



# PLANNING COMMISSION AGENDA July 13, 2023

VICE CHAIR HOESCHLER VIDEOCONFERENCE INFORMATION  
Front Porch/Yard of Single-Family Residence located at  
2255 East 10225 South Sandy, Utah 84092  
310-779-1271

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## ***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.

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

For Public Communications, members of the public may provide comments in the Lobby and/or Council Chamber. For in person comments, please fill out a Speaker Card located in the Chamber Lobby. *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](mailto: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.

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## ***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.***

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DATE: Thursday, July 13, 2023  
TIME: 5:30 p.m.

PLACE: City Council Chamber, City Hall  
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 discuss, deliberate, or 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 or use of visual aids may be permitted during meetings if they are submitted to the Community Development 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 Community Development Department and on the City's website, [www.elsegundo.org](http://www.elsegundo.org).

When a Planning Commissioner duly requires AB 2449 teleconferencing to attend the Planning Commission meeting the public will also be able to access the meeting and provide public comment via Zoom. To access Zoom from a PC, Mac, iPad, iPhone, or Android device, use URL <https://us06web.zoom.us/j/89762372543> and enter PIN: 277654 or visit [www.zoom.us](http://www.zoom.us) on device of choice, click on "Join a Meeting" and enter meeting ID: 89762372543 and PIN: 277654. If joining by phone, dial 1-669-900-9128 and enter meeting ID and PIN. To reiterate, attending a Planning Commission meeting by Zoom will only be used when AB 2449 is used.

NOTE: Your phone number is captured by the Zoom software and is subject to the Public Records Act, dial \*67 BEFORE dialing in to remain anonymous. Members of the public will be placed in a "listen only" mode and your video feed will not be shared with Planning Commission or members of the public.

***REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at <https://www.elsegundo.org/government/departments/city-clerk>. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.***

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- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications** (Related to matters within the Planning Commission’s subject matter jurisdiction or items on the agenda only—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 discuss, deliberate, or 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.

**1. Approval of Planning Commission Meeting Minutes**

- June 25, 2023
- July 25, 2019

**RECOMMENDED ACTION:** Approve the minutes.

- G. **Continued Business**
- H. **New Public Hearings**

**2. Environmental Assessment No. EA-1342 and Conditional Use Permit No. CUP 23-01. (MB)**

**Applicant:** Crystal Rodriguez-Maramba representing AT&T Mobility

**Project Description:** A request for a CUP to allow the operation of a Major Wireless Communication Facility with 12 panel antennas, 36 remote radio units, and a 3-foot diameter microwave dish mounted to an 80-foot tall monopole and associated ground-mounted mechanical equipment inside of a 22-foot by 22-foot equipment enclosure pad with chain link perimeter fencing at the southwest portion of the Chevron refinery site.

**Environmental Determination:** The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) to install a fenced equipment

enclosure pad, and § 15311 as a Class 11 categorical exemption (Accessory Structures) to construct an 80-foot tall monopole.

**RECOMMENDED ACTION:** Adopt Resolution No. 2937, conditionally approving Environmental Assessment No. EA-1342 and Conditional Use Permit No. CUP 23-01.

- I. **New Business**
- J. **Report from Community Development Director or designee**
- K. **Report from the City Attorney's office**
- L. **Planning Commissioners' Comments**
- M. **Adjournment**—next regular scheduled meeting for July 27, 2023, at 5:30 p.m.

POSTED: *Jazmin Farias* 07/06/2023 4:32 p.m.  
(Signature) (Date and time)



**MINUTES OF THE  
EL SEGUNDO PLANNING COMMISSION  
Regularly Scheduled Meeting**

**June 22, 2023**

**A. Call to Order**

Chair Keldorf called the meeting to order at 5:32 p.m.

**B. Pledge of Allegiance**

Chair Keldorf led the pledge.

**C. Roll Call**

Present: Chair Keldorf  
Present: Commissioner Newman  
Present: Commissioner Inga  
Absent: Vice Chair Hoeschler  
Absent: Commissioner Maggay

**D. Public Communications**

None.

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

Planning Manager, Eduardo Schonborn, provided a Planning Commission Meeting forecast for the remainder of the year.

**F. Consent Calendar**

**1. Approval of Planning Commission Meeting Minutes:**

- June 8, 2023

**MOTION:** Approve the minutes.

**Moved by Commissioner Newman, second by Commissioner Inga.**

**Motion carried, 3-0, by the following vote:**

**Ayes:** Keldorf, Newman, and Inga.

**G. Continued Business—Public Hearing**

**2. Environmental Assessment No. EA-1289, Subdivision No. SUB 20-03,**

**and Site Plan Review No. SPR 20-30. (MB)**

Assistant Planner, Maria Baldenegro, presented the staff report regarding a one-year time extension to Vesting Tentative Parcel Map No. 83129 involving the consolidation of seven parcels into a single lot for property located at 650-750 North Pacific Coast Highway and 737 Carl Jacobson Way. Maria stated that the applicant's representative, Amarveer Brar, is available to answer questions.

**Chair Keldorf opened public communications.**

- Commissioner Newman asked why the extension is being requested and if there are any foreseeable changes to the project down the line. Applicant representative, Amarveer Brar, advised that there are no foreseeable changes to the project. He added that the extension is being requested because the project was approved during Covid-19 pandemic which changed the economic circumstances. The pandemic significantly impacted inflation, construction costs and financing. Since the approved entitlements is for a full commercial office project the applicant needs more time reassess market.
- Commissioner Inga inquired how many parking spaces the project will provide. Amarveer advised that there will be a total of 1,256 parking spaces on that includes 1,185 parking spaces in the new structure.

**Chair Keldorf closed public communications.**

**MOTION:** Adopt Resolution No. 2936, approving a one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129 (Subdivision No. SUB 20-03), Environmental Assessment No. EA-1289, and Site Plan Review No. SPR 20-30.

**Moved by Commissioner Inga, second by Commissioner Newman.**

**Motion carried, 3-0, by the following vote:**

**Ayes:** Keldorf, Newman, and Inga.

**H. New Public Hearings**

None.

**I. New Business**

None.

**J. Report from Community Development Director or designee**

Planning Manager, Eduardo Schonborn, reminded Planning Commission of upcoming training opportunities and available resources.

**K. Report from City Attorney’s Office**

None.

**L. Planning Commissioners’ Comments**

Commissioner Inga shared that he attended one of the trainings and found it to be very resourceful, he thanked staff for the invitation.

Chair Keldorf thanked staff for the past Planning Commission Meeting which addressed the Draft Downtown Specific Plan item as it was very thorough.

**M. Adjournment**—the meeting adjourned at 5:45pm.  
The next meeting is scheduled for July 13, 2023 at 5:30 pm.

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Michael Allen, Community Development Director

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Michelle Keldorf, Planning Commission Chair



**MINUTES OF THE  
EL SEGUNDO PLANNING COMMISSION  
Regularly Scheduled Meeting**

**July 25, 2019**

**A. Call to Order**

Vice Chair Newman called the meeting to order at 5:30 p.m.

**B. Pledge of Allegiance**

Commissioner Hoeschler led the pledge.

**C. Roll Call**

Present: Vice Chair Newman  
Present: Commissioner Keldorf  
Present: Commissioner Wingate  
Present: Commissioner Hoeschler  
Absent: Chair Baldino

**D. Public Communications**

None.

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

None.

**F. Consent Calendar**

None.

**G. Continued Business—Public Hearing**

None.

**H. New Public Hearings**

- 1. Environmental Assessment No. EA-1253 and Zone Text Amendment No. ZTA 19-07 to amend certain section in Title 15 of the El Segundo Municipal Code pertaining to the site developmental standards and encroachments in the Corporate Office (CO) Zone and the Urban Mixed-Use North (MU-N) Zone. (ES)**

Principal Planner Eduardo Schonborn presented the staff report and stated that the applicant was present to answer any questions.

**Vice Chair Newman opened the public communication.**

- Applicant Ben Newman provided a summary of the project associated with the proposed zone text amendment.

**Vice Chair Newman closed the public communication.**

**Further discussion came from the Planning Commission:**

- Commissioner Wingate and Vice Chair Newman expressed their support for the zone text amendment as tenants want gathering areas to work collaboratively and the amenities make the space more attractive. There have been enough inquiries about this, and it is a change that needs to be made.

**MOTION:** Adopt Resolution No. 2864, recommending that City Council approve Environmental Assessment No. EA-1253 and Zone Text Amendment No. ZTA 19-07.

**Moved by Commissioner Wingate, second by Commissioner Keldorf. Motion carried, 4-0, by the following vote:  
Ayes: Newman, Keldorf, Wingate, and Hoeschler.**

**I. New Business**

None.

**J. Report from Community Development Director or designee**

None.

**K. Report from City Attorney's Office**

Director of Planning and Building Safety, Sam Lee, shared that AC Hotel is now open and encouraged the community to check it out. There will be a Special Planning Commission Meeting on August 1, 2019, to consider the Raytheon project and Beach Cities Media will be considered by the City Council at its August 6, 2019, meeting.

**L. Planning Commissioners' Comments**

Commissioner Keldorf stated that she saw Sam present a summary of the upcoming projects and he will be presenting something like that to the Planning

Commission.

Commissioner Wingate shared that the El Segundo Auxiliary of Children's Hospital is holding their annual wine festival on September 14, 2019 and she has tickers for sale.

**M. Adjournment**—the meeting adjourned at 6:01pm.

The next meeting is scheduled for August 1, 2019 at 5:30 pm.

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Sam Lee, Director of Planning and Building Safety

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Ryan Baldino, Planning Commission Chair



## Planning Commission Agenda Statement

Meeting Date: July 13, 2023

Agenda Heading: New Public Hearing

Item No.: H2

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### TITLE:

Conditional Use Permit to Construct and Operate a Major Wireless Communication Facility at 324 W. El Segundo Boulevard. (Environmental Assessment No. EA-1342 and Conditional Use Permit No. 23-01)

Applicant: Crystal Rodrigues-Maramba representing AT&T Mobility

### RECOMMENDATION:

1. Adopt Resolution No. 2937, conditionally approving Environmental Assessment No. EA-1342 and Conditional Use Permit No. 23-01.

### BACKGROUND:

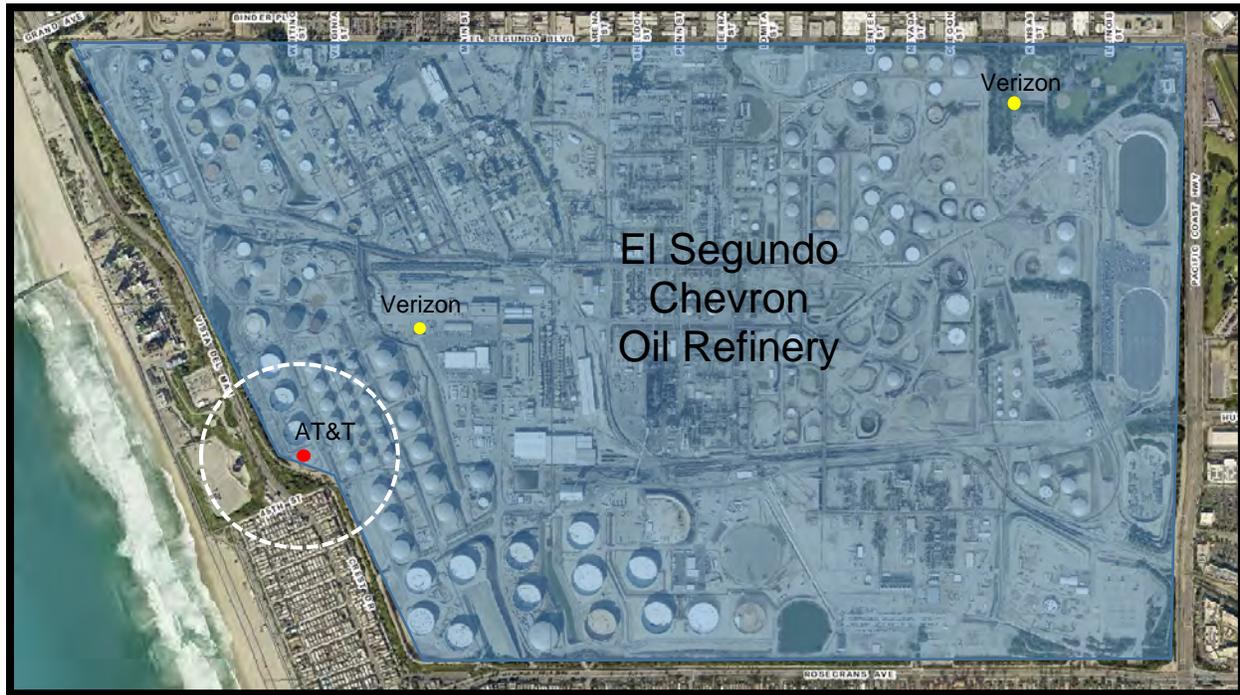
AT&T Mobility operated a Wireless Communication Facility (WCF) mounted to equipment at the El Segundo Power Generating Plant at 301 Vista Del Mar since 1994. Recent approval to demolish Units 3 and 4 at the power generating plant, resulted in AT&T removing their WCF at the site. To restore coverage in the area, AT&T identified a nearby location on the landward side of Vista del Mar at the Chevron Oil Refinery.

On January 26, 2023, applications for Environmental Assessment No. EA-1342 and Conditional Use Permit No. 23-01 were submitted to the Planning Division to restore coverage for their customers in the surrounding area. In February, a Temporary Use Permit (TUP) was also submitted to the Planning Division to allow a Cell on Wheels ("COW") to provide temporary coverage to AT&T customers along the coast, while the Conditional Use Permit application is processed and construction plans are prepared for submittal to the City. On June 8, 2023, the Planning Division approved the TUP, allowing the COW for a period of 90 days at the Chevron Site beginning on August 1, 2023.

