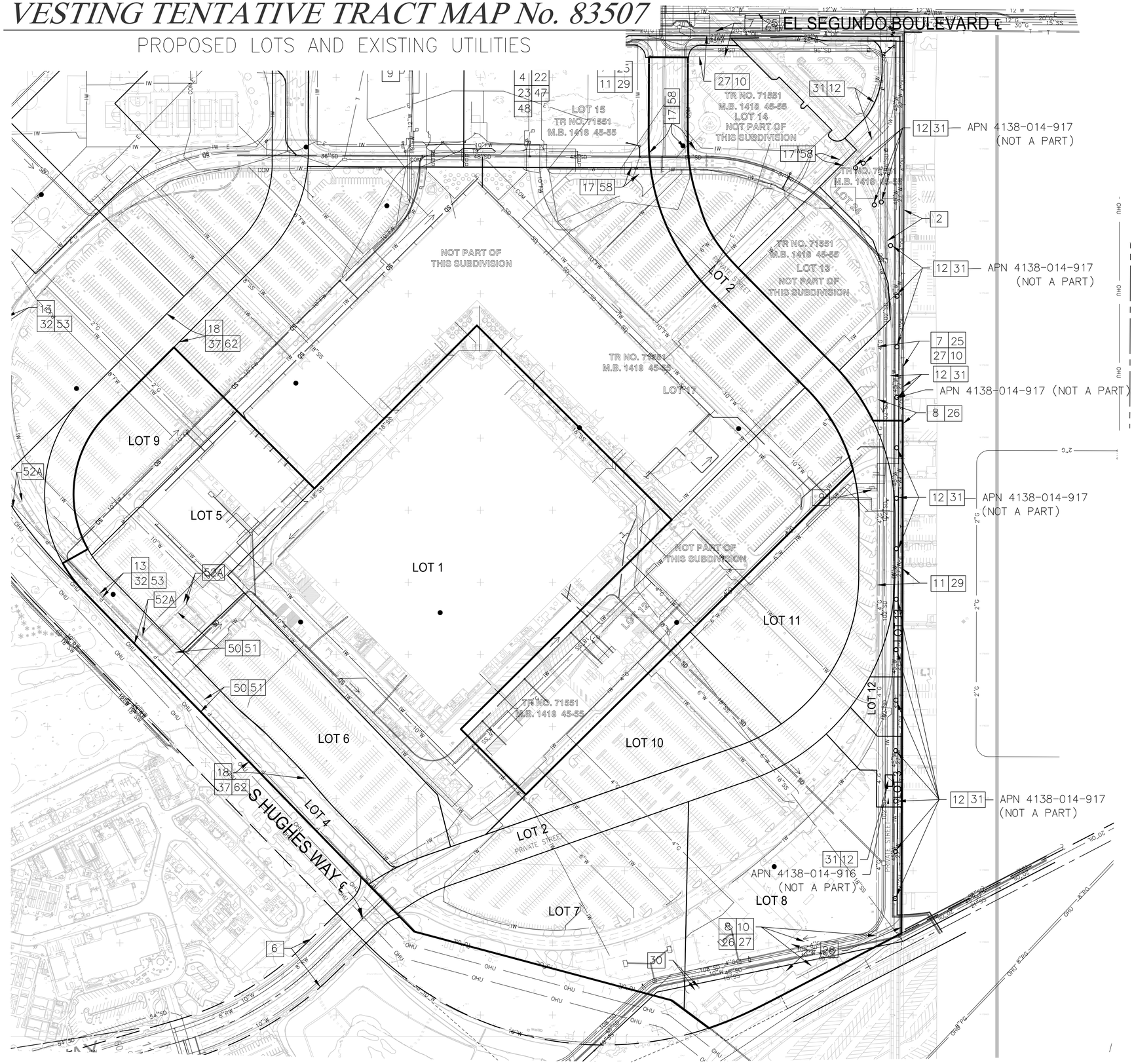
2000 E EL SEGUNDO BLVD, EL SEGUNDO, CA 90245

SHEET NUMBER

SHEET 5 0F 6

VESTING TENTATIVE TRACT MAP No. 83507

PROPOSED LOTS AND EXISTING UTILITIES



LINETYPES

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- OIL UTILITY LINES
- OVERHEAD UTILITY LINES
- ELECTRICAL LINE
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- IRRIGATION WATER
- PETROLEUM LINE
- COMMUNICATION LINE
- APPROXIMATE LOCATION OF PLUGGED OIL WELLS PER CalGEM/DOGGR GIS DATA MAP

N

0 65' 130'

SCALE: 1"=130'

