AGENDA
EL SEGUNDO CITY COUNCIL
COUNCIL CHAMBERS - 350 Main Street

The City Council, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the City Council regarding any matter on this agenda that the City received after issuing the agenda packet are available for public inspection in the City Clerk’s office during normal business hours. Such Documents may also be posted on the City’s website at www.elsegundo.org and additional copies will be available at the City Council meeting.

Unless otherwise noted in the Agenda, the Public can only comment on City-related business that is within the jurisdiction of the City Council 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 City Council, please come to the podium and state: Your name and residence and the organization you represent, if desired. Please respect the time limits.

Members of the Public may place items on the Agenda by submitting a Written Request to the City Clerk or City Manager’s Office at least six days prior to the City Council Meeting (by 2:00 p.m. the prior Tuesday). The request must include a brief general description of the business to be transacted or discussed at the meeting. Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the City Clerk two (2) working days prior to the meeting and they do not exceed five (5) minutes in length.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Clerk, 524-2305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, NOVEMBER 17, 2015 – 5:00 PM

5:00 P.M. SESSION

CALL TO ORDER

ROLL CALL

PUBLIC COMMUNICATION – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250.
SPECIAL ORDER OF BUSINESS:

CLOSED SESSION:

The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City's Real Property Negotiator; and/or conferring with the City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City's Labor Negotiators; as follows:

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Gov't Code §54956.9(d)(1): -3- matter

1. City of El Segundo vs. City of Los Angeles, et.al. LASC Case No. BS094279
2. Penuelas vs. City of El Segundo, LASC Case No. BC523072

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code §54956.9(d)(2): -1- matter.


DISCUSSION OF PERSONNEL MATTERS (Gov't Code §54957): -0- matter

APPOINTMENT OF PUBLIC EMPLOYEE (Gov't. Code § 54957): -0- matter

PUBLIC EMPLOYMENT (Gov't Code § 54957) -0- matter
CONFERENCE WITH CITY'S LABOR NEGOTIATOR (Gov't Code §54957.6): -8-matters

1. Employee Organizations: Police Management Association; Police Officers Association; Police Support Services Employees Association; Fire Fighters Association; Supervisory and Professional Employees Association; City Employees Association; Executive Management Group (Unrepresented Group); Management/Confidential Group (Unrepresented Group)

   Agency Designated Representative: Steve Filarsky and City Manager

CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov't Code §54956.8): -0-matters
AGENDA
EL SEGUNDO CITY COUNCIL
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REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, NOVEMBER 17, 2015 - 7:00 P.M.

7:00 P.M. SESSION

CALL TO ORDER

INVOCATION – Pastor Eric Jay, St. John’s Lutheran Church

PLEDGE OF ALLEGIANCE – Council Member Fellhauer
PRESENTATIONS

ROLL CALL

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250. While all comments are welcome, the Brown Act does not allow Council to take action on any item not on the agenda. The Council will respond to comments after Public Communications is closed.

CITY COUNCIL COMMENTS – (Related to Public Communications)

A. PROCEDURAL MOTIONS

Consideration of a motion to read all ordinances and resolutions on the Agenda by title only.

Recommendation – Approval.

B. SPECIAL ORDERS OF BUSINESS (PUBLIC HEARING)

1. Consideration and possible action to open a public hearing and receive testimony regarding the El Segundo South Campus Specific Plan Project (ESSCSP) for property generally located at 2000 to 2100 El Segundo Boulevard owned by the Raytheon Company. (Fiscal Impact: If approved, the project would provide $3,000,000 in direct payment revenue; up to $1,071,228 in direct payment revenue related to development fee per square foot; an estimated $11,893,000 roadway infrastructure; $75,000 for bicycle parking; and potentially $375,000 for wastewater infrastructure improvements).

Recommendation – That the City Council: 1) Open the public hearing and take documentary and testimonial evidence; 2) After considering the evidence: (a) adopt a Resolution certifying the Environmental Impact Report (EIR) (Environmental Assessment No. EA-905), adopting a statement of overriding considerations, amending the General Plan and General Plan Map (No. GPA 11-01), and approving a Vesting Tentative Map (No. SUB 11-02); b) introduce, and waive first reading, of an Ordinance adopting a Specific Plan (ZTA 11-01 and SP 11-01), approving a Development Agreement (DA 11-02), and amending the Zoning Map; 3) Schedule second reading and adoption of the Ordinance for December 1, 2015; 4) Alternatively, discuss and take other action related to this item.
C. UNFINISHED BUSINESS

2. Consideration and possible action to receive and file this report regarding the Public Works Department emergency preparedness plan for the anticipated 2015/16 El Nino storm events.  
(Fiscal Impact: $1,100.00 estimated per election year)
Recommendation – 1) Receive and file this report regarding the Public Works Department preparedness plan for anticipated 2015/16 El Nino storm events; 2) Alternatively, discuss and take other action related to this item.

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

3. Consideration of request by the Community Cable Advisory Committee for possible action to adopt a Resolution establishing policies regarding the use of City Cable TV broadcast facilities for the production, broadcast and distribution of Candidate Video Statements for use during local elections.  
(Fiscal Impact: $1,100.00 estimated per election year)
Recommendation – 1) Adopt the Resolution; 2) Alternatively, discuss and take other action related to this item.

E. CONSENT AGENDA

All items listed are to be adopted by one motion without discussion and passed unanimously. If a call for discussion of an item is made, the item(s) will be considered individually under the next heading of business.

4. Warrant Numbers 3008396 through 300891 on Register No. 3 in the total amount of $632,424.54 and Wire Transfers from 10/19/2015 through 11/1/2015 in the total amount of $843,157.60.
Recommendation – Approve Warrant Demand Register and authorize staff to release. Ratify Payroll and Employee Benefit checks; checks released early due to contracts or agreement; emergency disbursements and/or adjustments; and wire transfers.