### SITE DESCRIPTION:

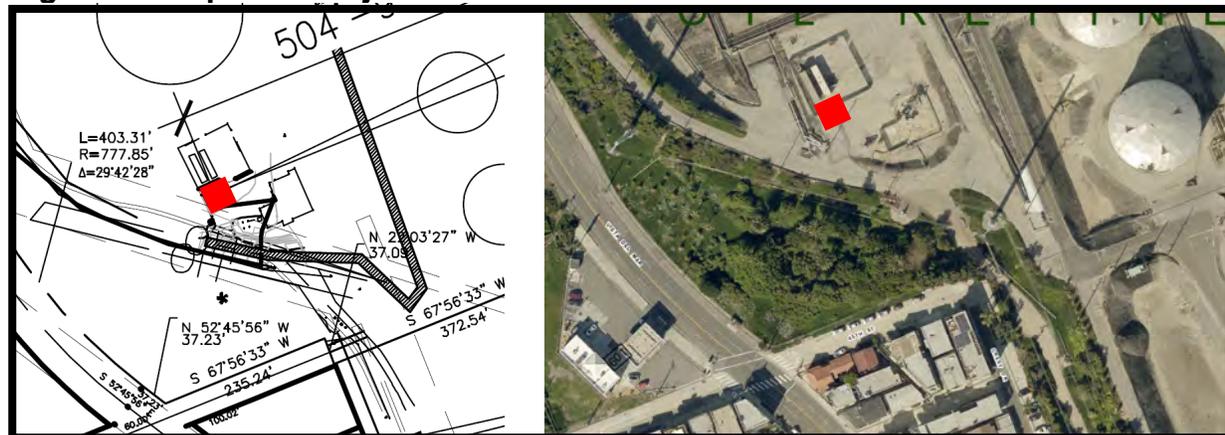
The project site is located in the southwest quadrant of the City and is zoned Heavy Industrial (M-2). The project site is developed with an oil refinery for Chevron that is bounded by El Segundo Boulevard to the north, Vista Del Mar to the west, Pacific Coast Highway to the east, and 45<sup>th</sup> Street and Rosecrans Avenue to the south which also serves as the City's border with Manhattan Beach (illustrated in Figure 1 below). The entire site varies in grade between 100 to 150 feet above sea level, and there are various structures, distillation columns, storage tanks, pipes, and other equipment located at the site. Refinery equipment is visible from neighboring properties and adjacent public streets that border the site.

**Figure 1: Aerial View of Site**



The proposed project is located at the southwest corner of the Chevron Oil Refinery. Specifically, it is located above and upslope of Vista Del Mar near the city border with Manhattan Beach. As illustrated in Figure 2 below, the immediate vicinity of the project location contains a Power Generating Plant, a corridor of Edison utility towers and poles, a gas station, and multi-family residential units in the City of Manhattan Beach. Within the Chevron property are two other major wireless communication facilities (i.e., monopoles) operated by Verizon that were approved in 2020. The nearest Verizon monopole to the proposed project is at 1,478 feet (.28 miles) and the second Verizon monopole is at a distance of 1.33 miles.

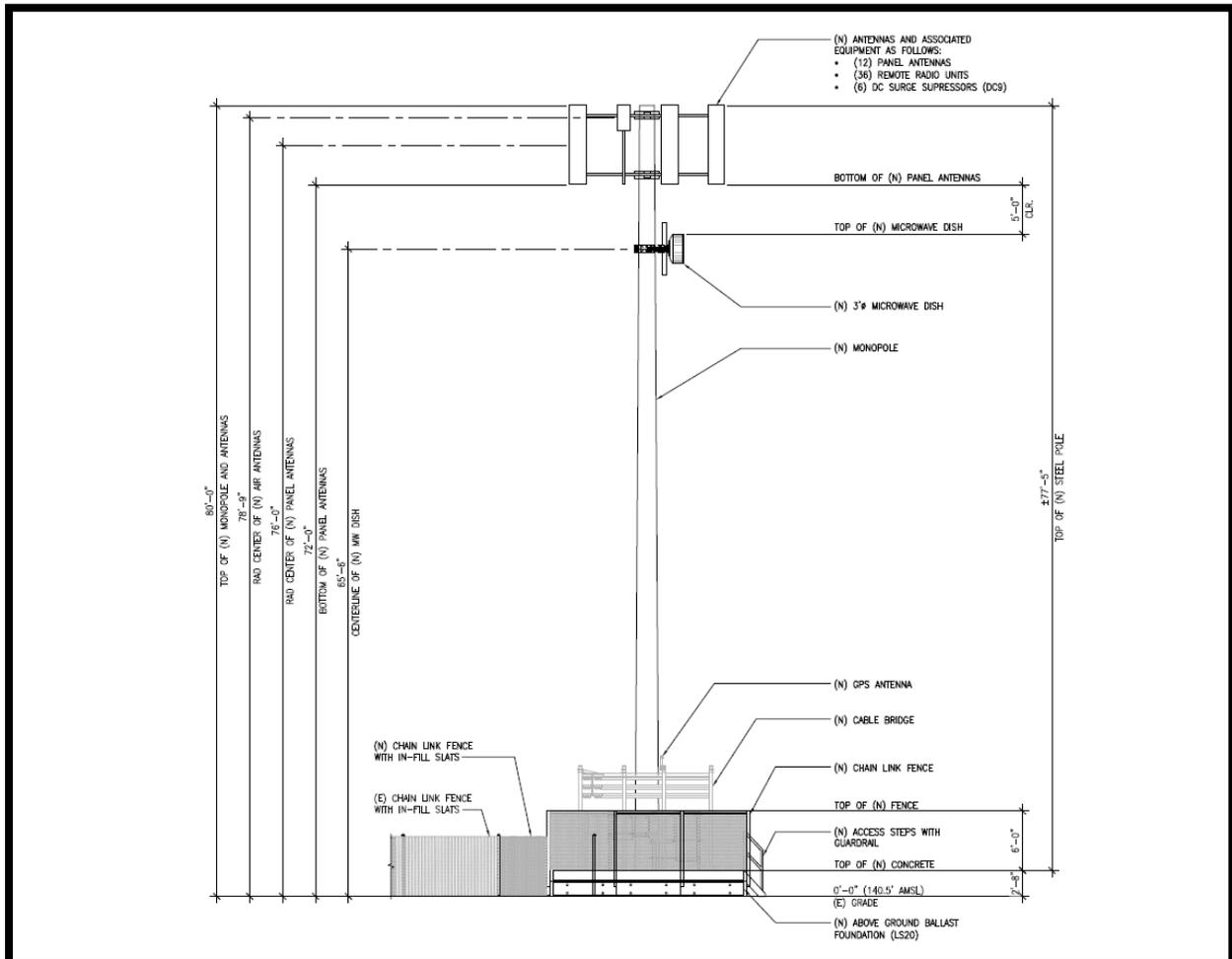
**Figure 2: Proposed Project Site**



**PROJECT DESCRIPTION:**

As illustrated in Figure 3 below, the proposed Major Wireless Communication Facility for AT&T Mobility includes 12 antenna panels, 36 remote radio units, and a 3-foot diameter microwave dish mounted on an 80-foot tall monopole. Each antenna panel measures 8-feet in height, 21-inches wide and 7.8-inches in depth. The panel antennas will be mounted at the top of the monopole onto three sectors, with each sector containing four antenna panels. Sector A will be at an azimuth of 60 degrees, Sector B will be at an azimuth of 180 degrees, and Sector C will be at an azimuth of 320 degrees. Associated ground-mounted equipment is proposed adjacent to the monopole within a 22-foot by 22-foot area enclosed by a 6-foot tall chain-link fence containing four equipment cabinets. AT&T Mobility’s equipment will require periodic maintenance by technicians that will visit the site in commercial vans on an average of once a month and access to the facility will be provided from the main entry to Chevron via El Segundo Boulevard.

**Figure 3: Elevation**



## **DISCUSSION:**

Pursuant to ESMC Section 15-19-7(A), a ground-mounted Major Wireless Communication Facility requires approval of a CUP by the Planning Commission. Further, ESMC Chapter 15-19 also contains provisions that regulate wireless communications facilities. Specifically, the Municipal Code contains general requirements for wireless communications facilities and requirements for Major wireless communications facilities.

### **Conditional Use Permit**

In considering a conditional use permit application, ESMC § 15-24-6A requires that the Planning Commission make all three findings in reference to the property and project under consideration.

- A. *The proposed location of the conditional use is in accord with the objectives of this title and the purposes of the zone in which the site is located.*

The project site is in the Heavy Industrial (M-2) Zone. This zone provides areas suitable for the development of heavy manufacturing, assembling, or processing activities having unusual or potentially deleterious operational characteristics, that would be detrimental if allowed to operate in other zones within the city. The Chevron facility is developed with large industrial equipment, electrical towers with overhead wires, electrical utility poles, pipes, and large storage tanks. The proposed wireless communication facility is similar to other existing improvements at the oil refinery and will not introduce new uses to the site. Further, the proposed project will not change the overall land use of the site, and will be subordinate to the primary use of the property as an oil refinery. The proposed wireless communications facility complies with the purpose of the M-2 Zone and will not alter the primary use of the subject property.

- B. *The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed project is located within an area that is already developed and will not alter or interfere with the existing uses of the site. The proposed equipment enclosure and monopole will also be located more than 275 feet from the closest residential area in the City of Manhattan Beach, located more than 500 feet from any other existing Major Wireless Communication Facility, and fully inside of the existing oil refinery.

Due to the topography of the area, the proposed facility will not be readily visible to the public from along Vista Del Mar nor from the residential

neighborhood in the City of Manhattan Beach, which are located downslope of the proposed wireless facility. Further, the proposed wireless facility will blend with the immediate area which is developed with large above-ground industrial equipment, electrical towers with overhead wires, electrical utility poles, pipes, and large storage tanks. The proposed facility will also be screened by existing mature foliage that is prevalent along the slope and at the top of the slope. The project is visually compatible with the industrial uses surrounding the area, while the existing foliage and topography ensure the facility is not readily visible.

Lastly, AT&T Mobility Technicians will periodically visit the site to maintain the equipment as needed by accessing the site from the El Segundo Boulevard entry gate to Chevron. Service vehicles are expected to visit the site infrequently several times during the year, and the existing maintenance roadway is adequate to serve the needs of both the occasional AT&T service vehicles and the Chevron vehicles. The proposed conditions under which the Major WCF will operate will not be detrimental to the public health, safety and welfare, or materially injurious to properties or improvements in the vicinity, and this finding can be made.

- C. *That the proposed conditional use will comply with each of the applicable provisions of this Chapter.*

The proposed conditional use complies with the applicable provisions of ESMC Chapter 15-24 since proper notice and hearing were provided, proper hearing decision and records will be complied with, and the required findings will be considered.

### **General Development Requirements:**

ESMC § 15-19-5(B) contains Development Requirements for all Wireless Communication Facilities. The ESMC requires any and all accessory equipment, including transmission cables shall be located within a building, enclosure, or underground vault in a manner that complies with the development standards of the zoning district in which such equipment is located. In addition, if equipment is located above ground, it shall be visually compatible with the surrounding buildings and either: a) shrouded by sufficient landscaping to screen the equipment from view; or b) designed to match the architecture of adjacent buildings. If no recent and/or reasonable architectural theme is present, the Director may require a particular design that is deemed suitable to the subject location.

The proposed project complies with the General Development Requirements in the ESMC since the project site is located in an Oil Refinery that contains large industrial equipment, in close proximity to existing aboveground electrical utility towers, utility poles, light poles, mature tall trees of comparable height, large tanks and will be visually compatible with its surroundings. Additionally, all accessory supporting equipment for the facility will be located behind tall security fencing, inside of a fenced equipment enclosure

area, and fully screened from public view by existing mature trees and bushes currently located at the Oil Refinery. Thus, the proposal conforms to the General Development Requirements.

### **Requirements for Major Wireless Communications Facilities**

ESMC § 15-19-7(B) and (C) contains Additional Location and Design Requirements for Major Wireless Communication Facilities. The intent of these guidelines is to ensure that any proposed screening is compatible with the existing design and architecture of the building where the antennas are placed. These guidelines ensure that the proposal is made to conform to the sensitive aesthetic thresholds identified in the Zoning Code.

Pursuant to ESMC 15-19-7(B)(2), no part of the monopole shall protrude beyond the boundary property lines of the oil refinery or into areas where it is not permitted. The proposed facility does not protrude beyond the boundary property lines and does not prevent the utility of the intended function of the oil refinery or the area as required by ESMC §15-19-7(B)(2).

ESMC 15-19-7(B)(3) requires that a ground mounted facility not be in a required parking area, a vehicle maneuvering area, vehicle/pedestrian circulation area or area of landscaping such that it interferes with, or in any way impairs, the utility or intended function of such area. No part of the proposed ground-mounted facility is located in a required parking area, vehicle maneuvering area, vehicle/pedestrian circulation area or landscaping area.

Pursuant to ESMC § 15-19-7(C)(1) requires that a ground mounted facility be secured from access by the general public with a fence of a type and design approved by either the Director or the Planning Commission. The proposed equipment enclosure pad is inside of a completely secure property that is fenced and not accessible to the public. The proposed enclosure for the new facility complies with ESMC §15-19-7(C)(1) design requirement since the proposed facility is secured from public access.

The proposed Major WCF project complies with the general and additional requirements pertaining to site selection or location, design, screening and height in ESMC §15-19-7(B) and (C). Although the proposed facility will be visible from Vista Del Mar and from a multi-family residential neighborhood in the City of Manhattan Beach, it will not be apparent due to multiple tall utility towers, utility poles, large storage tanks, industrial equipment, tall mature trees and bushes in the immediate vicinity. Further, due to the topography of the area and the location of the monopole, only a portion of the top of the monopole will be visible from roadways downslope of the facility as illustrated in Figure 4 below.

Additional desirable screening and site selection guidelines as stated in ESMC § 15-19-7(E) require major facilities not be located within 200 feet of any property containing a residential use and a minimum of 500 feet away from the nearest, existing, legally established major facility. The proposed location of the new Major WCF on a new

monopole complies with the location guidelines since it is proposed at over 275 feet from any property containing residential uses (in the City of Manhattan Beach), and more than 500 feet away from any existing major wireless communication facility (by Verizon). The new Major WCF is approximately 1,478 feet (.28 miles) from another Major WCF operated by Verizon. The proposed new WCF was not collocated on an existing monopole or any of the existing utility tower or pole in the area because they are not structurally designed to support the equipment needed for a WCF. Additionally, the proposed height and location is of comparable height to the multiple utility towers, utility poles and industrial equipment in the area.