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PROJECT DESCRIPTION

2000 E EL SEGUNDO BLVD, EL SEGUNDO, CA 90245

SHEET NUMBER

SHEET 6 0F 6

FINAL DRAFT DA AMENDMENT AND PARK USE MOU

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO: CITY CLERK CITY OF EL SEGUNDO 350 Main Street El Segundo, California 90245	EXEMPT FROM RECORDER'S FEES Pursuant to Government Code § 6103

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF EL SEGUNDO, CDC MAR EAST CAMPUS 1 LLC, AND RAYTHEON COMPANY

THIS AGREEMENT MUST BE RECORDED WITHIN TEN DAYS OF EXECUTION BY ALL PARTIES HERETO PURSUANT TO THE REQUIREMENTS OF GOVERNMENT CODE § 65868.5

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

This Second Amendment to Development Agreement ("Second Amendment") is made and entered into by and between the CITY OF EL SEGUNDO ("City"), a general law city and municipal corporation, RAYTHEON COMPANY ("Developer" or "RAYTHEON"), a Delaware corporation, and CDC MAR EAST CAMPUS 1 LLC ("CDC MAR"), a California limited liability company, as of this _____, 2021, City, CDC MAR and Developer are also individually referred to as "Party" and collectively as "Parties."

RECITALS

WHEREAS, the City and Developer entered into a Development Agreement ("Agreement") on or about the 24th day of March, 2016 with respect to the real property identified on Exhibit A hereto; and

WHEREAS, the City and Developer entered into that certain First Amendment to the Agreement ("First Amendment") on or about November 5, 2019; and

WHEREAS, Developer and CDC MAR executed that certain Assignment and Assumption Agreement recorded April 4, 2021 as County of Los Angeles Recorder's Office document No. 20210545516, by which CDC MAR became a part of the Agreement and First Amendment; and

WHEREAS, the Parties now desire to amend the Agreement with this Second Amendment to further specify phasing of the Project and the timing of certain Project improvements and/or conditions;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained in this Agreement, City, CDC MAR and Developer agree as follows:

1. Section 1 of the Agreement ("Definitions") shall be amended as following:

"Effective Date" shall be amended to include the following definition:

As to the Second Amendment, the Effective Date shall be the date of the Enabling Ordinance as to the Second Amendment.

"Enabling Ordinance" shall be amended to include the following definition:

As to the Second Amendment, the enabling ordinance is Ordinance No. _____

"Project Approvals" shall be amended to include the following items:

- First Amendment to the Development Agreement between City and Developer dated November 5, 2019;

- Minor Modifications to Specific Plan 11-01 ("Modified Specific Plan");

- This Second Amendment (DA 11-02);

- Addendum to the Raytheon El Segundo South Campus Specific Plan Project Final EIR (SCH# 2012101081;

- Environmental Assessment No. EA-1305

- Vesting Subdivision Map No. 83507 (21-02) as approved by Resolution No. _____.

- Site Plan Review 21-01 (Sports Facility)

- Site Plan Review 21-02 (Storage Facility)

"Sports Complex Project" means the building of no more than 150,000 square feet of building area and sports practice and workout facilities on approximately 14 acres of land which is more specifically described in the Project Approvals.

2. Revised Exhibit F is attached hereto and incorporated herein by this reference.

3. Section 7.2.1 ("Continental Boulevard Public Access") is hereby amended to read as follows:

"Prior to the issuance of any Certificate of Occupancy for new structures within Phase III, Developer must build that portion of the extension of Continental Boulevard roadway that is to be located on Parcel 25 in the Modified Specific Plan in a manner consistent with the Secondary Arterial and Collector roadway classifications, as well as the transition between them, as shown on Vesting Map No. 71551. Prior to the issuance of any Certificate of Occupancy for any new construction or improvements that result in a net increase in square footage or a change in use within Phase IV, the Developer must build the extension of Continental Boulevard roadway that is to be located on Parcel 21 in the Modified Specific Plan in a manner consistent with the Collector roadway classification as shown on Vesting Map No. 71551. Parcel 25 must be built prior to, or concurrent with Parcel 21.

Notwithstanding the forgoing, and if and only if the Memorandum of Understanding in the form attached hereto as Exhibit XXX is executed by RAYTHEON and the City and is in full force and effect, the demolition of Buildings E-20 and E-21 and the relocation of the existing uses within Buildings E-20 and E-21 to one or more new buildings that will be constructed on Parcel 18 of the Modified Specific Plan ("Relocation Project"), shall not constitute "new construction or improvements that result in a net increase in square footage or a change of use within Phase IV" for purposes of this Section 7.2.1, provided that building E-20 and E-21 are demolished and said new building or buildings have a total net square footage less than or equal to the combined net square footage of Buildings E-20 and E-21 as described in Exhibit B, and no new structures are built on the parcels where Building E-20 and E-21 are currently located other than the Sports

Complex Project or buildings that were permitted to be built prior to this Second Amendment being approved and would not have triggered the construction of the Continental Boulevard Public Access or the Recreation Access requirements set forth in the Development Agreement.