5. Regular City Council Meeting Minutes of October 20, 2015 and Regular City Council Meeting Minutes of November 3, 2015.
Recommendation – Approval.
6. Consideration and possible action to receive and file this report regarding emergency work to repair dwelling units at the Park Vista Senior Housing Facility due to water intrusion without the need for bidding in accordance with Public Contracts Code §§ 20168 and 22050 and El Segundo Municipal Code ("ESMC") §§ 1-7-12 and 1-7A-4. (Fiscal Impact: $50,000.00)

   Recommendation – 1) Receive and file this report regarding emergency work to repair dwelling units at the Park Vista Senior Housing Facility due to water intrusion without the need for bidding in accordance with Public Contracts Code §§ 20168 and 22050 and El Segundo Municipal Code ("ESMC") §§ 1-7-12 and 1-7A-4 2) Alternatively, discuss and take other action related to this item.

7. Consideration and possible action to approve energy efficiency products from Southern California Edison’s Direct Install Program and installation of energy efficient replacement equipment at City facilities and authorize the City Manager to execute the Southern California Edison Direct Install Program Agreement.

   Fiscal Impact: N/A)

   Recommendation – 1) Approval of energy efficiency products from Southern California Edison’s Direct Install Program and installation of energy efficient replacement equipment at City facilities, and authorize the City Manager to sign the SCE Direct Install Program Partner Authorization Forms; 2) Alternatively, discuss and take other action related to this item.

8. Consideration and possible action to adopt Ordinance No. 1511 approving Environmental Assessment No. EA-1122 to modify Condition No. 5L regarding fencing requirements for the Plaza El Segundo and The Point development project. Applicant: Street Retail Inc.

   Fiscal Impact: None)

   Recommendation – 1) Waive second reading and adopt Ordinance No. 1511 for Environmental Assessment No. EA-1122; 2) Alternatively, discuss and take other action related to this item.
9. Consideration and possible action to adopt a Resolution approving plans and specifications for the Hilltop Park Playground Improvement, Project No. PW 16-05, and waive the bidding process for the purchase of playground equipment from GameTime as stipulated in the grant requirements.

**Fiscal Impact: Estimated at $243,000.00**

Recommendation – 1) Adopt a Resolution approving plans and specifications for the Hilltop Park Playground Improvement Project; 2) Pursuant to El Segundo Municipal Code §1-7-11, waive the bidding process for the purchase of playground equipment from GameTime as stipulated in the grant requirements; 3) Alternatively, discuss and take other action related to this item.

10. Consideration and possible action regarding 1) Approval of new class specifications 2) Introduction of an Ordinance amending El Segundo Municipal Code §1-6-4 Regarding Employment Exclusions from Civil Service 3) Adoption of two Resolutions providing for the implementation of job classification and salary changes in the Fiscal Year 2015-2016 Operating Budget, and 4) Approval of Examination Plans.

**Fiscal Impact: $373,700.00**

Recommendation – 1) Approve the proposed Class Specifications for the classifications of Code Compliance Inspector, Information Systems Developer, Residential Sound Insulation (RSI) Supervisor (At-Will), Records Technician, and Budget and Payroll Supervisor; 2) Introduce and Waive the First Reading of the Ordinance; 3) Adopt the Resolution establishing the Basic Monthly Salary Ranges for the job classifications of Code Compliance Inspector, Information Systems Developer, Residential Sound Insulation (RSI) Supervisor (At-Will), and Budget and Payroll Supervisor; 4) Adopt the Resolution establishing the Hourly Pay Rate for the part-time classification of Records Technician; 5) Approve the Examination Plans for Code Compliance Inspector, Information Systems Developer, and Budget and Payroll Supervisor; 6) Alternatively, discuss and take other action related to this item.

11. Consideration and possible action regarding Adoption of the Resolutions updating the employer’s contribution under the Public Employees’ Medical and Hospital Care Act for the El Segundo Fire Fighters’ Association and the El Segundo Police Support Services Employees’ Association.

**Fiscal Impact: None- Included in the Adopted Budget**

Recommendation – 1) Adopt the resolution; 2) Alternatively, discuss and take other action related to this item.

F. NEW BUSINESS
12. Consideration and possible action regarding the pending sidewalk/curb repairs and tree removal plans for the 100 block of West Palm Avenue adjacent to Library Park.  
(Fiscal Impact: None)  
Recommendation – 1) Approve the plan to remove one camphor tree, preserve four camphor trees, repair the south curbing, and design a meandering sidewalk through portions of Library Park; 2) Alternatively, discuss and take other action related to this item.

G. REPORTS – CITY MANAGER

H. REPORTS – CITY ATTORNEY

I. REPORTS – CITY CLERK

13. Consideration and possible action regarding adoption of resolutions 1) calling for a General Municipal Election, 2) requesting Los Angeles County provide election services, and 3) establishing requirements for candidate statements and entering into an agreement with Martin & Chapman Co. for the April 12, 2016 General Municipal Election.  
Fiscal Impact: $53,000.00)  
Recommendation – 1) Adopt three resolutions relating to the General Municipal Election; 2) Authorize the City Manager to enter into an agreement with Martin & Chapman Co. for $53,000.00, in a form approved by the City Attorney; 3) Alternatively, discuss and take other action related to this item.

J. REPORTS – CITY TREASURER

K. REPORTS – CITY COUNCIL MEMBERS

Council Member Fellhauer –

Council Member Atkinson –

Council Member Dugan –
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MEMORIALS –

CLOSED SESSION

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REPORT OF ACTION TAKEN IN CLOSED SESSION (if required)

ADJOURNMENT

POSTED:

DATE: 11-12-15

TIME: 02:30

NAME: [Signature]
AGENDA DESCRIPTION:

Consideration and possible action to open a public hearing and receive testimony regarding the El Segundo South Campus Specific Plan Project (ESSCSP) for property generally located at 2000 to 2100 El Segundo Boulevard owned by the Raytheon Company.