**Figure 4: Aerial Map and Photo Simulation**



**ENVIRONMENTAL REVIEW:**

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) to install a fenced equipment enclosure pad, and § 15311 as a Class 11 categorical exemption (Accessory Structures) to construct an 80-foot tall monopole.

**PREPARED BY:** Maria Baldenegro, Assistant Planner *MB*  
**REVIEWED BY:** Eduardo Schonborn, AICP, Planning Manager *[Signature]*  
**APPROVED BY:** Michael Allen, AICP, Community Development Director *[Signature]*

**ATTACHED SUPPORTING DOCUMENTS:**

1. Draft Resolution No. 2937
2. Plans
3. Photo-simulations
4. Coverage Map
5. Temporary Use Permit for "COW"

## RESOLUTION NO. 2937

### **A RESOLUTION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1342 AND CONDITIONAL USE PERMIT NO. 23-01 FOR A NEW MAJOR WIRELESS COMMUNICATION FACILITY ON THE CHEVRON OIL REFINERY PROPERTY AT 324 WEST EL SEGUNDO BOULEVARD.**

The Planning Commission of the City of El Segundo ("Commission" or "Planning Commission") does resolve as follows:

SECTION 1: The Commission finds and declares that:

- A. AT&T Mobility (New Cingular Wireless PCS, LLC, a Delaware limited liability company (the "Applicant") operated a Wireless Communication Facility ("WCF") mounted to equipment at the El Segundo Power Generating Plant at 301 Vista Del Mar since 1994. With the recent approval to demolish Units 3 and 4 at the power generating plant, the Applicant removed this WCF at the site;
- B. On January 26, 2023, the Applicant submitted applications for Environmental Assessment ("EA") No. EA-1342 and Conditional Use Permit ("CUP") No. 23-01 to the Planning Division to restore coverage for their customers in the area via a new major WCF (the "Project");
- C. In February, a Temporary Use Permit ("TUP") was submitted to the Planning Division to allow a Cell on Wheels ("COW") to provide temporary coverage to Applicant's customers along the coast, while the CUP application is processed and construction plans are prepared for submittal to the City;
- D. On June 8, 2023, the Planning Division approved TUP No. 22-15 to allow the COW for a maximum period of 90 days at the Chevron oil refinery property located at 324 West El Segundo Boulevard beginning on August 1, 2023, which is the same site proposed for new major WCF (the "Project Site");
- E. Community Development Department staff reviewed the Project applications for, in part, consistency with the General Plan and conformity with the El Segundo Municipal Code ("ESMC"), as well as the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- F. The Project Site is in the Heavy Industrial (M-2) Zone, bounded by El

Segundo Boulevard to the north, Vista Del Mar to the west, Pacific Coast Highway to the east, and 45<sup>th</sup> Street and Rosecrans Avenue to the south and improved with an oil refinery;

- G. Pursuant to ESMC § 15-19-7(A), a Planning Commission-approved CUP is required for a ground-mounted major WCF, and ESMC § 15-9-2 defines a major WCF, or “major facility” as a WCF that is ground mounted, e.g., the facility proposed in the Project;
- H. On July 13, 2023, the Planning Commission held a duly noticed public hearing to review and consider the Project applications, and receive public testimony and other evidence regarding the application; and
- I. The Planning Commission considered all oral and written evidence as part of such hearing, including, without limitation, the information provided by City staff, public testimony, and the Applicant. This Resolution, and its findings, are made on the entire administrative record, including, without limitation, the evidence presented to the Commission at its July 13, 2023, public hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: Environmental Assessment. The Planning Commission finds that the Project is categorically exempt from the requirements of CEQA pursuant to 14 California CEQA Guidelines § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) to install a fenced equipment enclosure pad, and CEQA Guidelines § 15311 as a Class 11 categorical exemption (Accessory Structures) to construct an 80-foot tall monopole.

SECTION 3: General Plan and Zoning. The Planning Commission finds and determines that the Project is consistent with the City’s General Plan and the zoning regulations in the ESMC as follows:

- A. The El Segundo General Plan Land Use designation for the site is Heavy Industrial and is consistent with the current zoning designation which is Heavy Industrial (M-2).
- B. The Project is consistent with Land Use Element Policy LU7-1.7, which states that the City seeks to “develop standards for Wireless Communication Facilities, to regulate their location and design, to protect the public safety, general welfare, and quality of life in the City.” The proposed wireless communication facility meets the design requirements, location requirements, screening and site selection requirements of ESMC Chapter 15-19.
- C. The Project is consistent with Public Safety Element Goal PS 7 to protect public health, safety, and welfare, and minimize loss of life, injury, property

damage, and disruption of vital services, resulting from earthquakes, hazardous material incidents, and other natural and man-made disasters by expanding the wireless phone, and 911 service area and capacity.

- D. The Project is consistent with Public Safety Element Policy PS 7-1.6 to continue to strengthen emergency communication systems and facilitate cooperation between the media and other emergency response agencies by expanding the wireless phone, and 911 service area and capacity.
- E. The Project is consistent with Air Quality Element Objective AQ15-1, to “reduce unsafe levels of air pollutants impacting the City.” The construction activity prompted by the Project would not create adverse impacts on air quality. The construction of the WCF will only take a few months to complete and ensures that the air quality impacts are minimized. When operational, the unmanned wireless facility does not have an impact on air quality.
- F. The ESMC requires approval of a CUP for a major WCF. A CUP is required for monopoles containing unscreened exterior antennas for a WCF. The height of the monopole, the antennas, and other equipment mounted to the monopole is necessary to meet the objectives and technical requirements of a Major Wireless Communications Facility. The City’s topography varies in height and along Vista Del Mar. The proposed location of the WCF at the height that it is proposed is needed to ensure coverage is provided along the coastal area of the City.

SECTION 4: *Conditional Use Permit Findings.* Pursuant to ESMC § 15-24-6(A), the Planning Commission finds as follows:

- A. *That the proposed location of the conditional use is in accord with the objectives of Title 15 and the purposes of the zone in which the site is located.*

The Project Site is in the Heavy Industrial (M-2) Zone. This zone provides areas suitable for the development of heavy manufacturing, assembling, or processing activities having unusual or potentially deleterious operational characteristics, that would be detrimental if allowed to operate in other zones within the city. The Chevron facility is developed with large industrial equipment, electrical towers with overhead wires, electrical utility poles, pipes, and large storage tanks. The proposed wireless communication facility is similar to other existing improvements at the oil refinery and will not introduce new uses to the site. Further, the proposed Project will not change the overall land use of the site, and will be subordinate to the primary use of the property as an oil refinery. Thus, since the proposed wireless communications facility complies with the purpose of the M-2 Zone and will not alter the primary use of the subject property, this finding can affirmatively be made.

- B. *That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed Project will be located within an area that is already developed and will not alter or interfere with the existing uses of the site. The proposed equipment enclosure and monopole will also be located more than 275 feet from the closest residential area in the City of Manhattan Beach, located more than 500 feet from any other existing major WCF, and fully inside of the existing oil refinery.

Due to the topography of the area, the proposed facility will not be readily visible to the public from along Vista Del Mar nor from the residential neighborhood in the City of Manhattan Beach, which are located downslope of the proposed wireless facility. Further, the proposed wireless facility will blend with the immediate area which is developed with large above-ground industrial equipment, electrical towers with overhead wires, electrical utility poles, pipes, and large storage tanks. The proposed facility will also be screened by existing mature foliage that is prevalent along the slope and at the top of the slope. Thus, the project is visually compatible with the industrial uses surrounding the area, while the existing foliage and topography ensure the facility is not readily visible.

Lastly, the Applicant's technicians will periodically visit the site to maintain the equipment as needed by accessing the site from the El Segundo Boulevard entry gate to Chevron. Service vehicles are expected to visit the site infrequently several times during the year, and the existing maintenance roadway is adequate to serve the needs of both the occasional service vehicles of Applicant and the Chevron vehicles. Thus, the proposed conditions under which the major WCF will operate will not be detrimental to the public health, safety and welfare, or materially injurious to properties or improvements in the vicinity. Therefore, this finding can affirmatively be made.

- C. *That the proposed conditional use will comply with each of the applicable provisions of this Chapter:*

The proposed conditional use complies with the applicable provisions of ESMC Chapter 15-24 since proper notice and hearing were provided, proper hearing decision and records will be complied with, and the required findings will be considered. Therefore, this finding can affirmatively be made.

**SECTION 5: Approval.** Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Environmental Assessment No. EA-1342 and Conditional Use Permit No. 23-01.

SECTION 6: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 7: The Commission Secretary is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

SECTION 8: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 9: Except as provided in Section 8, this Resolution is the Commission's final decision and will become effective immediately upon adoption.

**PASSED, APPROVED AND ADOPTED this 13<sup>th</sup> day of July, 2023.**

\_\_\_\_\_  
Michelle Keldorf, Chair  
City of El Segundo Planning Commission

ATTEST:

\_\_\_\_\_  
Michael Allen, Secretary

Keldorf -  
Newman -  
Hoeschler -  
Inga -

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

By: \_\_\_\_\_  
Joaquin Vazquez, Assistant City Attorney

## PLANNING COMMISSION RESOLUTION NO. 2937

### Exhibit A

#### CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), Crystal Rodrigues-Maramba on behalf of AT&T Mobility (New Cingular Wireless PCS, LLC, a Delaware limited liability company) agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Environmental Assessment No. EA-1342 and Conditional Use Permit No. CUP 23-01 (“Project Conditions”):

##### Zoning Conditions

1. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission on file. Any subsequent modification to the project as approved including, but not limited to the floor plan, shall be referred to the Director of Community Development Department for the approval of a determination regarding the need for Planning Commission review of the proposed modification.
2. This approval is for 12 antenna panels, 36 remote radio units, and a 3-foot diameter microwave dish mounted on an 80-foot tall monopole at a maximum height of 80 feet. Each antenna panel measures 8-feet in height, 21-inches wide and 7.8-inches in depth. The panel antennas will be mounted at the top of the monopole onto three sectors, with each sector containing four antenna panels. Associated ground-mounted equipment shall be installed adjacent to the monopole within a 22-foot by 22-foot area that is enclosed by a 6-foot tall chain-link fence containing four equipment cabinets.
3. Construction of the project shall substantially conform to the plans reviewed and approved by the Planning Commission on July 13, 2023.
4. Before building permits are issued, the applicant must submit plans that demonstrate substantial compliance with the plans and conditions of approval on file with the Community Development Department.
5. If the facility has not been established (i.e., plans submitted to Building and Safety for “plan check”) within two years of the effective date of approval of this permit by the Planning Commission, the approval shall become null and void. A written request for time extension must be filed with the Community Development Department prior to the expiration date and approved by the Planning Commission.
6. 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 after

conducting a public hearing on the matter.

7. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City Department, the stricter shall apply.
8. Any project site that contains inoperative antennas, cabinets, and associated equipment or structures for a Wireless Communication Facility for 6 months or more is deemed abandoned and must be removed to comply with ESMC § 15-19-12.
9. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.
10. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.
11. The applicant may not interfere or restrict subsequent applicants of wireless communication facility permits, including public safety radio communication agencies, for purposes of collocating such facilities at the project site, subject to technical feasibility.
12. The facility must be erected, located, operated and maintained at all times in compliance with ESMC Chapter 15-19 and all applicable laws, regulations and requirements of the building code, and every other code and regulation imposed or enforced by the City, the State, and the United States Federal Government. The applicant must obtain all applicable building and construction permits that may be required prior to erecting or installing the facility.

#### Building Division Conditions

13. Before building permits are issued, the applicant must submit calculations and connection details for all WCF equipment that will be attached to the monopole, including surface-mounted supporting equipment and equipment cabinets inside of the 22-foot by 22-foot enclosure pad.
14. Before building permits are issued, plans must show conformance with the 2022 California Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical Code, 2022 Green Building Code and 2022 California Energy Code, all as adopted by the ESMC.

#### Fire Department Conditions

15. The applicant must comply with the applicable requirements of the 2022 California Fire Codes as adopted by the City of El Segundo and El Segundo Fire Department.

16. The project shall comply with all of the requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively.
17. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 112, and the El Segundo Municipal Code shall apply at the time the construction plans are submitted for construction permits.
18. Prior to construction a temporary address shall be posted and clearly visible from the street.
19. A permanent building shall be provided. The address shall comply with California Fire Code Section 505.1 for size and color.
20. Construction plans for the generator shall be submitted to El Segundo Fire Department prior to installation.
21. Construction plans for the UPS/Batter system/s shall be submitted to El Segundo Fire Department and approval prior to installation.

#### Police Department Conditions

22. The applicant's wireless communication devices cannot cause interference to, or reduce the signal strength of any existing radio equipment at the project site, and must accept any interference caused by existing equipment. Wireless vendors must agree to provide technical assistance and equipment to determine and alleviate any interference problems, either initially or at any time in the future. Any equipment determined to be interfering or reducing the signal of existing equipment may be required by the City to either relocate or reduce power. Any future changes to the frequency, power level, or type of emission will require prior notification and approval by the City.

#### Miscellaneous Conditions

23. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1342 and Conditional Use Permit No. CUP 23-01. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1342 and Conditional Use Permit No. CUP 23-01 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, Crystal Rodrigues-Maramba on behalf of AT&T Mobility (New Cingular Wireless PCS, LLC, a Delaware limited liability company) certifies that she has read, understood, and agrees to the Project Conditions listed in this document.

---

Crystal Rodrigues-Maramba (representing AT&T Mobility)

---

Karen M. Diorio, Manager  
New Cingular Wireless PCS, LLC (a.k.a. AT&T Mobility Corporation)

---

Andre Franklin, (o//b/o Chevron USA, Inc.)