4. The Agreement and First Amendment are amended such that all references to Parcels 1 through 26 in the Agreement shall refer to those Parcels as they are depicted in Exhibit 5 to the Modified Specific Plan rather than in Vesting Map No. 71551 or Vesting Map No. 83507.

5. Section 9 ("Recreational Access") is hereby amended to read as follows:

"9.1 The Specific Plan provides for 7.34 acres of land to be used for Open Space and Recreational purposes. Should RAYTHEON develop any project other than the Relocation Project in the ESSCSP Campus Area an irrevocable offer of dedication shall be made to the City by RAYTHEON and RAYTHEON must record a 20-year irrevocable offer of dedication of a 7.34 acre recreational/open space area to the City of El Segundo, in a form approved by the City Attorney, for future potential park purposes if located on any of the lots (Parcels 1, 2, 3 or 4 of the Modified Specific Plan) and outside the RAYTHEON security fenced perimeter); or provide to employees within the ESSCSP area permanent access to the 7.34 acre recreational area within the Campus. The access must be formalized through recorded agreements between RAYTHEON and the recipient of the property or a covenant benefitting the parcels located within the ESSCSP Campus area.

9.2 As an alternative to the requirements of Sections 9.1, the City and Developer may agree to explore other means of addressing the requirement for the 7.34 acre recreational / open space being located within the ESSCSP. Such alternatives may include funding for offsite recreational / open space within the City as opposed to an on-site reservation of such space. If terms and conditions of an alternative solution are mutually agreed upon by City and Developer in their respective sole discretion, the parties shall amend the Agreement and supporting documentation appropriately."

6. Section 10.4 is hereby added to read as follows:

10.4

a. The Developer with regard to Parcel 7 and 8 of the Modified Specific Plan (i.e. Transferee and "owner" of 7 and 8 of the Modified Specific Plan, CDC MAR) shall deposit into an escrow account $3,000,000 upon CDC Mar purchase of the land required for the Sports Complex Project which shall take place within 10 days of the date that all of the entitlements required for the Sports Complex Project are approved and past all applicable challenge periods (the "Close of Escrow") and in no event later than six months after the Effective Date unless a legal challenge is filed challenging said entitlements. If a legal challenge is filed, the time period for depositing the $3,000,000 into escrow shall be the earlier of the (i) Close of Escrows, or (ii) six months after the date that the litigation is adjudicated by a court of competent jurisdiction or is settled by the parties thereto

b. The $3,000,000 shall be released from the escrow account to the City as follows: (1) $1,000,000 at the Close of Escrow; (2) $1,000,000 upon the issuance of a building permit for

construction of the Sports Complex Project; and (3) $1,000,000 upon City issuance of the final certificate of occupancy for the Sports Complex Project. Once an amount has been released from escrow to the City, the City shall be entitled to keep and use such amount or amounts regardless of whether the Sport Complex Project proceeds and acquires building permit and/or a final certificate of occupancy.

c. The deposit is made to escrow by CDC MAR and upon release by escrow to the City, the City shall deposit to the City's General Fund and may be used for any general purpose identified by the City Council in its sole discretion.

d. If no building permit is issued for the Sports Complex Project within sixty (60) months of the Effective Date, this Amendment shall be null and void, except for those revisions that allow the Relocation Project to move forward without triggering any other requirements of the Development Agreement including but not limited to the requirements of Section 7.2.1 and Section 9.

e. Additionally, should a final certificate of occupancy not be issued due to no fault of the City by thirty-six (36) months after the City's issuance of the building permit, this Amendment shall be null and void, except for those revisions that allow the Relocation Project to move forward without triggering any other requirements of the Development Agreement

f. The City and CDC MAR designate First American as the escrow company and shall provide written instructions to same consistent with the terms of this Second Amendment.

7. Section 23 ("Notices") is hereby amendment to include the following:

To CDC MAR:
CDC MAR East Campus 1 LLC
c/o Continental Development Corporation
2041 Rosecrans Avenue, Suite 200
El Segundo, CA 90245
Attn: Richard C. Lundquist
Email: rlundquist@continentaldevelopment.com

With a copy to:
Continental Development Corporation
2041 Rosecrans Avenue, Suite 200
El Segundo, CA 90245
Attn: Alex J. Rose.
Email: arose@continentaldevelopment.com

and

Mar Ventures, Inc.
721 N. Douglas Street
El Segundo, CA 90245
Attn: Allan W. Mackenzie
Email: allan.mackenzie@marventures.com

and

Best Best & Krieger
300 S. Grand Ave, Suite 2500
Los Angeles, CA 90071
Attn: Seth Merewitz, Esq.
Email: seth.merewitz@bbklaw.com

8. Except with respect to the specific changes made in this Second Amendment, the entire Agreement and First Amendment shall remain in full force and effect and not be amended or superseded by this Second Amendment. Furthermore, each party represents and warrants that to its knowledge that the other party has fulfilled those obligations that have matured as of the date of this Second Amendment. The individuals and parties executing the Agreement below, respectively warrant and represent that they have the authority to execute this Agreement.