(Fiscal Impact: If approved, the project would provide $3,000,000 in direct payment revenue; up to $1,071,228 in direct payment revenue related to development fee per square foot; an estimated $11,893,000 roadway infrastructure; $75,000 for bicycle parking; and potentially $375,000 for wastewater infrastructure improvements).

RECOMMENDED COUNCIL ACTION:

That the City Council:

1. Open the public hearing and take documentary and testimonial evidence;

2. After considering the evidence: (a) adopt a Resolution certifying the Environmental Impact Report (EIR) (Environmental Assessment No. EA-905), adopting a statement of overriding considerations, amending the General Plan and General Plan Map (No. GPA 11-01), and approving a Vesting Tentative Map (No. SUB 11-02); b) introduce, and waive first reading, of an Ordinance adopting a Specific Plan (ZTA 11-01 and SP 11-01), approving a Development Agreement (DA 11-02), and amending the Zoning Map;

3. Schedule second reading and adoption of the Ordinance for December 1, 2015; and

4. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

1. Draft City Council Resolution and attachments including:
   a. Draft Project Conditions of Approval
   b. Amendment to General Plan Land Use Designations subsection
   c. Amendment to General Plan Land Use Plan Southeast Quadrant subsection
   d. Amendment to 1992 General Plan Summary of Existing Trends Build-out
   e. General Plan Land Use Map Amendment
   f. Mitigation Monitoring and Reporting Program
   g. Environmental Findings of Fact and Statement of Overriding Considerations
   h. Final Environmental Impact Report (State Clearinghouse Document #2012010181)
   i. Vesting Tentative Map (VTM) No. 71551

2. Draft City Council Ordinance and Exhibits including:
   a. Zoning Map Amendment
   b. Draft El Segundo South Campus Specific Plan
   c. Draft Development Agreement
   d. Draft Conditions of Approval

3. Planning Commission Staff Report dated October 22, 2015, without attachments
4. Planning Commission Staff Report dated February 12, 2015, without attachments
5. Planning Commission Resolution No. 2765 including conditions of approval attachment (all other attachments included in City Council Resolution and Ordinance)
6. Applicant submitted Gross Fiscal Impact and Economic Benefit Analysis prepared by the Kosmont Companies (August 2015)
7. 11” x 17” Conceptual Site Plan
8. Conceptual Elevations/Renderings

**FISCAL IMPACT:** N/A

- **Amount Budgeted:** N/A
- **Additional Appropriation:** N/A
- **Account Number(s):** N/A

**ORIGINATED BY:** Kimberly Christensen, AICP, Planning Manager
**REVIEWED BY:** Sam Lee, Director of Planning and Building Safety
**APPROVED BY:** Greg Carpenter, City Manager

I. INTRODUCTION

The Planning Commission staff reports dated February 12, 2015 and October 22, 2015 provide a detailed explanation regarding the Raytheon Company’s application for the El Segundo South Campus Specific Plan Project ("ESSCSP") on a 142-acre site located at 2000-2100 East El Segundo Boulevard. Generally, the ESSCSP would allow for future construction totaling up to 2,142,457 square feet of new development comprised of a mix of uses including potential office, warehousing, light industrial and commercial (retail/restaurant) uses.

On October 22, 2015, the Planning Commission adopted Resolution No. 2765 that recommended that the City Council approve the overall project. The Planning Commission, however, did recommend that the City Council disapprove a draft development agreement proposed by the Raytheon Company for reasons set forth below. In sum, the Planning Commission considered a draft development agreement that, if adopted, would provide the following primary provisions:

- A .50 cent per square foot fee to the City’s General Fund for all future development in the project area (fee could exceed $1,000,000 if the project is fully built out).
- Six annual $500,000 payments to the City’s General Fund for a total of $3,000,000 beginning in March 2016.
- A provision requiring the applicant to make an additional $5,000,000 payment to the City’s General Fund if the Nash Street extension is not built within 10 years of project approval.

The Planning Commission expressed disappointed at the terms offered by the Raytheon Company in the draft development agreement.

II. PROJECT APPLICATIONS

The application includes the following:

1) **Environmental Assessment No. EA-905 California Environmental Quality Act (CEQA) and State Clearing House (SCH) No. 2012101081.** – An Environmental Impact Report (EIR) for Environmental Assessment No. EA-905 is proposed for the ESSCSP pursuant to the authority and criteria contained in CEQA and the CEQA Guidelines. (See
Exhibit 1.h.). The City Council cannot approve the project without adopting findings of fact and a statement of overriding considerations.

2) **General Plan Amendment/ General Plan Map Amendment No. GPA 11-01** – Amend the General Plan to Re-designate the project site from Light Manufacturing to El Segundo South Campus Specific Plan (ESSCSP) (See Exhibits 1.b., 1.c., 1.d., and 1.e.)

3) **Zone Change No. ZC 11-02** – Amend the Zoning Map to rezone the project site from the Light Manufacturing (M-1) Zone to the El Segundo South Campus Specific Plan (ESSCSP) Zone (See Exhibit 2.a). The requested rezoning will allow for consistency with the proposed General Plan Amendment.

4) **Specific Plan No. SP 11-01** – Designation of the El Segundo South Campus Specific Plan (ESSCSP) for the project site that establishes the development standards within the Specific Plan (Also See Exhibit 2.b.).

**Figure 1 – Land Use Plan**
5) **Zone Text Amendment No. ZTA 11-01** – Zone Text Amendment to add the El Segundo South Campus Specific Plan as ESMC § 15-3-2(A)(10) “El Segundo South Campus Specific Plan.”

6) **Development Agreement No. DA 11-02** – Approve the Development Agreement to provide public benefits in exchange for development rights (ten-year entitlement with the option for a five year extension) (See Exhibit 2.c.).