{If Corporation or similar entity, needs two officer signatures or evidence that one signature binds the company}

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**ACCESSIBILITY NOTE:**

THIS PROJECT IS EXEMPT FROM ACCESSIBILITY REQUIREMENT DUE TO:

- ROOM NOT CUSTOMARILY OCCUPIED
- COMPARABLE TO ELECTRICAL AND MECHANICAL ROOMS, WHICH ARE EXEMPT BY THE CBC
- ROOM ACCESSED DURING EMERGENCY AND/OR MAINTENANCE PROCEDURES
- THE INDUSTRY STANDARD EQUIPMENT LAYOUT AND SPACING WILL NOT ALLOW FOR ACCESSIBILITY CLEARANCES
- MAJORITY OF THE CONTROLS, ALARMS AND ALERTING DEVICES INSTALLED AS PART OF THE TELECOMMUNICATION SYSTEM ARE DEPENDENT ON SIGHT AND HEARING. DURING EMERGENCY AND MAINTENANCE PROCEDURES, THESE ARE THE TASKS TO BE ADDRESS OR CONFIGURED



**SITE NUMBER: CXL00068**  
**SITE NAME: CHEVRON (PERM)**  
**PACE#: MRLOS083172 | FA#: 15604320 | USID#: 325547**

A/E DOCUMENT REVIEW STATUS													
<b>Status Code</b>													
<b>1</b>	<b>Accepted – With minor or no comments, construction may proceed</b>												
<b>2</b>	<b>Not Accepted – Please resolve comments and resubmit</b>												
<b>4</b>	<b>Review not required. Construction may proceed</b>												
Acceptance does not constitute approval of design details, calculations, analysis, test methods or materials developed or selected by the subcontractor and does not relieve subcontractor from full compliance obligations.													
<b>Reviewed</b>	<table border="1"> <tr> <th>ENG</th> <th>CONST</th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	ENG	CONST										
ENG	CONST												
<b>Status By</b>	<b>Date</b>												

DRAWING INDEX (ZONING)	REV.	DIRECTIONS	PROJECT INFORMATION
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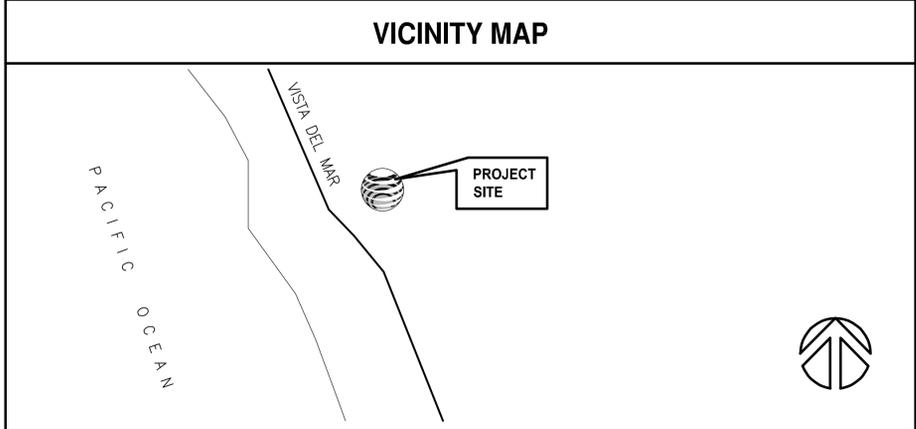
AA-CXL00068-T01	TITLE SHEET	4
AA-CXL00068-A01	VICINITY MAP	4
AA-CXL00068-A02	SITE PLAN	4
AA-CXL00068-A03	EQUIPMENT AREA PLAN	4
AA-CXL00068-A04	EQUIPMENT LAYOUT PLAN	4
AA-CXL00068-A05	ANTENNA LAYOUT PLAN AND SCHEDULE	4
AA-CXL00068-A06	ELEVATION	4
AA-CXL00068-A07	ELEVATION	4
AA-CXL00068-B01	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	1
AA-CXL00068-B02	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	1

DRIVING DIRECTIONS FROM AT&T WIRELESS, TUSTIN

- HEAD SOUTHEAST ON EDINGER AVE TOWARD RED HILL AVE AND MAKE A U-TURN
- ROAD NAME CHANGES TO E EDINGER AVE AND TURN LEFT
- TAKE THE RAMP ON THE LEFT FOR CA-55 S
- AT EXIT 6A, HEAD RIGHT ON THE RAMP FOR I-405 NORTH TOWARD LONG BEACH
- TAKE THE RAMP ON THE RIGHT AND FOLLOW SIGNS FOR I-105 EAST / I-105 WEST
- KEEP STRAIGHT TO GET ONTO W IMPERIAL HWY
- TURN LEFT ONTO VISTA DEL MAR
- TURN RIGHT ONTO CHEVRON OIL REFINERY
- ARRIVE AT CHEVRON OIL REFINERY

SCOPE OF WORK: AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE FOLLOWING:

- (1) 20'X20' ABOVE GRADE BALLAST FOUNDATION (LS20) WITH CHAIN LINK PERIMETER FENCE
- (1) 80'H MONOPOLE
- (12) PANEL ANTENNAS ON MONOPOLE
- (1) 3'Ø MICROWAVE DISH ANTENNA ON MONOPOLE
- (36) REMOTE RADIO UNITS (RRUS) AT ANTENNA LEVEL
- (6) DC SURGE SUPPRESSORS (DC9) AT ANTENNA LEVEL
- (4) OUTDOOR CABINETS ON LS20
- (4) DC SURGE SUPPRESSORS (DC12) ON LS20
- (1) GPS ANTENNA ON ICE BRIDGE
- (1) SUB-METER
- REWORK EXISTING FENCE TO ACCOMMODATE REPOSITIONED BALLAST
- POWER AND TELCO PANELS
- POWER AND FIBER RUNS



SITE ADDRESS: 324 W EL SEGUNDO BLVD  
EL SEGUNDO, CA 90245

PROPERTY OWNER: CHEVRON USA INC

APPLICANT: AT&T WIRELESS  
1452 EDINGER AVENUE, 3RD FLOOR  
TUSTIN, CA 92780

JURISDICTION: CITY OF EL SEGUNDO

APN: 4138-016-013

CURRENT ZONING: M2 – HEAVY MANUFACTURING

CURRENT LAND USE: INDUSTRIAL

NEW OCCUPANCY/USE: TYPE U (UNMANNED TELECOMMUNICATIONS FACILITY)

NEW CONST. TYPE: V-B

LEASE AREA: 484 SQ.FT.

COORDINATES (NAD83)  
LATITUDE: N 33°54'24.03" (33.906675°)  
LONGITUDE: W 118°25'12.98" (-118.420272°)

ELEVATION (NAVD88)  
AT GROUND LEVEL (AMSL): 140.5'

POWER COMPANY:  
CONTACT:  
PHONE:

TEL COMPANY:  
CONTACT:  
PHONE:

**CODE COMPLIANCE** \*\* NOTE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

**SITE QUALIFICATION PARTICIPANTS**

- 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC)
- 2022 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA GREEN CODE
- 2022 CALIFORNIA REFERENCES STANDARDS CODE

	NAME/CONTACT	COMPANY	NUMBER
A/E	D.K. DO/BOK YU	DCI PACIFIC	(949) 475-1000
SAC	CRYSTAL RODRIGUES-MARAMBA	COASTAL BUSINESS GROUP	(949) 336-1550
ZONING	CRYSTAL RODRIGUES-MARAMBA	COASTAL BUSINESS GROUP	(949) 336-1550
RF	ZAHID GHANI	AT&T	(951) 314-9435
CONST	RON VANDERWAL	BECHTEL COMMUNICATIONS	(714) 343-0931
LL/OWNER	-	EL SEGUNDO POWER LLC	-

**DCI PACIFIC**  
**A|E|C WORKS**  
ARCHITECTURE | ENGINEERING | CONSULTING  
26 EXECUTIVE PARK | SUITE 170  
IRVINE | CA 92614

CXL00068  
 CHEVRON (PERM)  
 PACE#: MRLOS083172 | FA#: 15604320 | USID#: 325547  
 324 W EL SEGUNDO BLVD  
 EL SEGUNDO, CA 90245

1452 EDINGER AVENUE, 3RD FLOOR  
 TUSTIN, CA 92780

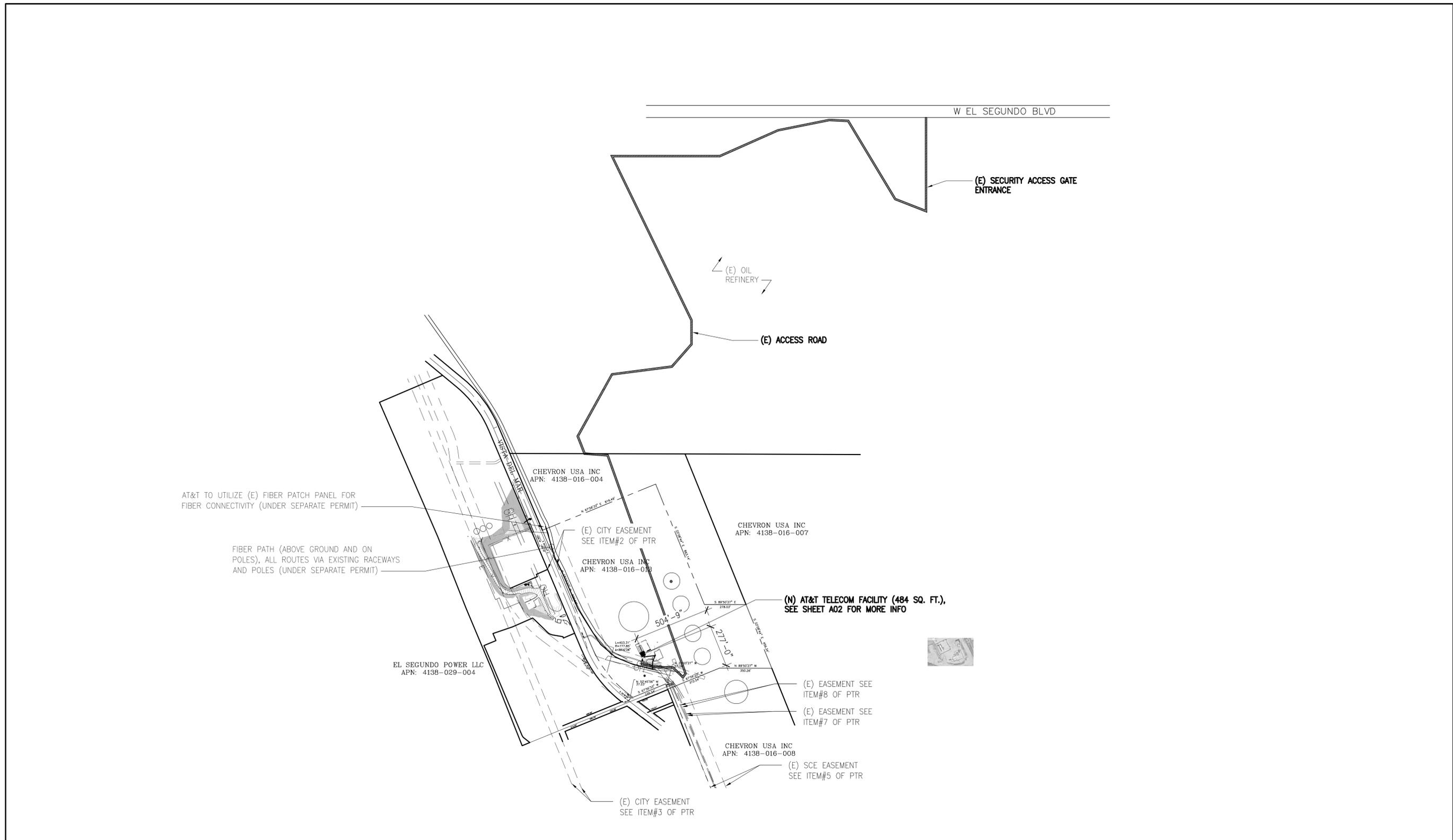
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3	04/14/23	UTILITY RE-DESIGN	HL	BOK	DKD
2	03/09/23	BALLAST REPOSITIONED TO AVOID SCE EASEMENT	RF	BOK	DKD
1	01/30/23	ADDED SURVEY WITH TITLE NOTES	KV	BOK	DKD
0	01/18/23	ISSUED FOR ZONING PERMIT	FV	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED	DRAWN		



**AT&T MOBILITY**  
**TUSTIN, CA**  
**TITLE SHEET**

JOB NO	DRAWING NUMBER	REV.
	AA-CXL00068-T01	4

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VICINITY MAP

NORTH  
 0 60' 150' 300'  
 SCALE: 1"=300'-0"  
**1**

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 ARCHITECTURE | ENGINEERING | CONSULTING  
 26 EXECUTIVE PARK | SUITE 170  
 IRVINE | CA 92614

CXL00068  
 CHEVRON (PERM)  
 PACE#: MRLOS083172 | FA#: 15604320 | USID#: 325547  
 324 W EL SEGUNDO BLVD  
 EL SEGUNDO, CA 90245

1452 EDINGER AVENUE, 3RD FLOOR  
 TUSTIN, CA 92780

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NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE		AS SHOWN	DESIGNED	DRAWN	



**AT&T MOBILITY**  
**TUSTIN, CA**  
**VICINITY MAP**  
 JOB NO. \_\_\_\_\_ DRAWING NUMBER \_\_\_\_\_ REV. \_\_\_\_\_  
 AA-CXL00068-A01 4

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- NOTES:**
1. NO RESIDENTIAL WITHIN 200' RADIUS VICINITY.
  2. NO TOWER WITHIN A 500' RADIUS VICINITY.
  3. PENDING POWER AND TELCO UTILITY COORDINATION REPORT

AT&T TO UTILIZE (E) FIBER PATCH PANEL FOR FIBER CONNECTIVITY (UNDER SEPARATE PERMIT)

FIBER PATH (ABOVE GROUND AND ON POLES), ALL ROUTES VIA EXISTING RACEWAYS AND POLES (UNDER SEPARATE PERMIT)



**SITE PLAN**

SCALE: 1"=100'-0"  
**1**

**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
26 EXECUTIVE PARK | SUITE 170  
IRVINE | CA 92614

CXL00068  
 CHEVRON (PERM)  
 PACE#: MRLOS083172 | FA#: 15604320 | USID#: 325547  
 324 W EL SEGUNDO BLVD  
 EL SEGUNDO, CA 90245