IN WITNESS WHEREOF, Developer, CDC MAR and City of El Segundo have executed this Second Amendment on the date first above written.

CITY

CITY OF EL SEGUNDO,
a municipal corporation

Drew Boyles, Mayor

ATTEST:

Tracy Weaver,
City Clerk

APPROVED AS TO FORM:

Mark Hensley,
City Attorney

DEVELOPER

RAYTHEON COMPANY,
a Delaware corporation

By: [TBD]
Its:

CDC MAR

CDC MAR EAST CAMPUS 1 LLC,
a California limited liability company

By: CDC East Campus 1 LLC,
a California limited liability company
Its Managing Member

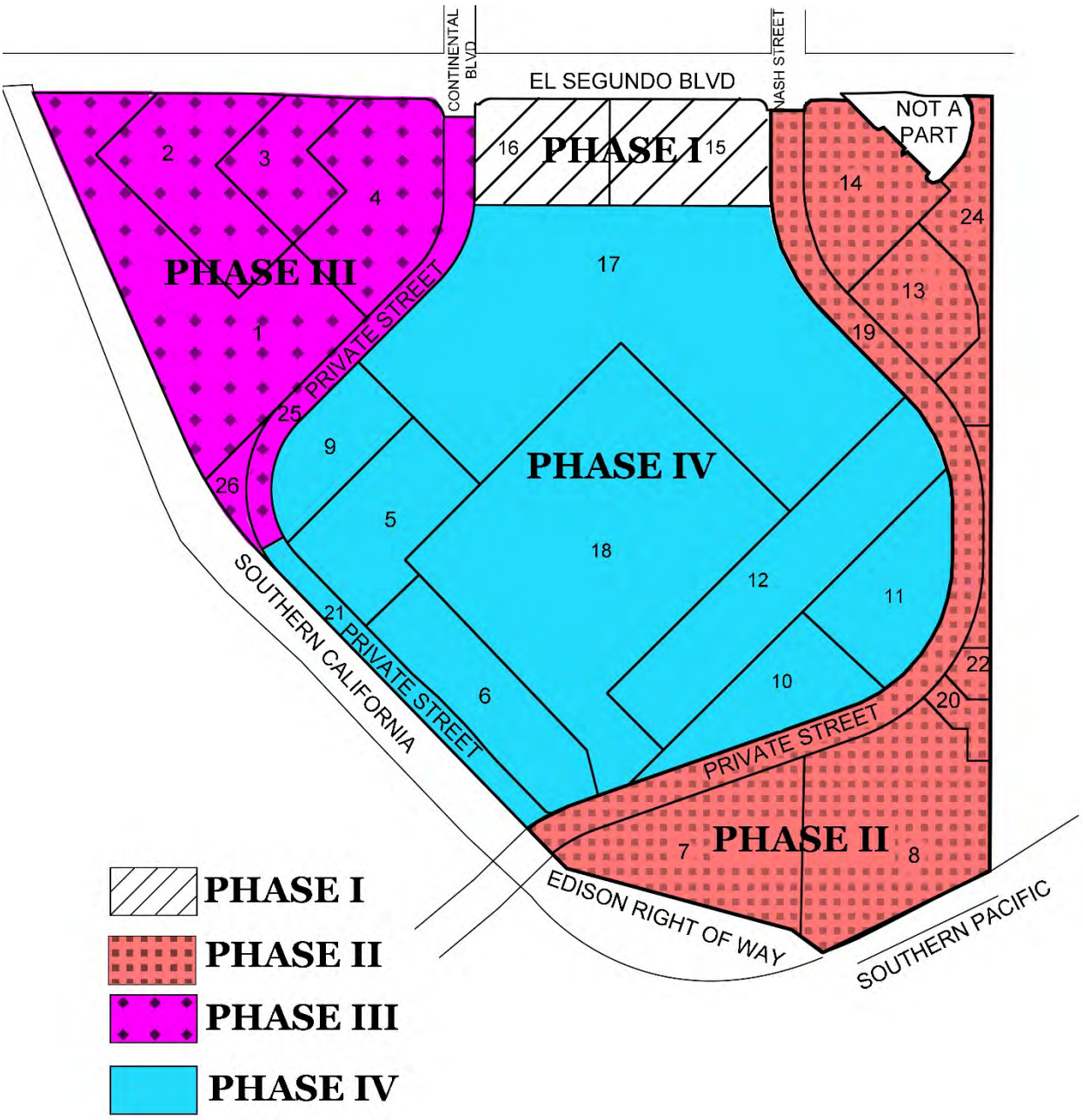
By: Continental Development Corporation,
a California corporation
Its Managing Member