7) **SUB 11-02 for Vesting Tentative Map (VTM) No. 71551** – A subdivision to allow the division of land into 26 separate parcels in three phases. (Also See Exhibit 1.i.).

![Figure 2 – Subdivision Map](image)

**II. BACKGROUND**

The specific background is set forth in the Planning Commission staff reports. Generally, the project would allow:

- 1,788,889 net square-feet of existing development on Parcels 5, 12, 17, and 18.
- 133,000 net square-feet of retail development on Parcels 14, 15 and 16. 83,000 net square-feet of retail on Parcels 15 and 16 are considered Phase 1 of the project.
- 82,000 net square-feet of warehouse and 150,000 net square-feet of light industrial on Parcel 6. This new development is considered new Raytheon development.
- 1,565,000 net square-feet of new office on Parcels 1, 2, 3, 4, 7, 8, 9, 10, and 13.
- A 7.54-acre private outdoor recreational facility on Parcel 11.
- The Nash Street Extension is identified as Parcel 19. A private roadway south of Continental Boulevard is identified as Parcels 21 and 25.
- Parcels 20 and 22 have been identified as parcels that could facilitate a new roadway connection to Coral Circle. Parcel 26 is an open space parcel that could be used to facilitate a roadway connection to the municipal golf course west of the project site.

The Conceptual Plan that reflects the proposed project is depicted below.

**Figure 3 – Conceptual Plan**

Key topics from the Planning Commission’s consideration of the Project:

- **Why subdivide the Project site?**  
  Applicant response: To provide future flexibility such as allowing business affiliates on adjacent locations and to provide commercial amenities. There are currently no plans or tenants lined up for specific parcels.

- **Why does Nash Street extension construction occur after Phase 1 completion?**  
  Applicant and Staff response: Timing is based on future traffic impacts to the El Segundo/Sepulveda intersection and to allow a limited amount of development that would occur on parcels with access to El Segundo Boulevard before roadway construction proportional to the development allowed under existing entitlements.
Additionally, traffic impacts would trigger the requirement to install Nash Street after Phase 1 as mitigation.

- **There is lack of clarity on what is being approved.**
  Staff response: A set of development standards and allowed uses is being approved. See detailed analysis of Land Use Plan contained on pp. 5 to 9 of the October 22, 2015 Planning Commission report. This analysis includes a comparison of the Specific Plan with the project site’s current Light Industrial (M-1) zoning and the neighboring Corporate Office (CO) zoning. Generally, the uses allowed include commercial, office, retail, restaurant and certain industrial uses.

- **How is future construction approved and tracked?**
  Staff response: See the detailed description of the Site Plan Review process contained on pp. 9 and 10 of the October 22, 2015 Planning Commission Report.

- **Concerns about the public benefits identified in the Development Agreement.**
  A summary of the development agreement’s revised community benefits is contained on pages 10 to 12 of the October 22, 2015 Planning Commission report and is also included in Table No. 1 of this City Council Staff report.

<table>
<thead>
<tr>
<th>Public Benefit</th>
<th>Description and Estimated Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Six annual $500,000 payments (beginning March 31, 2016 and ending March 31, 2021) deposited in the City’s General Fund.</td>
<td>The six developer payments total $3,000,000 in additional General Fund revenue.</td>
</tr>
<tr>
<td>$.50 per square foot fee for all future development at the site deposited in the City’s General Fund.</td>
<td>The additional $.50 per square-foot fee would result in $1,071,228 of additional general fund revenue if full build-out of the proposed plan occurs.</td>
</tr>
<tr>
<td>A $5,000,000 payment to the City’s General Fund if the Nash Street extension is not built within 10 years of project approval.</td>
<td>In 2026 the City will have either a new public road connecting Nash Street to Hughes Way or an additional $5,000,000 in General Fund revenue.</td>
</tr>
<tr>
<td>El Segundo Blvd. sewer line access is only available to new ESSCSP development if Raytheon funds the lesser of 25% of construction costs or $375,000 towards the wastewater line capacity upgrade at the time the City awards the project but no later than December 31, 2018.</td>
<td>If developer chooses to contribute to sewer upgrades then the City’s construction costs towards this necessary public sewer improvement is reduced by up to 25%.</td>
</tr>
<tr>
<td>Nash St. Extension connecting Nash St. to Hughes Way. 100-foot wide roadway including Class II bike lanes in each direction.</td>
<td>The Nash St. roadway must be built before a C of O is issued for any phase II buildings (trip cap of 89 am or 225 pm peak period trips is exceeded). Developer’s roadway cost estimated at over $6 million for which the developer will receive in lieu traffic fee credit. Future lighting and landscaping costs will be covered through an assessment district.</td>
</tr>
<tr>
<td>El Segundo Boulevard roadway improvements including eastbound 4th travel lane, and 6-foot wide separated Class 1 bike lane.</td>
<td>Developer’s roadway and bike lane costs estimated at approximately $5.5 million for which the developer will receive in lieu traffic fee credit. Bicycle lane consistent with the adopted South Bay Bicycle Plan.</td>
</tr>
<tr>
<td>Green Line Station Bicycle Parking</td>
<td>Developer required to pay $75,000 towards construction of bike parking at the Green Line Station.</td>
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<td>----------------------------------</td>
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</tr>
<tr>
<td>Pedestrian Easement to Green Line Station on Parcel Nos. 13, 14 or 24.</td>
<td>Developer must provide direct pedestrian access to the Green Line station before development is completed on the identified parcels.</td>
</tr>
<tr>
<td>20-year irrevocable offer to dedicate Parcels Nos. 20 and 22 to allow a potential roadway connection to Coral Circle.</td>
<td>If the City comes to agreement with adjacent property owners, the parcels could be used for a public street and deeded to adjacent property owners for on-site parking.</td>
</tr>
<tr>
<td>Continental Boulevard Public Access.</td>
<td>The Developer will build the extension of Continental Boulevard as a private roadway to City standards. If adjacent parcels are occupied by non-Raytheon users then a public access easement will be provided. The developer can offer the street to the City and if the City accepts the street a lighting and assessment district will be created.</td>
</tr>
<tr>
<td>20-year irrevocable offer to dedicate Parcel No. 26 to allow access to the east side of the golf course.</td>
<td>Reserves the ability for the City to obtain access to the east side of the golf course if needed. This access would become available if Continental Boulevard is opened to public access.</td>
</tr>
<tr>
<td>Recreational Area Access</td>
<td>If more than 28.44 acres of the Specific Plan area is sold to a non-Raytheon user then all employees within the Specific Plan area must be provided permanent access to the 7.54-acre campus recreational facility.</td>
</tr>
</tbody>
</table>