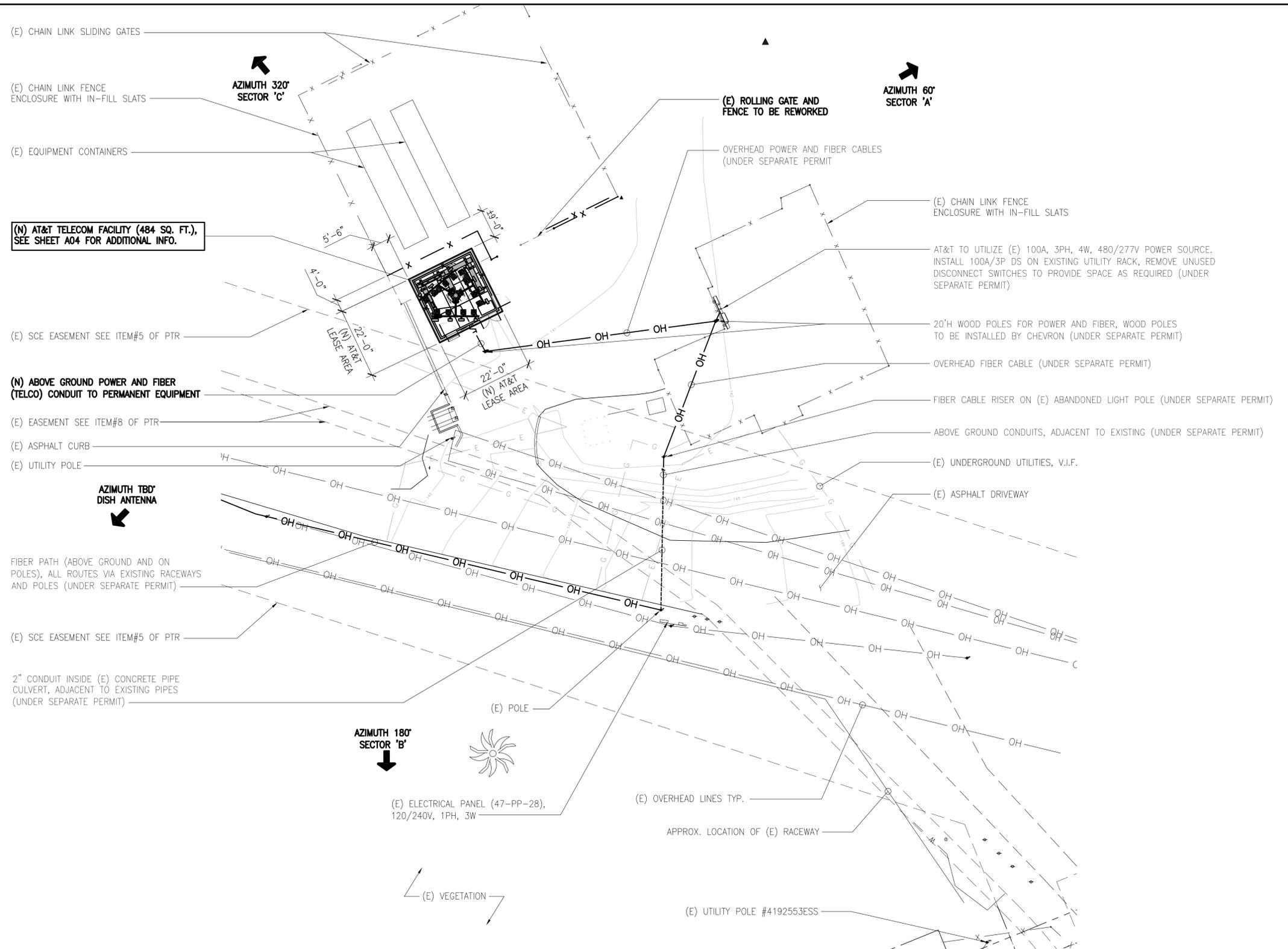
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0	01/18/23	ISSUED FOR ZONING PERMIT	FV	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE		AS SHOWN	DESIGNED	DRAWN	



**AT&T MOBILITY**  
 TUSTIN, CA  
**SITE PLAN AND**  
**EQUIPMENT AREA PLAN**

JOB NO	DRAWING NUMBER	REV.
	AA-CXL00068-A02	4

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**EQUIPMENT AREA PLAN**

SCALE: 1/16"=1'-0" **1**

**DCI PACIFIC**  
**A|E|C WORKS**  
 ARCHITECTURE | ENGINEERING | CONSULTING  
 26 EXECUTIVE PARK | SUITE 170  
 IRVINE | CA 92614

CXL00068  
 CHEVRON (PERM)  
 PACE#: MRL0S083172 | FA#: 15604320 | USID#: 325547  
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1452 EDINGER AVENUE, 3RD FLOOR  
 TUSTIN, CA 92780

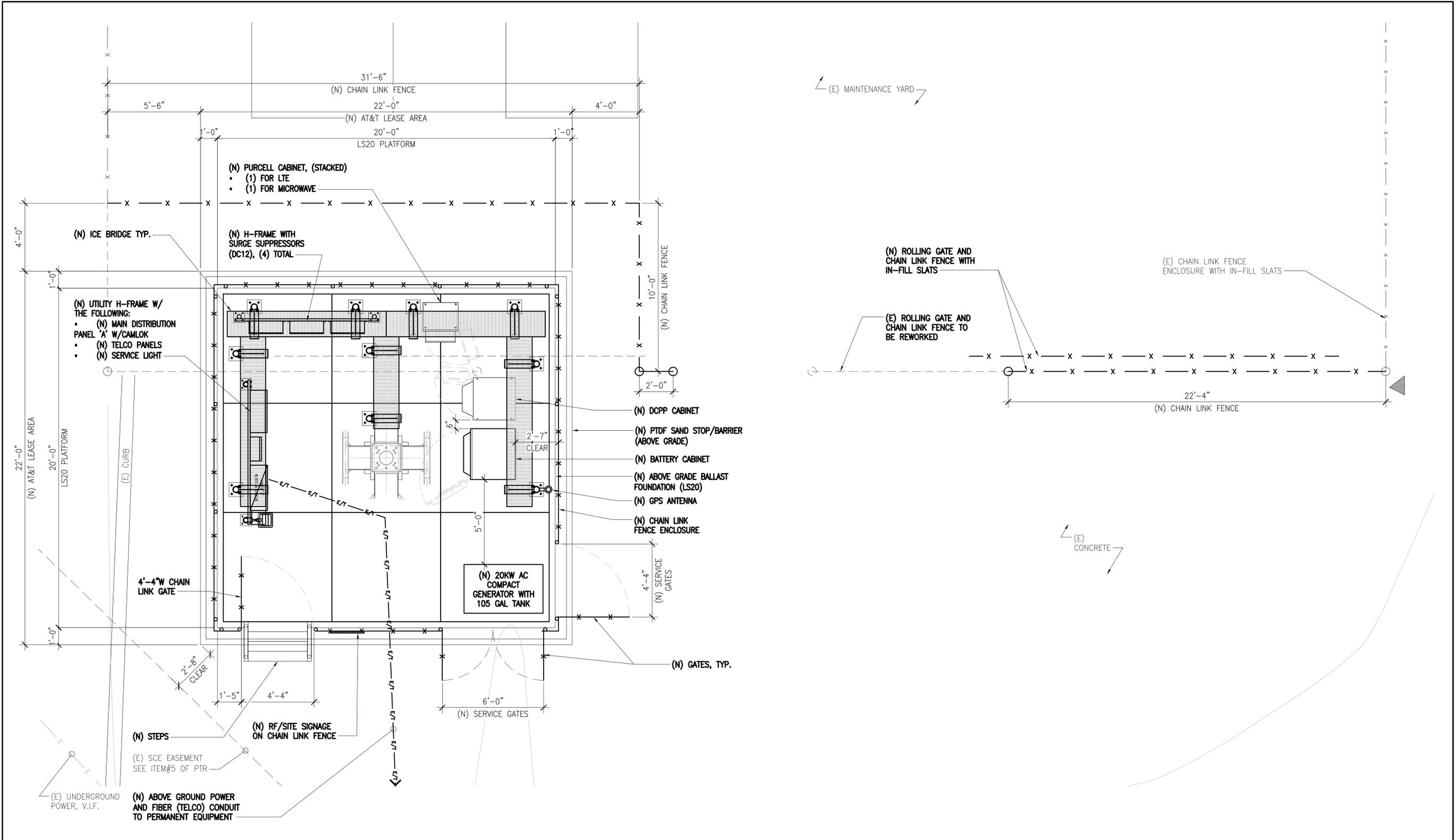
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0	01/18/23	ISSUED FOR ZONING PERMIT	FV	BOK	DKD

SCALE AS SHOWN    DESIGNED    DRAWN



**AT&T MOBILITY**  
**TUSTIN, CA**  
**SITE PLAN AND**  
**EQUIPMENT AREA PLAN**  
 JOB NO.    DRAWING NUMBER    REV.  
 AA-CXL00068-A03    4

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**EQUIPMENT LAYOUT PLAN**

**DCI PACIFIC**  
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 26 EXECUTIVE PARK | SUITE 170  
 IRVINE | CA 92614

CXL00068  
 CHEVRON (PERM)  
 PACE#: MRLOS083172 | FA#: 15604320 | USID#: 325547  
 324 W EL SEGUNDO BLVD  
 EL SEGUNDO, CA 90245

1452 EDINGER AVENUE, 3RD FLOOR  
 TUSTIN, CA 92780

NO.	DATE	REVISIONS	BY	CHK	APP'D
4	05/02/23	PLANNING CHECK COMMENTS	HL	BOK	DKD
3	04/14/23	UTILITY RE-DESIGN	HL	BOK	DKD
2	03/09/23	BALLAST REPOSITIONED TO AVOID SCE EASEMENT	RF	BOK	DKD
1	01/30/23	ADDED SURVEY WITH TITLE NOTES	KV	BOK	DKD
0	01/18/23	ISSUED FOR ZONING PERMIT	FV	BOK	DKD

SCALE AS SHOWN    DESIGNED    DRAWN

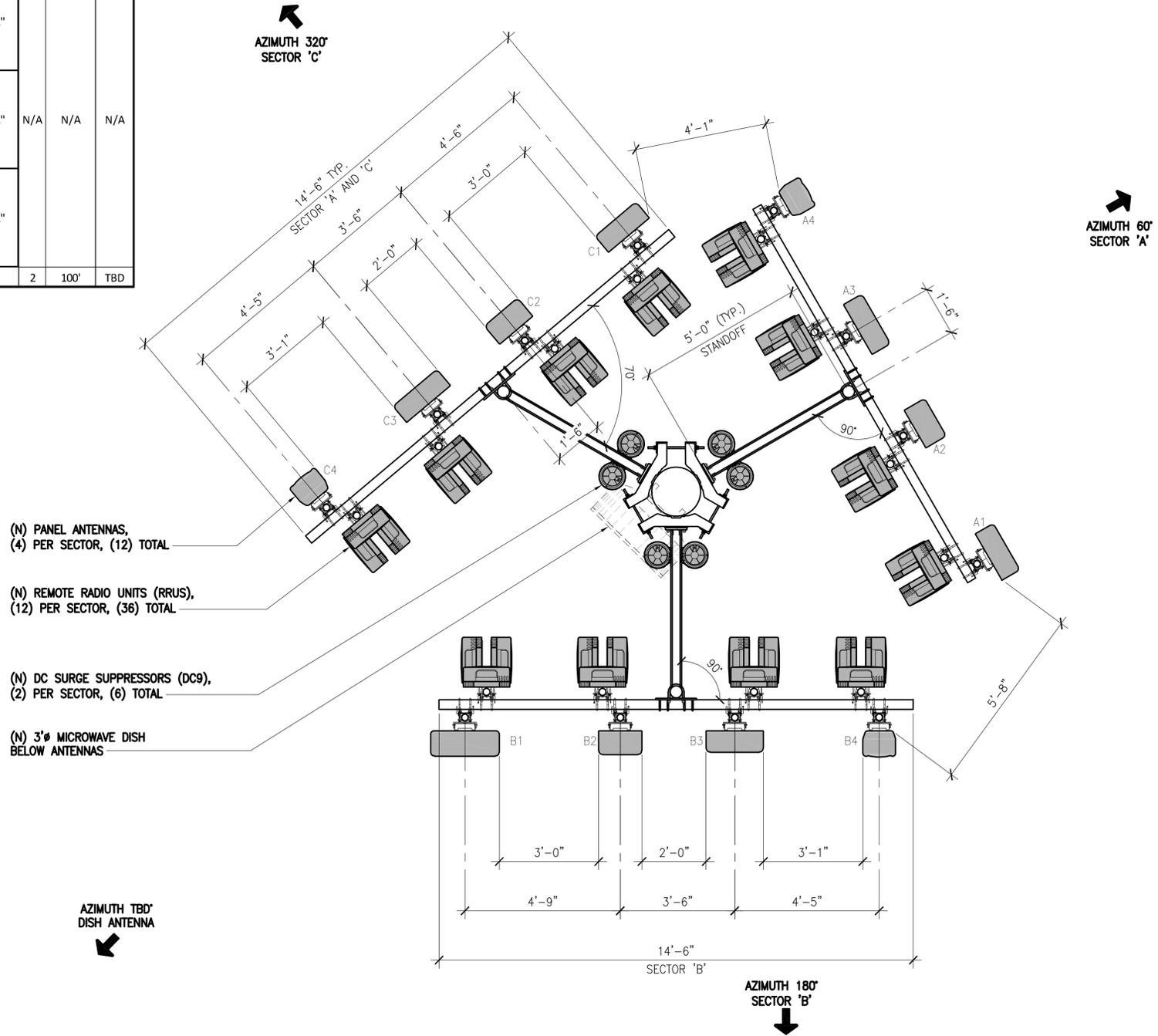


**AT&T MOBILITY**  
**TUSTIN, CA**  
**EQUIPMENT LAYOUT PLAN**  
 JOB NO.    DRAWING NUMBER    REV.  
 AA-CXL00068-A04    4

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### CXL00068 ANTENNA & RRU SCHEDULE