By:_____
Name: _____
Title: _____

EXHIBIT F

[INSERT REVISED]

EXHIBIT F


CONTINENTAL BLVD
EL SEGUNDO BLVD
NASH STREET
NOT A PART
PHASE I
PHASE II
PHASE III
PHASE IV
PRIVATE STREET
PRIVATE STREET
PRIVATE STREET
SOUTHERN CALIFORNIA
EDISON RIGHT OF WAY
SOUTHERN PACIFIC
1
2
3
4
5
6
7
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11
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13
14
15
16
17
18
19
20
21
22
24
25
26
PHASE I
PHASE II
PHASE III
PHASE IV

Exhibit Parcel #	Tract Map 71551	Tract Map 83507
1	1	-
2	2	-
3	3	-
4	4	-
5	-	5
6	-	6
7	-	7
8	-	8
9	-	9
10	-	10
11	-	11
12	12	-
13	13	-
14	14	-
15	15	-
16	16	-
17	17	-
18	-	1
19	-	2
20	-	3
21	-	4
22	-	12
23	-	13
24	24	-
25	25	-
26	26	-

MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF EL SEGUNDO AND RAYTHEON COMPANY
REGARDING USE OF RECREATIONAL FIELDS

This Memorandum of Understanding ("MOU") is entered into by and between the City of El Segundo ("City") and Raytheon Company, a Delaware corporation ("RTX") as of January 1, 2022.

RECITALS:

A. The City has a lack of recreational fields available for its residents and RTX owns improved recreational fields and parking lots on the RTX Campus.

B. The City and RTX have had an informal arrangement for many years concerning the use of the improved recreational fields and parking lots on the RTX Campus.

C. The City and RTX are now interested in entering into this Memorandum of Understanding for the City's use of the RTX property for recreational purposes for local employees, residents and local user groups (collectively, "City Participants") as defined herein.

NOW, THEREFORE, IT IS AGREED:

1. City's Use of RTX Recreational Fields. RTX shall grant the City, subject to the conditions herein, a non-exclusive license to allow City Participants to use RTX's improved recreational fields located on the RTX Campus, as set forth herein as Exhibit A and includes the various types of recreation facilities included in Exhibit A, without limitation the tennis courts ("Recreational Fields"). The City shall further have a non-exclusive right to limited parking by City Participants in connection with the Recreational Field use, as reasonably designated by RTX and as may be adjusted from time to time. All use by City Participants shall be scheduled in advance and set forth herein as the Recreation Facilities shall not be open for "drop-by" or unscheduled use by the City Participants. The City shall be allowed to schedule use of the Recreational Fields for City Participants from 5:00 p.m. to 9:00 p.m. Monday through Friday and from 8:00 a.m. to 9:00 p.m. on the weekends. Also, the City shall be allowed to schedule use of the Recreation Fields on a case-by-case basis subject to the reasonable discretion of RTX. The Recreational Fields are used by employees of RTX and for RTX events and RTX will have first priority in use. Based upon security and other operational concerns, the joint use by RTX and City Participants may be allowed at RTX's reasonable discretion for the purpose of limiting the total number of individuals using the Recreational Fields at the same time or not permitting incompatible uses on the Recreation Fields at the same times. City Participants shall be limited to using the Recreational Fields for practice purposes and competitive games between two or more teams shall not be allowed. However, RTX may approve of use the Recreational Fields for such competitive games in its reasonable discretion for youth sports teams on the weekends. All or portions of the Recreational Fields may be shut down by

RTX in its reasonable discretion for repair purposes to allow for the grass playing field areas to be reseeded/rejuvenated or repaired and for maintenance or repair purposes of other facilities.

2. Closure of Fields. RTX has the right in its sole discretion to shut down the Recreation Fields due to national emergencies, pandemics or other similar situations or due to local, state or federal mandates or recommendations, or arising from the reasonable security issues of RTX or its government customers, and the City shall not be able to utilize the Recreation Fields during such time period.