**IV. OCTOBER 22, 2015 PLANNING COMMISSION RECOMMENDATION**

The Planning Commission’s discussions and comments on the Project focused on whether the public benefits offered by Raytheon were adequate in light of the Project’s impacts on the City and also in relationship to the benefit Raytheon would receive for the approval. The Planning Commission’s recommendation to Council is the Development Agreement must be re-evaluated by individuals negotiating on behalf of the City and additional public benefits need to be added to adequately offset the impacts to the community.

The Table below summarizes items discussed by the Planning Commission at the October 22, 2015 hearing:

**Table No. 2 – Planning Commission Hearing Summary**

<table>
<thead>
<tr>
<th>Planning Commission Discussion Item</th>
<th>Response or Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are the public benefits offered in the Development Agreement adequate to offset the identified significant impacts to the City that would result from the project?</td>
<td>Planning Commissioners agreed that the Development Agreement public benefits have not been developed enough. Commission voted 4-0 to recommend approval all project entitlements except for the Development Agreement. The Commission recommended disapproval of the Development Agreement as currently drafted. The general consensus among the Commissioners is that given the size of the Project and its value to Raytheon more...</td>
</tr>
</tbody>
</table>
| Question                                                                 | Response
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>What triggers Phase III of the subdivision map? Is the public able to travel the entire length of the Continental Boulevard Extension, including the street segment identified as Parcel 21?</td>
<td>Staff response: Continental Boulevard (Parcels 21 and 25) must be made public if there is a non-Raytheon user accessing a parcel from Continental. Therefore if Raytheon keeps parcels with frontage on Parcel 21 for their own use, this roadway segment would not have to be made public. Applicant response: Parcel 21 is identified as a separate segment in order to maintain future flexibility to continue Raytheon facility operations that require a secured area. Providing the option of maintaining secured access to this portion of the site would allow the company to maintain federal stand-off requirements in the future. Commission Comment: Public access to Parcel 21 would reduce the amount of traffic exiting the project site to the north onto El Segundo and potentially improve overall circulation to and from the site.</td>
</tr>
<tr>
<td>Will Parcels 13 and 14 be sold off?</td>
<td>Applicant Response: Yes, Raytheon is not in the land development business and Raytheon would like to sell the parcel off to a commercial retail developer. A retail development at this location would provide an amenity to Raytheon employees and other office workers in the area.</td>
</tr>
<tr>
<td>Would a drive-through be developed on Parcels 13 or 14?</td>
<td>Applicant Response: How the commercial area is built out would depend on what the developer purchasing the site would like to pursue. Staff Response: A drive-through restaurant would be subject to future Commission review as it require a Conditional Use Permit.</td>
</tr>
<tr>
<td>Raytheon has not engaged the community as much as other large corporations in the City.</td>
<td>Applicant response: Raytheon has made efforts in the past few months to re-engage with the community, such as outreach to the Ed Foundation and Chamber of Commerce. Raytheon intends on maintaining these efforts and stay engaged in activities that the community finds important.</td>
</tr>
<tr>
<td>How will Raytheon be maintained as a secured facility as Phase I and Phase II occur?</td>
<td>Applicant Response: The intention is to pull the secured area back behind Parcels 13 and 14 for Phase I and bring the secured area back behind the Nash and Continental Street extensions for Phase II.</td>
</tr>
<tr>
<td>If Raytheon were to sell the land, who would be responsible to maintain the recreation area?</td>
<td>Staff Response: Whoever owns the parcel is responsible for maintaining the site consistent with ESMC property maintenance requirements. Applicant Response: Raytheon would maintain the recreation area as it is an important amenity for employees. If access was opened up to others in the</td>
</tr>
</tbody>
</table>
Plan area, then appropriate CC and Rs would be recorded to share maintenance responsibilities. If there were future interest in a donation of the land as a public park Raytheon would consider that possibility under appropriate circumstances.

V. CONCLUSION

In order to approve the project, the City Council must take certain actions related to the proposed project related to the environmental review, General Plan Amendment, Zone Change, Zone Text Amendment, Specific Plan, and Subdivision. The Development Agreement is part of the Project application and the City Council should determine whether its terms are appropriate for this Project. A review of the record demonstrates that there is substantial evidence for the City Council to make the findings needed to adopt the Statement of Overriding Considerations (which relies, in significant part, upon the public benefits offered in the draft Development Agreement); certify the EIR (and adopt the MMRP); and make the additional land use approvals (General Plan, etc.).