SECTOR	POSITION	PANEL ANTENNAS / MW DISH				REMOTE RADIO UNITS (RRU'S)			ANTENNA CABLES						MW DISH CABLES (EW90)												
		MFR.	MODEL NO.	AZIMUTH	RAD CENTER	MODEL NO.	QTY	LOCATION	FIBER TRUNKS			DC TRUNKS			QTY	LENGTH	DIA										
									QTY	LENGTH	DIA	QTY	LENGTH	DIA													
ALPHA	A1	COMMSCOPE	NNH4-65C-R6-V3	60	76'-0"	RRUS 4449 B5/B12	12	UP	2	110'	2"	6	110'	2"	N/A	N/A	N/A										
					RRUS 8843 B2/B66A																						
	A2	ERICSSON	AIR 6419 N77	60	78'-9"	NONE																					
	A3	CCI	OPA65R-BU8DA-K	60	76'-0"	RRUS 4478 B14																					
	A4	QUINTEL	QS8658-3E	60	76'-0"	RRUS 2012 B29																					
BETA	B1	COMMSCOPE	NNH4-65C-R6-HG	180	76'-0"	RRUS 4449 B5/B12	12	UP	2	110'	2"	6	110'	2"	N/A	N/A	N/A										
					RRUS 8843 B2/B66A																						
	B2	ERICSSON	AIR 6419 N77	180	78'-9"	NONE																					
	B3	CCI	OPA65R-BU8DA-K	180	76'-0"	RRUS 4478 B14																					
	B4	QUINTEL	QS8658-3E	180	76'-0"	RRUS 2012 B29																					
GAMMA	C1	COMMSCOPE	NNH4-65C-R6-V3	320	76'-0"	RRUS 4449 B5/B12	12	UP	2	110'	2"	6	110'	2"	N/A	N/A	N/A										
					RRUS 8843 B2/B66A																						
	C2	ERICSSON	AIR 6419 N77	320	78'-9"	NONE																					
	C3	CCI	OPA65R-BU8DA-K	320	76'-0"	RRUS 4478 B14																					
	C4	QUINTEL	QS8658-3E	320	76'-0"	RRUS 2012 B29																					
DISH	N/A	TBD	3'-0" DISH	TBD	65'-6"			N/A						2	100'	TBD											



### ANTENNA LAYOUT PLAN

**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
26 EXECUTIVE PARK | SUITE 170  
IRVINE | CA 92614

CXL00068  
CHEVRON (PERM)  
PACE#: MRLOS083172 | FA#: 15604320 | USID#: 325547  
324 W EL SEGUNDO BLVD  
EL SEGUNDO, CA 90245



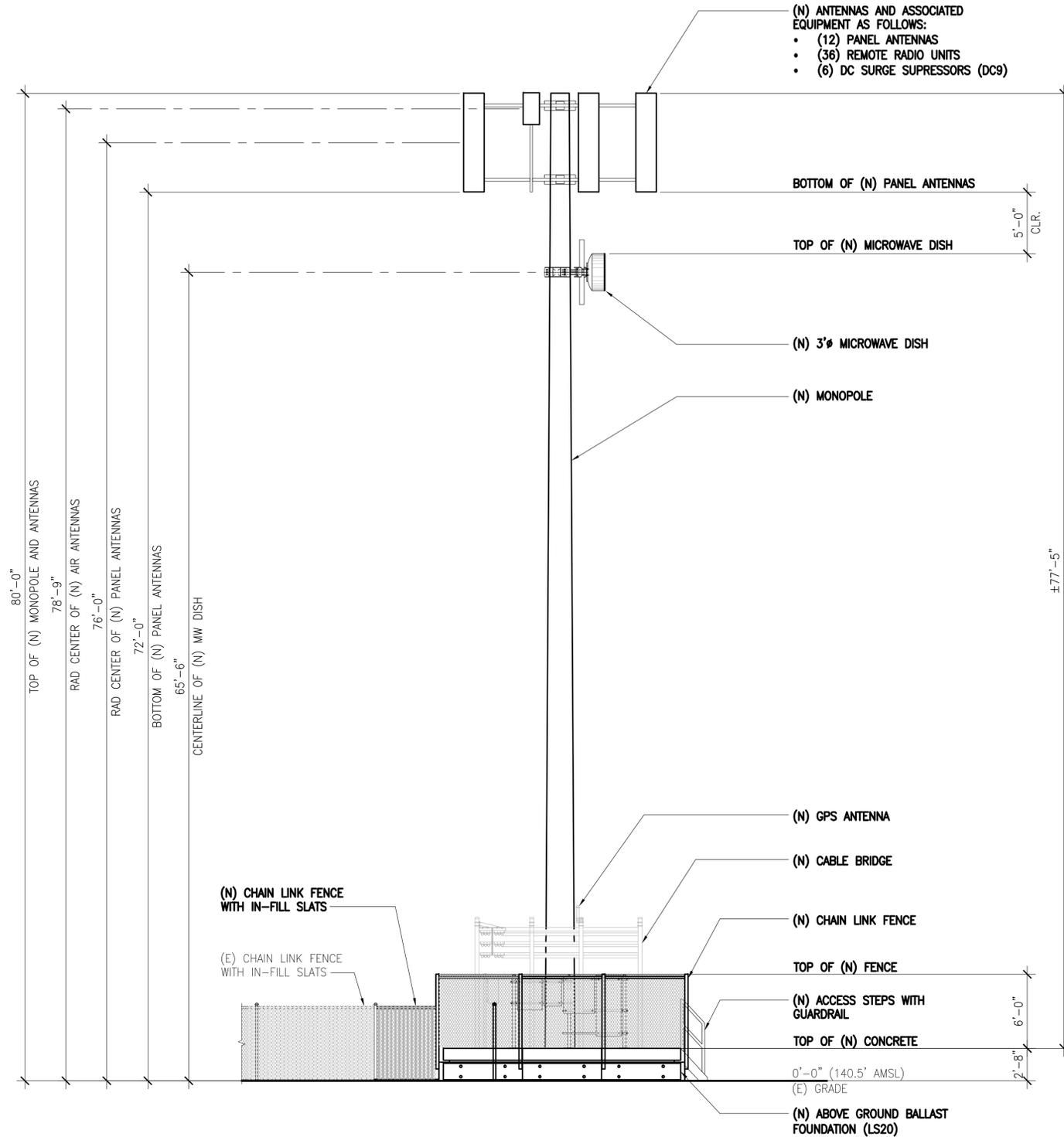
4	05/02/23	PLANNING CHECK COMMENTS	HL	BOK	DKD
3	04/14/23	UTILITY RE-DESIGN	HL	BOK	DKD
2	03/09/23	BALLAST REPOSITIONED TO AVOID SCE EASEMENT	RF	BOK	DKD
1	01/30/23	ADDED SURVEY WITH TITLE NOTES	KV	BOK	DKD
0	01/18/23	ISSUED FOR ZONING PERMIT	FV	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED	DRAWN		



SCALE: 1/2"=1'-0" 1

AT&T MOBILITY  
TUSTIN, CA  
**ANTENNA LAYOUT PLAN  
AND SCHEDULE**  
JOB NO. DRAWING NUMBER REV.  
AA-CXL00068-A05 4

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**WEST ELEVATION**

SCALE: 3/16"=1'-0" 1

**DCI PACIFIC**  
A|E|C WORKS

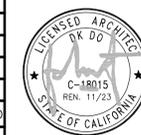
ARCHITECTURE | ENGINEERING | CONSULTING  
26 EXECUTIVE PARK | SUITE 170  
IRVINE | CA 92614

CXL00068  
CHEVRON (PERM)  
PACE#: MRLOS083172 | FA#: 15604320 | USID#: 325547  
324 W EL SEGUNDO BLVD  
EL SEGUNDO, CA 90245



1452 EDINGER AVENUE, 3RD FLOOR  
TUSTIN, CA 92780

4	05/02/23	PLANNING CHECK COMMENTS	HL	BOK	DKD
3	04/14/23	UTILITY RE-DESIGN	HL	BOK	DKD
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0	01/18/23	ISSUED FOR ZONING PERMIT	FV	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE		AS SHOWN	DESIGNED	DRAWN	

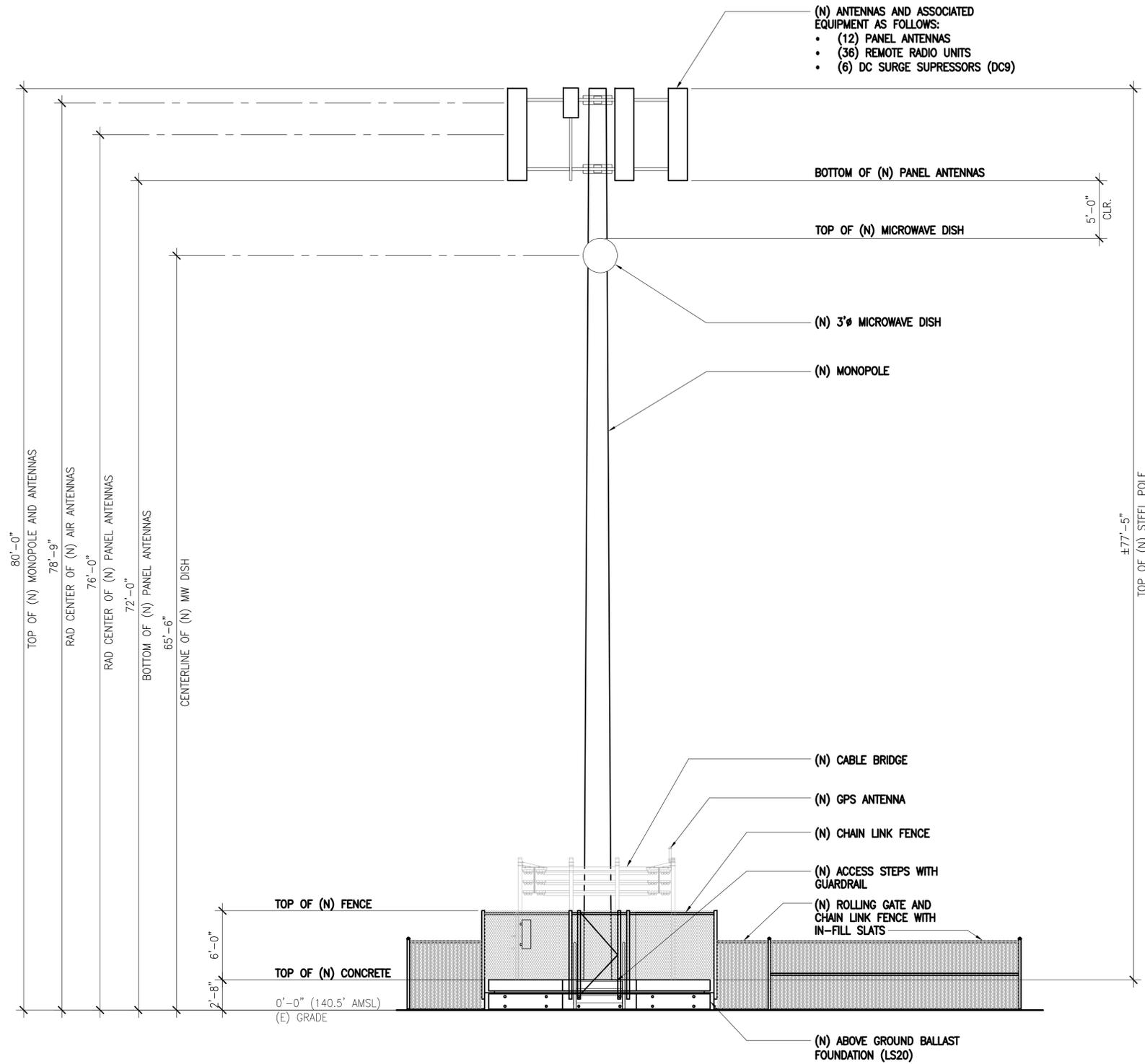


**AT&T MOBILITY**  
TUSTIN, CA

**ELEVATION**

JOB NO.	DRAWING NUMBER	REV.
	AA-CXL00068-A06	4

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**SOUTH ELEVATION**

SCALE: 3/16"=1'-0" 1

**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
26 EXECUTIVE PARK | SUITE 170  
IRVINE | CA 92614

CXL0068  
CHEVRON (PERM)  
PACE#: MRLOS083172 | FA#: 15604320 | USID#: 325547

324 W EL SEGUNDO BLVD  
EL SEGUNDO, CA 90245



1452 EDINGER AVENUE, 3RD FLOOR  
TUSTIN, CA 92780

4	05/02/23	PLANNING CHECK COMMENTS	HL	BOK	DKD
3	04/14/23	UTILITY RE-DESIGN	HL	BOK	DKD
2	03/09/23	BALLAST REPOSITIONED TO AVOID SCE EASEMENT	RF	BOK	DKD
1	01/30/23	ADDED SURVEY WITH TITLE NOTES	KV	BOK	DKD
0	01/18/23	ISSUED FOR ZONING PERMIT	FV	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE AS SHOWN		DESIGNED	DRAWN		



AT&T MOBILITY  
TUSTIN, CA

**ELEVATION**

JOB NO.	DRAWING NUMBER	REV.
	AA-CXL0068-A07	4

OWNER'S NAME: CHEVRON USA INC  
 ASSESSOR'S PARCEL NUMBER(S) 4138-016-013

BASIS OF BEARINGS: (NAD83; EPOCH 2010)  
 THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 5. AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETTIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NAVD 1988  
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETTIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) JPLM, ELEVATION = 1503.49' AND 2) TORP, ELEVATION = 103.77' WITH GEOID 2012 CORRECTIONS APPLIED.