3. RTX and City Scheduling. On at least a quarterly basis RTX and the City shall meet for purposes of allowing the City to schedule use of the Recreation Fields by City Participants in accordance with the above rights and restrictions. These meetings will be used to coordinate the scheduling of RTX and the City's use of the fields for purposes of allowing the City to provide use of the Recreation Fields for City Participants that have ongoing or seasonal needs for recreation fields. Case-by-case uses that are known in advance shall also be discussed at these meetings but can also be communicated about at any time.

4. City's Use Policy. All use of the Recreational Fields, once approved by RTX as set forth above, shall be administered by and through City. The City has an approved "Athletic Field/Facility Use and Allocation Policy," as set forth herein as Exhibit B ("City Policy"). City shall utilize the City Policy (e.g. Process for Obtaining Permits, Liability Insurance Requirements, Miscellaneous Rules, Trash/Field Clean, Athletic Field/Facility Use Rules and Regulations, Application and Agreement Request) and require all users of the Recreational Fields to comply with the relevant provisions and requirements of the City Policy. Any changes to the City Policy are subject to review by RTX for use of the Recreational Fields.

5. Compliance with RTX Rules and Regulations. The use by the City and City Participants of the Recreational Fields and associated parking shall comply with RTX rules and regulations, including but not limited to the requirement that City Participants sign a Use Agreement and Agreement to Release and Indemnify RTX. Failure by any user to comply with the RTX Park Rules shall result in suspension of the such user's use of the Recreational Fields. The current TRX rules and regulations and use agreement, and release and indemnity agreement are attached hereto as Exhibit C and RTX retains the right to amend these rules, regulations and agreements from time to time in its reasonable discretion.

6. Maintenance Obligations. RTX shall be solely responsible for all maintenance obligations of the Recreational Fields. Unless otherwise expressly agreed in writing, City shall have no financial liability for the use of the Recreational Fields.

7. Liability Insurance; Indemnity.

a. RTX shall require liability insurance from City and all users in the amounts set for in the Liability Insurance Requirements section of the City Policy. City

shall provide, upon request by RTX, evidence of such coverages, which shall name RTX as an additional insured.

b. The City hereby agree to indemnify and hold RTX harmless from and against all claims, losses, liabilities, obligations, costs, expenses and damages, whether incidental, consequential or special, including legal fees and expenses, arising out of (i) City Participants' use and occupancy on the Recreational Fields pursuant to this MOU, (ii) any breach or default on their part in the performance of any of their obligations under this MOU, or (iii) any act or negligence of the City or of any of their agents, contractors, servants, employees or licensees with respect to the Recreational Fields. The City's indemnity shall not extend to claims, losses, liabilities, obligations, costs, expenses and damages, whether incidental, consequential or special, including legal fees and expenses, arising out of the gross negligence or intentional misconduct of RTX. This indemnity shall survive termination of this MOU.

8. Term; Termination. This MOU shall be effective as of January 1, 2022, and shall continue in effect at least until the earlier of (i) January 1, 2036, (ii) expiration of the Development Agreement between the City and RTX dated March 24, 2016, and any amendments thereto, or (iii) the satisfaction by RTX of the requirements set forth in Section 9 of such Development Agreement. Thereafter, this MOU shall be automatically renewed from year to year, unless either party gives notice to the other party, on or before May 1 of each year, of its intent to seek amendment or not to renew this MOU.

9. Security. The Recreational Fields are located within a secure campus and all users will be subject to the security requirements of RTX and will be required to be pre-approved for entry and provide required identification. No one will be admitted that is not pre-approved by RTX in their sole discretion.

10. Notice. Notices under this MOU shall be given in writing, by personal delivery, or first class mail, addressed to:

City of El Segundo
Attn: City Manager
350 Main Street
El Segundo, CA 90245

City of El Segundo
Attn: City Clerk
350 Main Street
El Segundo, CA 90245

Raytheon Company
Attn:_____
[address]

Either party may change the person or address to which notices shall be given by providing written notice to the other party.

11. Complete and Final Agreement. This MOU contains the entire understanding of the parties hereto with respect to the subject matter contained herein, and represents the complete and final expression of the parties and supersedes any prior written or oral discussions, negotiations, understandings or agreements between the parties.

12. Successors and Assigns; Transfer or Sale. No interest in this MOU shall be sold, assigned, pledged or alienated in any manner without the written consent of the other party. This MOU shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and permitted assigns.

13. No Third Party Beneficiary Rights. This MOU is not intended to and shall not be construed to give any person or entity other than the parties signatory hereto, or their respective successors, assigns, heirs and legal representatives any interest or rights (including without limitation any third party beneficiary rights) with respect to or in connection with any MOU or provision contained herein or contemplated hereby.

14. Counterparts. This MOU may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together constitute one and the same document.

IN WITNESS WHEREOF, the parties have approved the execution of this MOU by their duly authorized representatives, this ____ day of _____, 2021.