As to the statement of overriding considerations (which the Council would need to adopt in order to approve the project) the terms of the draft Development Agreement provide much of the evidence upon which the City Council could rely in order to find that the impacts resulting from the Project are appropriately balanced by the public benefits. The project’s benefits include:

- Contribute to the City’s business climate and ability to retain and attract businesses.
- Provide opportunities for the City’s largest employer to grow and expand operations in the City and aid in overall efforts to retain aerospace industry businesses.
- Create a Specific Plan allowing a range of commercial and industrial uses that will contribute to job creation opportunities in the City.
- Increase the City’s tax base including utility user’s tax, property tax, and sales tax. The applicant submitted study estimates $2.6 million in additional annual tax revenue if the project site is fully built out. This represents an approximately 4.3% increase in City general fund revenue based on the 2014-2015 fiscal year adopted budget.
- Six annual $500,000 direct payments to the general fund totaling $3 million.
- A special $0.50 per square foot fee deposited in the City’s General Fund for any new construction in the plan area. This could exceed $1,000,000 if full build-out within the plan area occurs.
- Enhancements to the City’s roadway network with the addition of a fourth lane on El Segundo Boulevard and construction of the Nash Street Roadway extension.
- Bicycle and pedestrian network improvements consistent with the adopted South Bay Bicycle Plan.
- Commercial density increases near an existing Green Line station, consistent with the City’s General Plan Land Element and regional plans such as the SCAG Regional Transportation Plan/Sustainable Communities Strategy and Compass Blueprint Growth Vision Program.
RESOLUTION NO. _____

A RESOLUTION CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (ENVIRONMENTAL ASSESSMENT NO. EA-905) FOR THE EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN PROJECT; MAKING FINDINGS OF FACT AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS; ADOPTING GENERAL PLAN AMENDMENT AND GENERAL PLAN MAP AMENDMENT NO. GPA 11-01; AND APPROVING SUBDIVISION NO. SUB 11-02 FOR VESTING TENTATIVE MAP NO. 71551.

The City Council of the City of El Segundo does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

A. On December 8, 2011, the Raytheon Company filed an application for Environmental Assessment No. EA-905; General Plan Amendment and General Plan Map Amendment No. GPA 11-01; Specific Plan No. SPA 11-01; Zone Change and Zoning Map Amendment No. ZC 11-02; Zone Text Amendment No. 11-01; Development Agreement No. 11-02; and Subdivision No. 11-02 for Vesting Tentative Map No. 71551 for 26 parcels to re-designate and rezone an approximately 142-acre property at 2000-2100 East El Segundo Boulevard from Light Manufacturing (M-1) Zone to El Segundo South Campus Specific Plan (ESSCSP) to establish development standards for the site (collectively, the "project");

B. The applications were reviewed by the City of El Segundo Planning and Building Safety Department for, in part, consistency with the General Plan and conformity with the El Segundo Municipal Code ("ESMC");

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"), and the City's Environmental Guidelines (City Council Resolution No. 3805, adopted March 16, 1993);

D. An Environmental Impact Report (EIR) was prepared pursuant to the requirements of CEQA Guidelines § 15161;

E. The Planning and Building Safety Department completed its review and scheduled a public hearing regarding the application before the Planning Commission for February 12, 2015;

F. On February 12, 2015, the Commission held a public hearing to receive public testimony and other evidence regarding the applications including,
without limitation, information provided to the Commission by City staff and public testimony, and representatives of the Raytheon Company and continued the item;

G. On October 22, 2015, the Commission reopened the continued public hearing on the item to receive additional information regarding project revisions, in particular changes to the Development Agreement public benefits. Following the public hearing the Planning Commission adopted Resolution No. 2765 recommending that the City Council certify the Project’s EIR; and adopt the General Plan Amendment and General Plan Map Amendment, Specific Plan, Zone Change and Zoning Map Amendment; approve the Subdivision for Vesting Tentative Map No. 71551; and disapprove the draft Development Agreement;

H. On November 17, 2015, the City Council held a duly advertised public hearing in the Council Chamber of the El Segundo City Hall, 350 Main Street to receive public testimony and other evidence regarding the applications including, without limitation, information provided to the Council by City Staff, public testimony, and representatives of the Raytheon Company; and

I. This Resolution and its findings are made based upon the testimony and evidence presented to the City Council at its November 17, 2015 public hearing including, without limitation, the staff report submitted by the Planning and Building Safety Department.

SECTION 2: Factual Findings and Conclusions. The City Council finds that the following facts exist:

A. The project site is located at 2000-2100 East El Segundo Boulevard in the southeast quadrant of the City of El Segundo;

B. The project site is a level 142-acre site located south of East El Segundo Boulevard, in the block between South Sepulveda Boulevard and South Douglas Street;

C. The surrounding land uses are primarily low and high-rise office buildings to the north (CO and MU-N Zones); a City retention basin and light industrial uses to the south (M-1 and O-S Zones); light industrial uses and the elevated Metro Green Line track and station to the east (M-1 Zone); and SCE high voltage transmission lines, municipal golf course, and West Basin Municipal Water District facility (O-S and P-F Zones) to the west;

D. The project site is currently developed with the Raytheon Company’s Space and Airborne Systems (SAS) facility. There is currently 1,802,513 net square feet (2,089,000 million gross square feet) of development in 11
buildings and 6,873 parking spaces located in 20 surface lots on the site. The floor area ratio (FAR) of current development on the site is 0.29;

E. Existing development on the project site was originally approved in 1978 through Precise Plan #3-78 that allowed for 2,575,000 square feet of development. The original precise plan was modified through numerous amendments and a precise plan map was established in 1983. The last amendment to the precise plan (Ordinance No. 1103) occurred in 1987. The existing entitlement allows for 2,017,903 net square feet of total development, which is 215,390 net square-feet in development more than the existing development on the site. The allowable FAR under the current entitlement is approximately 0.325;

F. When the original precise plan for the project site was approved, the underlying zoning was Commercial-Manufacturing (C-M). At that time, the C-M Zone did not have a maximum FAR development standard. By 1988, the C-M Zone had a maximum FAR requirement of 1.0. In the early 1990s the project site was re-zoned Light Industrial (M-1), which limits FAR to 0.6;

G. The project is a mixed-use concept allowing for flexibility regarding the location and density of development within the specific plan area. The Specific Plan has mechanisms to allow the transfer of land use types and density within the plan area;