SITE BENCHMARK IS A PK-NAIL/WASHER, LOCATED IN THE JUST EAST OF FENCED MAINTENANCE YARD, AS SHOWN HEREON. ELEVATION = 140.70'

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:

County: LOS ANGELES  
 Map/Panel: 06037C1768G  
 Effective Date: 4/21/2021

The Flood Zone Designation for this site is: ZONE: X

TITLE REPORT NOTES CONTINUED:

ITEM #2 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of El Segundo  
 Purpose: Public highway 15, 1953  
 Recording Date: December 15, 1953  
 Recording No: 1911, Book 43391, Page 354, of Official Records (AS SHOWN HEREON - DOES NOT CROSS PROJECT AREA)

ITEM #3 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of El Segundo, a municipal corporation  
 Purpose: Maintenance and repair of out and fill slopes for protection and support of Coast Boulevard  
 Recording Date: August 23, 1954  
 Recording No: 3675, Book 45389, Page 356, of Official Records (AS SHOWN HEREON - DOES NOT CROSS PROJECT AREA)

ITEM #5 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Southern California Edison Company, also a corporation  
 Purpose: Electric transmission lines and operate roads for ingress and egress to and from said transmission lines  
 Recording Date: May 7, 1958  
 Recording No: 2955, of Official Records (AS SHOWN HEREON - CROSSES PROJECT AREA)

TITLE REPORT NOTES CONTINUED:

ITEM #7 - Matters contained in that certain document

Entitled: Agreement  
 Dated: August 2, 1979  
 Executed by: Chevron U.S.A. Inc., a corporation and the Department of Water and Power of the City of Los Angeles, a municipal corporation  
 Recording Date: February 21, 1980  
 Recording No: 80-175583, of Official Records (AS SHOWN HEREON - DOES NOT CROSS PROJECT AREA)

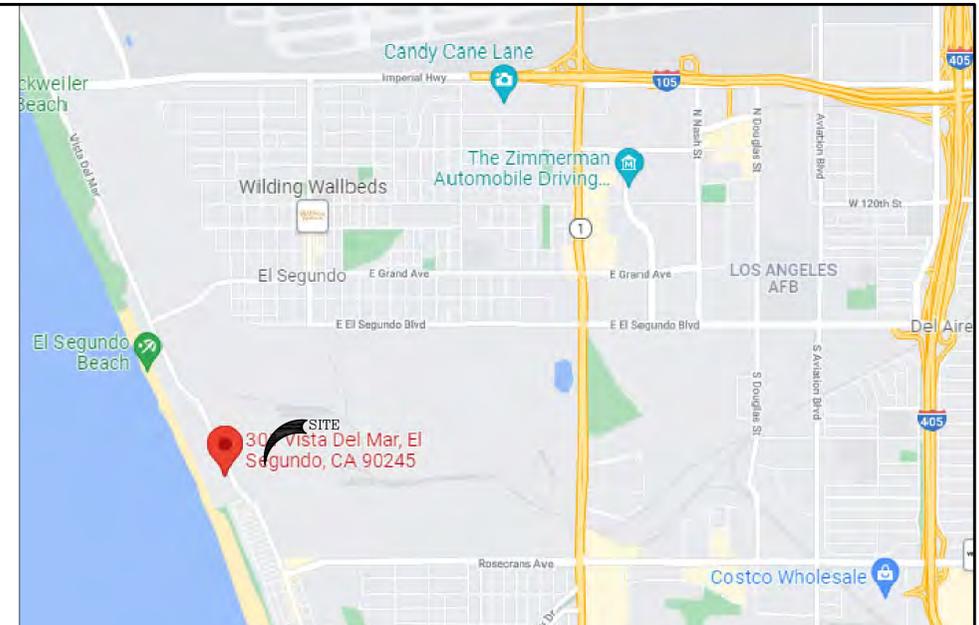
ITEM #8 - Matters contained in that certain document

Entitled: Easement Agreement  
 Dated: August 15, 1996  
 Executed by: Chevron U.S.A. Inc., a Pennsylvania corporation and Southern California Edison Company, a corporation  
 Recording Date: November 3, 1997  
 Recording No: 97-1744973, of Official Records (AS SHOWN HEREON - CROSSES PROJECT AREA)

ITEM #9 - Matters contained in that certain document

Entitled: Memorandum of Agreement (Short Form) Lease No. PRC 628.1  
 Dated: June 21, 2013  
 Executed by: State of California, acting through the State Lands Commission and Chevron U.S.A. Inc., Pennsylvania corporation  
 Recording Date: April 23, 2014  
 Recording No: 20140412338, of Official Records  
 Reference is hereby made to said document for full particulars. (DOES NOT CROSS PROJECT AREA)

END OF EASEMENTS



PROPERTY LEGAL DESCRIPTION

PARCEL 1:

THOSE PORTIONS OF LOTS 32, 34 AND 36 OF TRACT NO. 2356, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28, PAGES 41 ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 36; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 36 TO THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED ON AUGUST 24, 1954 AS INSTRUMENT NO. 2745 IN BOOK 45398, PAGE 396, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE MOST EASTERLY CORNER OF SAID LAND OF THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LAND OF THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION TO THE NORTHEASTERLY LINE OF LOT 37 AS SHOWN ON THE MAP OF SAID TRACT NO. 2356; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 37 TO THE NORTHWESTERLY LINE OF 45TH STREET (40 FEET WIDE), AS SHOWN ON THE MAP OF TRACT NO. 4103, RECORDED IN BOOK 46, PAGE B OF MAPS, IN THE OFFICE OF SAID RECORDER; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE (AND THE NORTHEASTERLY PROLONGATION THEREOF) OF SAID 45TH STREET TO A POINT DISTANT NORTH 67° 48' EAST 20.00 FEET FROM THE NORTHEASTERLY LINE OF SAID TRACT NO. 4103; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH AND DISTANT 20.00 FEET EASTERLY (MEASURED AT RIGHT ANGLES) FROM SAID NORTHEASTERLY LINE OF SAID TRACT NO. 4103 TO THE NORTHERLY LINE OF LOT 30 OF SAID TRACT NO. 2356; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINES OF LOTS 34 AND 36 OF SAID TRACT NO. 2356; THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION AND ALONG THE EASTERLY LINES OF SAID LOTS 34 AND 36 TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 32 OF TRACT NO. 2356, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28, PAGES 41 AND 42 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 34; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOT 32, SOUTH 22° 12' SOUTH 50.87 FEET MORE OR LESS TO A POINT, BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHERLY ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOTS 36 AND 34 OF SAID TRACT NO. 2356, TO THE SOUTHERLY LINE OF SAID LOT 32; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 32 SOUTH 89° 59' EAST 277.78 FEET TO A POINT; THENCE NORTHERLY AND PARALLEL TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOTS 36 AND 34, TO THE NORTHERLY LINE OF SAID LOT 32; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 59' WEST 278.03 FEET TO THE TRUE POINT OF BEGINNING.

APN: 4138-016-013

TITLE REPORT NOTES

TITLE REPORT NOTES:

THE FOLLOWING EASEMENTS EFFECT SAID PARCEL ACCORDING TO PRELIMINARY TITLE REPORT:

PREPARED BY - COMMONWEALTH LAND TITLE INSURANCE COMPANY  
 TITLE NO. - 92019591-920-CMM-CMB  
 DATED - JANUARY 11, 2023 AT 7:30 AM

SEE SAID TITLE REPORT FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY. NO RESEARCH WAS PERFORMED BY FLOYD SURVEY BUT RELIED UPON SAID TITLE REPORT FOR THE EASEMENTS REVIEWED BELOW:



VICINITY MAP

LEGEND

- These standard symbols will be found in the drawing.
- BOLLARD
  - BENCHMARK LOCAL
  - △ HANDY CAP SYMBOLE
  - LIGHT POLE STREET
  - MONUMENT FOUND
  - ↑ SIGN
  - ☒ TELEPHONE BOX
  - TREE DECIDUOUS
  - UTILITY POLE
  - ⊕ WATER VALVE
  - E — UTILITY\_ELECTRIC
  - G — UTILITY\_GAS
  - W — UTILITY\_WATER
  - BC BOTTOM OF CURB
  - BSHL BUSH EDGE OF
  - ELCB ELECTRICAL CABINET
  - EP EDGE OF PAVEMENT
  - ER EDGE OF DIRT ROAD
  - FNCP FENCE TOP
  - LP4 LIGHT POLE TOP
  - NC GROUND SURFACE ELEVATION
  - PS PAINT STRIPING
  - RAIL GUARD RAILING GROUND
  - RFSC SCREENING
  - RTOP ROOF TOP
  - RW RETAINING WALL TOP
  - SDINL STORMDRAIN INLET
  - SGL SIGN TOP
  - SW SIDEWALK
  - TC TOP OF CURB
  - TRTP TREE TOP DECIDUOUS
  - TW TOP OF WALL
  - UP UTILITY POLE TOP
  - VG V-GUTTER
  - WROH WIRE OVERHEAD
  - WT WATER TANK RIM
  - BOUNDARY LINE
  - CENTER LINE
  - MISC. PROPERTY LINE
  - MISC. TIE LINE
  - RIGHT-OF-WAY LINE
  - EASEMENT LINE
  - FENCE LINE
  - BUILDING EDGE
  - OVERHEAD WIRES

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on July 7, 2022

OVERALL SITE PLAN

SCALE: 1"=160'

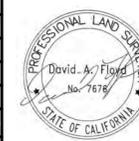
**FLOYD SURVEYING**  
 34006 GALLERON STREET  
 TEMECULA, CA 92592  
 OFFICE: (949) 200-0626  
 EMAIL: fsi@floydsurveying.com

**DCI PACIFIC**  
 A|E|C WORKS  
 ARCHITECTURE | ENGINEERING | CONSULTING  
 26 EXECUTIVE PARK | SUITE 170 | IRVINE | CA 92614  
 T 949.475.1000 | 949.475.1001 F

CXL00068  
 CHEVRON (PERM)  
 324 W EL SEGUNDO BOULEVARD  
 EL SEGUNDO, CA 90245

**at&t**  
 Mobility  
 1452 EDINGER AVENUE, 3RD FLOOR  
 TUSTIN, CA 92780

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	01/25/23	PLOTTED EASEMENTS FROM TITLE	DAF	DAF	DAF
0	07/11/22	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF
SCALE AS SHOWN			DESIGNED	DRAWN	



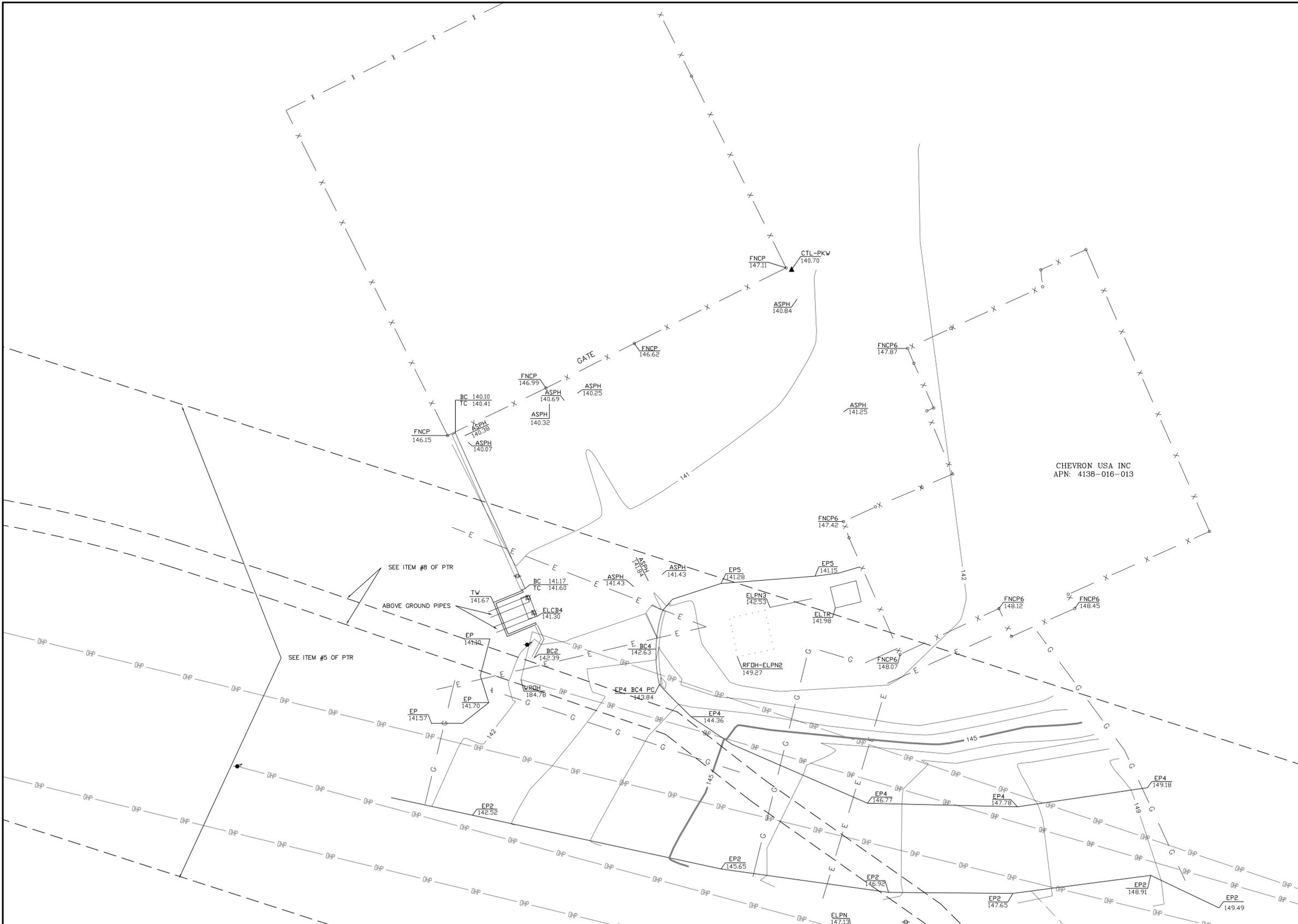
SHEET TITLE: **TOPOGRAPHIC SURVEY**  
 SHEET NUMBER: **B01**



### LEGEND

These standard symbols will be found in the drawing.