CITY OF EL SEGUNDO

_____
Mayor, City of El Segundo
Dated: _____, 2021

Attest:

_____
Tracy Weaver, City Clerk

Approved as to Form:

_____
Mark Hensley, City Attorney

RAYTHEON COMPANY

_____
By:
Dated: _____, 2021

EXHIBIT "A"

RECREATIONAL FIELDS

[Insert Map of Recreational Fields]

2 sporting events per day
1 softball field
1 soccer field
Picnic area – considered special event
Tennis courts- special event

EXHIBIT "B"

CITY POLICY

[Insert 2015 Athletic Field/Facility Use and Allocation Policy]

Raytheon El Segundo Baseball Field
Use Agreement
And Agreement To Release And Indemnify

On _____, 2021 ("Effective Date"), Raytheon Company ("Raytheon") hereby grants "**(COMPANY NAME)**" permission to enter onto the Raytheon property located at 2000 E. El Segundo Blvd., El Segundo, CA, for the sole purpose of using Raytheon's baseball field (the "Facility") by **(COMPANY NAME)**'s participants (hereinafter referred to as the "Activity"). Raytheon and **(COMPANY NAME)** understand and agree to the following:

1. Facility Use License: Raytheon hereby authorizes **(COMPANY NAME)** and its participants, including players, families, spectators, umpires and **(COMPANY NAME)** officials to enter Raytheon's property to use the Facility, including the adjacent parking lot and bathrooms.

2. Term: The time periods for this agreement is from _____,and may be extended only if the parties mutually agree in writing.

3. Entry on and Use of Raytheon Property: The Facility is located on a restricted access property, so **(COMPANY NAME)** participants must do the following to gain entry:
    a. Enter the property through the gate at the intersection of El Segundo and Intercontinental Boulevards;
    b. Inform the security guard the purpose of the entry;
    c. Show photo identification and, if requested, have their vehicle visually searched (as all cars entering the property are required to do);
    d. Park in the lot nearest to the baseball field;
    e. Comply with all traffic control signs;
    f. Comply with Raytheon Security guidance and instructions to ensure safety at all times on the property;
    g. Comply with all applicable federal, state and local laws and regulations;
    h. Depart the property immediately when instructed by Raytheon Security, and refusal to do so will be treated as trespassing subject to legal enforcement; and
    i. Remove all equipment and trash from the Facility at the end of each day's use.

4. Facility Schedule Coordination: To ensure the Facility is available for use on **(COMPANY NAME)**'s requested dates and times, **(COMPANY NAME)** must coordinate with **Chanea Banks (cmbanks@raytheon.com); 310-505-9677)** at least 30 days in advance of the first use. Raytheon reserves the right to deny any request for use of the Facility and/or limit access to the Facility with or without advance notice. However, Raytheon will use reasonable efforts to provide advance notice to

(COMPANY NAME) of all scheduling changes and to ensure Security is informed of **(COMPANY NAME)**'s scheduled use.

5. Termination: Raytheon may terminate this agreement at any time with a 30-days advance written notice. In its sole discretion, Raytheon may terminate this agreement immediately if **(COMPANY NAME)** participants:

    a. Violate Raytheon rules and regulations pertaining to access to the property or use of the Facility; or
    b. Cause damage to the Facility or any other facilities or appurtenances on the Raytheon property.

6. Disputes & Remedies:
    a. Except as otherwise provided herein, each party's rights and remedies under this agreement are in addition to its rights and remedies at law or in equity. A party's failure to enforce any of its rights shall not constitute a waiver of such rights or of any other rights and shall not be construed as a waiver or relinquishment of any such provisions, rights or remedies; rather, the same shall remain in full force and effect.

7. Publicity: A party may only use the other party's name, logo, trademark, service mark, or trade dress for the purpose of advertising, making a news release, creating a business reference, creating website content or endorsement, with that party's prior written consent.

8. Warranty:

9. Raytheon does not warrant the condition of the Facility for **(COMPANY NAME)**'s use. **(COMPANY NAME)** agrees to use the Facility as-is and accepts responsibility for putting the Facility in the condition needed for its use.

10. **(COMPANY NAME)** shall be liable for all damage to the Facility and its appurtenances caused by **(COMPANY NAME)** participants, and shall reimburse Raytheon for reasonable repair or replacement costs, including Raytheon's reasonable management. costs.

11. Assignment: Neither party may assign this agreement without the other party's prior written consent.

12. Relationship: This agreement does not constitute or create a joint venture, pooling arrangement, partnership, or formal business organization of any kind, and the parties' rights and obligations are only those expressly set forth herein. Neither party has the authority to bind the other except to the extent expressly authorized herein. Neither party shall act as an agent for the other.