H. The overall development within the Specific Plan area cannot exceed an FAR of 0.60, based on the 142.2 gross acre size of the project site. This would allow for a maximum of 1,930,000 net square feet of new development on the project site and a total maximum development (both existing and new) of 3,718,889 net square feet;

I. Development standards for allowable uses have been developed for the Specific Plan and all uses within the Plan area must be compliant. The allowed uses identified in the development standards include: Office, Financial Institutions, Light Industrial Uses, Research and Development, Movie and Entertainment Facilities, Data Centers, Storage and Warehousing, Health Clubs, Recreational Facilities, Restaurants and Cafes, Retail and Hotels (subject to existing deed restrictions);

J. The total number of traffic trips for new development in the project area cannot exceed the trip ceiling established in the Specific Plan. The trip ceiling for new development consists of 3,120 new p.m. peak hour trips (631 p.m. peak hour inbound trips, and 2,489 p.m. peak hour outbound trips), 3,042 a.m. new peak hour trips (2,634 a.m. inbound trips and 408 a.m. outbound trips) and 26,585 total new daily trips;

K. The proposed General Plan re-designation and rezoning of the Project Site
would change the General Plan land use designation from Light Industrial to the El Segundo South Campus Specific Plan (ESSCSP) land use designation and rezone the area from the Light Manufacturing (M-1) Zone to the El Segundo South Campus Specific Plan (ESSCSP) Zone;

L. The ESSCSP contains three land use designations. These are: Commercial/Office Mixed Use (CMU), Office/Industrial Mixed Use (O/I MU) and Open Space/Recreation (OS/REC). The CMU designation applies to six parcels comprised of 24 acres. THE O/I MU designation applies to 11 parcels consisting of 86.6 acres and the OS/REC designation includes 6 parcels consisting of 12 acres. Three un-zoned parcels consisting of 13.6 acres in area are designated as public or private roadways;

M. The project application included a site plan illustrating a Conceptual Development Scenario. The Conceptual Development Scenario contains the following components: 1,788,889 net square feet of existing development, 133,000 net square feet of new retail development, 82,000 net square feet of new warehouse development, 150,000 net square feet of new light industrial development, 1,565,000 net square feet of new office development and a 7.54-acre private outdoor recreational facility;

N. The Project includes a 100-foot wide new public roadway on the east side of the Project site that will connect Nash Street to South Hughes Way. The applicant will be required to construct and dedicate this roadway to the City before occupying any building that produces new traffic trips beyond the trip ceiling of 89 new a.m. peak period trips or 225 p.m. peak period trips;

O. The Project includes completion of a 4th eastbound travel lane on El Segundo Boulevard along the entire frontage of the Specific Plan area. The applicant is required to construct this roadway improvement as parcels with frontage on El Segundo Boulevard are constructed;

P. The Project includes requirements to extend Continental Boulevard to be a publicly accessible roadway if non-Raytheon users occupy buildings adjacent to that roadway;

Q. The Project includes the construction of a six-foot wide Class I bicycle path adjacent or near El Segundo Boulevard. The Project also includes Class II bicycle lanes in the roadway of the Nash Street extension;

R. The Project includes a $75,000 payment towards construction of bicycle parking facilities at or adjacent to the Metro Green Line El Segundo Station. The Project also includes a requirement that a pedestrian access walkway be provided on the eastern side of the project area to provide access to the Metro Green Line Station;
S. The Project includes a 20-year offer to dedicate Parcels 20 and 22 of Vesting Map No. 71551 to allow a potential future roadway connection from the Nash Street extension to Coral Circle. A 20-year offer to dedicate Parcel 26 is also included in the project to allow potential future roadway access to the east side of the City municipal golf-course if the Continental Boulevard roadway becomes publicly accessible;

T. The Project includes a provision to allow the applicant to connect to the existing City sewer line in El Segundo Boulevard if a contribution of 25% of the cost, up to a maximum of $375,000, of up-grading that sewer line to increase capacity is paid to the City of El Segundo at the time the City awards the project but not later than December 31, 2018;

U. The Project conditions require the Applicant to allow access to the 7.54-acre recreational area identified on Parcel 11 if more than 28.44 acres of the plan area is sold to non-Raytheon users;

V. The Project provides that the applicant would pay the City six $500,000 installments for the City’s General Fund to be made annually starting on March 31, 2016 and ending on March 31, 2021. These revised payments cannot be used as credit against future development impact fees. The six required payments result in a total of $3,000,000 in new General Fund revenue;

W. The Project provides that the applicant would pay the City an additional $5,000,000 if the Nash Street road extension is not completed within 10 years after the project is approved. If the Nash Street roadway extension is not completed within 10 years, the City will receive a total of $8,000,000 in new General Fund revenue through direct payments from the applicant; and

X. The Project provides that the applicant would pay the City a $.50 per square foot fee for all future development on the site. Future revenue collected from this fee would go to the City’s General Fund and could be used for any purpose the City chooses.

SECTION 3: Environmental Assessment. The City Council makes the following environmental findings:

A. The City completed a Draft Environmental Impact Report (DEIR) for this project. A noticed Public Scoping meeting was held 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;

B. The Final EIR, which is attached as Exhibit "H," and incorporated by reference, was reviewed by the City Council and the information contained in the Final EIR was considered by the City Council before approving or denying the project in accordance with CEQA Guidelines §15090;

C. Pursuant to CEQA Guidelines §15090 the Final EIR reflects the City's independent judgment and analysis. The City Council has independently reviewed and analyzed the Draft EIR prepared for the Project. The Draft EIR is an accurate and complete statement of the potential environmental impacts of the project. 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;

D. The Draft EIR generally identifies, 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 finds that nearly all of the potentially significant impacts identified in the Draft EIR are mitigated by corresponding mitigation measures to the extent set forth in the Draft EIR;