- ⊕ BOLLARD
- BENCHMARK LOCAL
- ⊙ HANDY CAP SYMBOL
- LIGHT POLE SYMBOL
- MONUMENT FOUND
- ↑ SIGN
- ☎ TELEPHONE BOX
- TREE DECIDUOUS
- ⚡ UTILITY POLE
- ⊠ WATER VALVE
- E — UTILITY\_ELECTRIC
- G — UTILITY\_GAS
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- RW RETAINING WALL TOP
- SDINL STORMDRAIN INLET
- SGL SIGN TOP
- SW SIDEWALK
- TC TOP OF CURB
- TRTP TREE TOP DECIDUOUS
- TW TOP OF WALL
- UP UTILITY POLE TOP
- VG V-GUTTER
- WROH WIRE OVERHEAD
- WT WATER TANK RIM
- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- X --- FENCE LINE
- ▤ BUILDING EDGE
- OHP --- OVERHEAD WIRES



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- 4) Field survey completed on July 7, 2022

#### DETAIL SITE PLAN



**FLOYD SURVEYING**  
 34006 GALLERON STREET  
 TEMECULA, CA 92592  
 OFFICE: (949) 200-0626  
 EMAIL: fsi@floydsurveying.com

**DCI PACIFIC**  
**A|E|C WORKS**  
 ARCHITECTURE | ENGINEERING | CONSULTING  
 26 EXECUTIVE PARK | SUITE 170 | IRVINE | CA 92614  
 T 949 475.1000 | 949 475.1001 F

CXL00068  
 CHEVRON (PERM)  
 324 W EL SEGUNDO BOULEVARD  
 EL SEGUNDO, CA 90245

**at&t**  
 Mobility  
 1452 EDINGER AVENUE, 3RD FLOOR  
 TUSTIN, CA 92780

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1	01/25/23	PLOTTED EASEMENTS FROM TITLE	DAF	DAF	DAF
0	07/11/22	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF
SCALE AS SHOWN		DESIGNED	DRAWN		



SHEET TITLE: **TOPOGRAPHIC SURVEY**  
 SHEET NUMBER: **B02**

# AERIAL MAP



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# EXISTING



# PROPOSED



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: DRAFTLINK



24310 MOULTON PARKWAY  
 SUITE 0 #1009  
 LAGUNA HILLS, CA 92637-3306  
 CONTACT: CRYSTAL RODRIGUES-MARAMBA



**CXL00068**  
**CHEVRON (PERM)**  
 324 W EL SEGUNDO BOULEVARD  
 EL SEGUNDO, CA 90245

VIEW	SHEET
A	1 / 2

# AERIAL MAP



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# EXISTING



# PROPOSED



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: DRAFTLINK



24310 MOULTON PARKWAY  
 SUITE 0 #1009  
 LAGUNA HILLS, CA 92637-3306  
 CONTACT: CRYSTAL RODRIGUES-MARAMBA



**CXL00068**  
**CHEVRON (PERM)**  
 324 W EL SEGUNDO BOULEVARD  
 EL SEGUNDO, CA 90245

VIEW	SHEET
<b>B</b>	<b>2 / 2</b>

ATT Site ID: CXL00068 / Approximate Distance from Existing Verizon Towers and Nearest Residential Zone





# City of El Segundo

Community Development Dept.  
350 Main Street  
El Segundo, CA 90245  
(310)524-2350  
[planning@elsegundo.org](mailto:planning@elsegundo.org)

## TEMPORARY USE PERMIT (PRIVATE PROPERTY)

TUP No. 2022-15

Date: 2/14/23 (rev)

This application will allow for temporary outdoor uses and temporary events such as parking lot sales, temporary tents, employee events, dedication and ceremonial events on private property.

- If you are seeking to conduct public events in City of El Segundo parks and facilities that are operated and maintained by the City of El Segundo Recreation and Parks department, STOP, you do not have to fill out this form. Please visit the Community Services website below:  
[Special Event Permit Application - Public Property | El Segundo Recreation & Parks \(elsegundorecparks.org\)](http://elsegundorecparks.org)
- Temporary outdoor uses and temporary events such as parking lot sales, temporary tents, employee events, dedication and ceremonial events on private property do not require a special event permit from the Community Services Department.

**Check one:**

- This request is for a temporary use permit on private property.
- This request is for a temporary use permit on private property and a portion of the public right of way such as streets, sidewalks, or alley will be utilized. I understand that I am responsible for obtaining the required permits for utilizing the public right of way.

**Applicant Information:**

**Check one:**

- Property owner
- Lessee
- Agent

Crystal Rodrigues-Maramba (Coastal Business Group o/b/o AT&T) (808)256-9520

**Name (print or type)**

**Phone**

24310 Moulton Pkwy, Suite O #1009, Laguna Hills, CA 92637

**Address**

**City/State/Zip code**

[crodrigues@coastalbusinessgroup.net](mailto:crodrigues@coastalbusinessgroup.net)

**Email**

**Signature**

**Property Owner Information:**

Andre Franklin (o/b/o Chevron USA Inc)

**Name (print or type)** **Phone**

PO Box 285, Houston, TX 77001-0285

**Address** **City/State/Zip code** SEE ATTACHED

avfr@chevron.com



**Email** **Signature**

**Description of Event:**

324 W El Segundo Blvd, El Segundo, CA 90245 (APN 4138-016-013)

**Address** **City/State/Zip code**

~~4/1/2022 to 7/1/2023~~ or 90 days from date of installation (installation target date 8/1/2023)

**Set-up Date** **Event Date** **Clean-up Date**

**Set-up Hours** **Event Hours** **Clean-up Hours**

**No. of people:** N/A - unmanned temporary wireless facility

- Open to the public.  Closed to the public.

**The event will require the use of (check all that apply):**

<p><input type="checkbox"/> Temporary lighting will be used.</p> <p><input type="checkbox"/> Generator will be used.</p> <p><input type="checkbox"/> Food trucks  <input type="checkbox"/> Qty. of food trucks: _____</p> <p><input type="checkbox"/> Tent will be used  <input type="checkbox"/> Tent dimensions: _____  <input type="checkbox"/> SQFT: _____  <input type="checkbox"/> Height: _____</p> <p><b>Parking:</b>  <input type="checkbox"/> Offsite parking will be provided.  <input type="checkbox"/> Address for offsite parking: _____  <input type="checkbox"/> # of parking spaces _____  <input type="checkbox"/> Onsite parking will be provided.  <input type="checkbox"/> # of parking spaces _____</p>	<p><input type="checkbox"/> Amplified sound will be used.</p> <p><input type="checkbox"/> Cooking on site.</p> <p><input type="checkbox"/> Generator will be used.  <input type="checkbox"/> Generator specs: _____</p> <p><input type="checkbox"/> A stage will be used.  <input type="checkbox"/> Stage dimensions: _____  <input type="checkbox"/> SQFT: _____  <input type="checkbox"/> Height: _____</p> <p><b>Alcohol (yes/no):</b>  <input type="checkbox"/> Yes, alcohol will be served.  <input type="checkbox"/> Hours of operation: _____  <input checked="" type="checkbox"/> No alcohol will not be served.  <input type="checkbox"/> Yes, alcohol will be sold &amp; served.  <input type="checkbox"/> Hours of operation: _____  <input checked="" type="checkbox"/> No alcohol will not be sold.</p>
<p><b>Public right of way:</b> A portion of the public right of way will be used, such as:</p> <p><input type="checkbox"/> Closure of street(s) - provide details in event narrative.</p> <p><input type="checkbox"/> Sidewalks</p> <p><input type="checkbox"/> Alley</p>	
<p><b>Other:</b>  <u>Temporary wireless facility. (1) COW (cell on wheels), (6) panel antennas, (12) RRUS, (6) DC9 surge suppressors, (4) K-rails, (1)20KW AC Compact generator with 105 gallon diesel fuel tank</u></p>	

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Los Angeles }

On March 23, 2023 before me, Susan K Abe Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Andre Valentino Franklin  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan K Abe  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Temporary USE Permit  
Document Date: March 23, 2023 Number of Pages: Four  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

**Provide a fully dimensioned Site Plan drawn to scale with the following information:**

- Event narrative. [Scope of work provided on CDs](#)
- Clearly label the proposed location on the site plan. [See Sheet A01.1](#)
- Existing buildings. [See Sheet A01.1](#)
- Parking layout and driveway curb cuts. *N/A - no parking, dirt road*
- Property lines and a north arrow for orientation. [See Sheet A01](#)
- Provide enlarged details of tents and equipment required for the event. *N/A - no tents being proposed*
- If applicable, on the site plan include the proposed location of temporary tents, tables, fencing, and structures, including lighting, cooking, food booths, toilets, generator, and or shuttle/drop-off areas. *N/A*
- If applicable, on the site plan include ADA accommodations. *N/A*
- Call out the path of travel. [See Sheet A01 and A01.1 - \(E\) access road](#) n/a

**For internal office use:**

Date	Dept. Signature	Comments/Conditions	Approval	
			Yes	No
6/8/23	Planning <i>Jazmin Farias</i>	Refer to the attached conditions of approval	X	
3/9/23	Building Safety <i>Siavosh Poursabahian</i>	No permit is required for portable equipment (on wheels)	X	
Mar 9, 2023	Fire <i>[Signature]</i>	n/a	X	
	Recreation & Parks			
	Police			
	Public Works			
	City Attorney			
	Finance			

## Conditions of Approval

1. Approval of Temporary Use Permit (TUP) No. 2022-15 is solely to provide temporary cell coverage for AT&T since the NRG property has gone off-air. Temporary coverage will be provided via a temporary C.O.W. (cell site on wheels) located at 324 West El Segundo Boulevard (Chevron). Specifically, the C.O.W. is located at the western portion of the Chevron site, on the inland side of Vista del Mar south of tank no. 298 within the facility.
2. Approval of Temporary Use Permit (TUP) No. 2022-15 is for a temporary 54-foot-tall COW (Cell On Wheels) and installation of six antenna panels at a center line elevation of 50-feet, twelve remote radio units at antenna level, six DC9 surge suppressors at antenna level, four K-rails, one 120kw AC compact generator with one 105 gallon diesel fuel tank. Any changes to the TUP and attached plans are subject to review and approval by the Planning Department, Building Department, and Fire Department.
3. Temporary Use Permit (TUP) No. 2022-15 is effective starting August 1, 2023 and valid until October 30, 2023, provided that major Wireless Communication Facility (WCF) and Conditional Use Permit (CUP) applications are approved by the Planning Commission by July 13, 2023.
4. Should no Wireless Communication Facility (WCF) and Conditional Use Permit (CUP) applications be approved by the Planning Commission by July 13, 2023, this permit hereby expires, and no time extension shall be granted. All equipment associated with the temporary C.O.W. facility must be removed by October 30, 2023 (or no later than 10 days after the TUP expires).
5. If approval is granted by the Planning Commission for the Wireless Communication Facility (WCF) and Conditional Use Permit (CUP) by July 13, 2023, then plan check/permit submittal to construct the Wireless Communication Facility (WCF) must be received by the Building and Safety Department by October 30, 2023.
6. Should a plan check/permit submittal be received by Building and Safety Department by October 30, 2023, this TUP permit may be extended for a time period as determined by the Community Development Director. Extension requests must be received in writing (an email is acceptable) to [planning@elsegundo.org](mailto:planning@elsegundo.org) no later than October 15, 2023.
  - a. All TUP extensions are subject to new or revised conditions of approval.
7. Should a Building Permit be issued by Building and Safety Department by October 30, 2023, this TUP permit can be extended for a time period as determined by the Community Development Director. Extension requests must be received in writing (an email is acceptable) to [planning@elsegundo.org](mailto:planning@elsegundo.org) no later than October 15, 2023.
  - a. All TUP extensions are subject to new or revised conditions of approval.
8. Should a Building Permit be final by Building and Safety Department by October 30, 2023, this permit hereby expires, and no time extension shall be granted. All equipment associated with the temporary C.O.W. facility must be removed by October 30, 2023 (or no later than 10 days after the TUP expires).
9. Should no plan check submittal/permit be received by Building and Safety Department by October 30, 2023, this permit hereby expires, and no time extension shall be granted. All

equipment associated with the temporary C.O.W. facility shall be removed by October 30, 2023 (or no later than 10 days after the TUP expires).

10. Should no Building Permit be issued by Building and Safety Department by October 30, 2023, this TUP permit can be extended for a time period as determined by the Community Development Director. Extension requests must be received in writing (an email is acceptable) to [planning@elsegundo.org](mailto:planning@elsegundo.org) no later than October 15, 2023.
  - a. All TUP extensions are subjected to new conditions of approval.
11. Should no Building Permit be final by Building and Safety Department by October 30, 2023, this TUP permit can be extended for a time period as determined by the Community Development Director. Extension requests must be received in writing (an email is acceptable) to [planning@elsegundo.org](mailto:planning@elsegundo.org) no later than October 15, 2023.
  - a. All TUP extensions are subjected to new conditions of approval.
12. No C.O.W. temporary equipment shall be installed on site unless details of such equipment, height, materials, calculations, enclosures, and plans are first submitted for compliance review and approval by the Planning Department, Building Department, and Fire Department. Any modifications to the fence are subject to be subject to review and approval by the Planning Department, Building Department, and Fire Department.
13. The City may, at its discretion, take action to review this permit, including without limitation, adding conditions, or revoking the permit, to enforce applicable regulations of the ESMC or this Temporary Use Permit (TUP).

#### Building Department Conditions

- Per Building Official Siavosh Poursabahian, Building and Safety Department has no conditions.

#### Fire Department Conditions

- Per Fire Marshall Nicole Pesquiera, Fire Department has no conditions.

#### Miscellaneous Conditions

14. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Temporary Use Permit No. 2022-15. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Temporary Use Permit No. 2022-15 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.

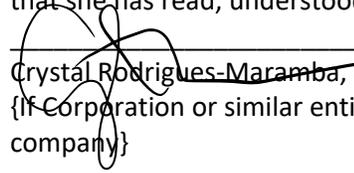
By signing this document, Gary Bodenweiser on behalf of AT&T certifies that she has read, understood, and agree to the Project Conditions listed in this document.

*Gary Bodenweiser*

Gary Bodenweiser, AT&T

{If Corporation or similar entity, needs two officer signatures or evidence that one signature binds the company}

By signing this document, Crystal Rodrigues-Maramba on behalf of Coastal Business Group certifies that she has read, understood, and agree to the Project Conditions listed in this document.

  
\_\_\_\_\_  
Crystal Rodrigues-Maramba, Coastal Business Group Agent

{If Corporation or similar entity, needs two officer signatures or evidence that one signature binds the company}