13. Limitation of Liability

    a. Indemnity: In consideration of the permission hereby extended to **(COMPANY NAME)** by Raytheon under this agreement, **(COMPANY NAME)** hereby agrees to release, indemnify and hold harmless Raytheon (including, but not limited to its officers, directors, employees, agents, successors and assigns), from any and all liabilities, losses, damages, costs or expenses, including reasonable attorneys' fees and costs, for personal injury, property damage or other claims, known or unknown and whether or not well founded in fact or law, which third parties or **(COMPANY NAME)** (including, but not limited to its officers, directors, employees, agents, successors and assigns) has or may have arising as a result of the permission extended to **(COMPANY NAME)** pursuant to this agreement.

14. Insurance:
    a. **(COMPANY NAME)** shall maintain Commercial General Liability coverage (including bodily injury and property damage, products / completed operations coverage and contractual liability coverage) with a limit of $1,000,000 per occurrence.
    b. Upon Raytheon's request, **(COMPANY NAME)** shall (i) provide Raytheon with certificates of insurance evidencing required insurance, (ii) arrange for a waiver of subrogation in favor of Raytheon, and (iii) in the case of the Commercial General Liability policies direct that Raytheon be added as an additional insured.

15. Notices: All notices under this agreement shall be in writing and shall be deemed properly delivered when sent to the other party by (a) certified mail or express mail at the following address (or such address as a Party designates in writing), or (b) by email to the following address when the other party confirms receipt of the email.

Raytheon Company	Company Name
2000 E. El Segundo Blvd.	Street Address
M/S EO/E04/P120	
El Segundo, CA 90254	City, Zip Code
Supply Chain Management	Contact Name.
ATTN: Kelly Bennett	Phone:
Email: kelly.j.bennett@raytheon.com	Email:

16. COVID Regulation Compliance: **(COMPANY NAME)** shall be solely responsible for compliance with all state and local public health guidance and regulations.

By signing below, **(COMPANY NAME)** acknowledges that it has read and understands this agreement. This agreement shall be governed by the laws of the State of California, which shall be the forum for any actions filed under or incident to this agreement or to the Activity. If

any portion of this agreement is held invalid, the rest of the document shall continue in full force and effect.

IN WITNESS WHEREOF, the parties executed this agreement in duplicate originals by their duly authorized representatives effective as of the day and year last below written.

Raytheon Company	**COMPANY NAME**
_____	_____
Signature	Signature
Name:	Name:
Title: Supply Chain Management	Title:
Date: _____, 2021	Date: _____, 2021

Raytheon Employee Park Rules
Hours: Sunrise to 9:00 p.m.
Prior approval/authorization required to use the park

- The park is for company use only and is not open to the public- Only employees and their guest (s) are allowed. Public or special event use must be coordinated through the City of El Segundo contact Shawn Green 310 227-5937.
- Park guest(s) - Must adhere to all state and local public health guidance and regulations
- Park guest must be accompanied by an employee at all times, unless authorized as an approved event through the City of El Segundo
- Park guest must clean up after themselves
- Park guest must bring their own equipment and remove the equipment when they leave
- No animals or pets permitted (except for service animals)
- No alcoholic beverages allowed without prior written approval
- The following items and activities are prohibited: golf, baseball, skateboards, skates, bicycles, boomerangs, kites, model rockets, and powered or remote controlled models or toys
- No vehicles are allowed on the park grounds
- Raytheon assumes no liability for lost or stolen items – use the park at your own risk

To report an emergency, call 310.607.7777
For questions contact Shawn Green 310 227-5937

PUBLIC COMMENT

From: Josh Albrektson
To: Planning
Subject: Public Comment for Thursday Nov 18th PC Meeting
Date: Tuesday, November 9, 2021 2:20:29 AM

This is for the professional Sports Headquarters.

I am requesting that the Planning commission consider adding the following condition to approval. The Chargers plan on having training camp practices and events at this facility. In the newspaper articles it talks about having stands that would fit 5,000 fans. There are only 348 total parking spots, for a total of 14 fans per parking spot.

Currently, if a person wanted to walk to the training facility from the El Segundo train station, they would have to completely walk around the Raytheon complex for a total distance of 1.5 miles. (Yellow line)

I am requesting that as a condition of approval Raetheon provide a walkway along the eastern most portion of the property so that people can actually travel from the train station to the Charger training complexes. By my estimate this would be a 0.4 mile walk. (Red line) That walkway would continue past the Chargers complex to connect with S Howard Hughes way.

Green= Train station
Blue = Chargers complex.

Thank you very much.

--

Josh Albrektson MD
Neuroradiologist by night
Crime fighter by day