E. In accordance with CEQA Guidelines §15091, the City Council has considered written findings regarding each of the significant environmental effects identified in the DEIR before certifying the Final EIR. Each finding includes a rationale of how mitigation measures have lessened identified significant environmental effects to a less than significant level for those effects that have been identified as mitigable. For the four environmental effects that have been identified in the DEIR as not mitigable 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 these four environmental effects;

F. The DEIR states that the City Council must adopt a Statement of Overriding Consideration if it wishes to approve the project. In accordance with CEQA Guidelines §15093 a Statement of Overriding Consideration was included in the project's record for City Council consideration. This statement identifies specific reasons why to support approval of the project based on information in the EIR and in the project's record; and

G. The specific issues included in the Statement of Overriding Considerations considered by the City Council are: a) The Project will help foster economic development, business retention, municipal tax base and job creation in the City; b) The Project provides the opportunity for the City's largest employer to grow and expand operations within the City; c) Project approval will

-6-
trigger six annual payments of $500,000 towards the City's General Fund for a total of $3,000,000 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 and a monetary contribution, up to $375,000, to City sewer improvements.

Section 4: General Plan and Specific Plan. If approved, the project conforms to the City's General Plan, with the exception of Circulation Element policies C1-1.2, C1-1.5, and C1-1.10. The statement of overriding considerations finds that the public benefits resulting from the Project overcomes the inability to comply with these three Circulation Element policies. Conformance with the rest of the General Plan and the El Segundo South Campus Specific Plan is as follows:

A. Following a General Plan Amendment, the General Plan Land Use Designation of the project site would be “El Segundo South Campus Specific Plan (ESSCSP).” This designation is intended to create a plan area that is a flexible mixed-use concept. The Specific Plan contains mechanisms that allow the transfer of land use types and density within the plan area. As conditioned, the proposed project is compatible with the General Plan with the exception of the previously cited Circulation Element policies.

B. The General Plan contains a number of relevant Goals, Objectives, and Policies in the Land Use Element. Implementation of the proposed project is consistent with Land Use Element Policy LU4-1.1 to “require landscaping, its maintenance and permanent upkeep on all new commercial development.” The Specific Plan requires a Master Landscape Concept Plan to be submitted before any development occurs in the Specific Plan area and all development will be reviewed to ensure consistency with this Master Landscape Plan.

C. The proposed project is consistent with Land Use Element Policies LU4-3.2 to “encourage mixed-use developments within one quarter mile of Green Line Stations”; LU4-4.4 to “promote commercial uses, in conjunction with other uses, in buildings within a quarter-mile walking radius of the Green Line stations”; LU4-4.6 to “promote mixed-use development near transit nodes and encourage modes of transportation that do not require an
automobile”; and LU4-4.8 to “develop guidelines for mixed-use, high intensity nodes within a quarter mile walking radius of the Green Line stations.” There is an existing Metro Green Line Station adjacent to the northeast corner of the Project site and much of the plan area is within a quarter mile of this station. The Specific Plan allows for a mix of commercial uses to be developed at locations within a quarter mile of the Metro Green Line Station and includes design guidelines and design features that encourage walking and other alternative means of transportation to the Metro Green Line Station. The majority of existing development on the project site within a quarter mile of this Metro Green Line station is surface parking.

D. The proposed project is consistent with Land Use Element Objective LU4-4 to “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.” The Specific Plan allows for a range of commercial uses and includes mechanisms allowing for the flexible transfer of uses and density to different locations within the Specific Plan area. The site is currently developed with little integration into the surrounding area and City street network. The site is currently developed with limited uses and has no support retail services and other commercial uses mixed in with the site’s existing office, industrial and research and development uses. The development standards and allowed uses in the Specific Plan will allow for a more flexible use of the site and allow for the mixing of uses. The Specific Plan also has requirements for new pedestrian and traffic improvements.

E. The proposed project is consistent with Land Use Element Policy LU6-1.1 to “continue to provide uniform and high quality park and recreational opportunities to all areas of the City, for use by residents and employees.” The existing Raytheon South Campus provides a large recreational facility for use by employees, which provides an amenity to employees and also reduces demand for the use of City recreational facilities. The Specific Plan will continue to provide a large outdoor recreational facility to Raytheon Employees and potentially to other employees located within the plan area.

F. The proposed project is consistent with Land Use Element Policy LU7-1.2 that “no new development shall be allowed unless adequate public facilities are in place or provided for.” The utility and public service requirements for the project were evaluated as part of the environmental review process. The required environmental mitigation measures for utilities and services as well as collection of required impact mitigation fees will ensure adequate public facilities are in place or provided.

G. The proposed project is consistent with Land Use Element Policy LU7-1.4 that “storm drain and flood control facilities shall be maintained throughout
the City to protect residents and structures from an anticipated 50-year flood." The project application included a proposed drainage system and the EIR analysis of this system concluded that the project will not result in any net increase in storm water discharge. Compliance with the required environmental mitigation measures for hydrology and water quality will ensure compliance with General Plan flood-proofing requirements.

H. The proposed project is consistent with some, but not all, Circulation Element Objectives and Policies based upon a Traffic Study performed for the project. The project is inconsistent with Circulation Element Policies C1-1.2 to "pursue implementation of all Circulation Element policies such that all Master Plan roadways are upgraded and maintained at acceptable levels of service"; C1-1.5 to "Implement roadway and intersection upgrades to full Circulation Element standards when needed to improve traffic operating conditions and to serve development"; and C1-1.10 to "ensure that new roadway links are constructed as designated in the Master Plan and link with existing roadways with the City such that efficient operation of the circulation system is maintained at an operating Level of Service "D" or better." The Traffic Study determined that the proposed project would generate 26,585 new daily trips with 3,042 new AM peak hour, and 3,120 new PM peak hour trips. The project has significant impacts at 16 of the 71 studied intersections and these impacts do not have feasible mitigation. Project approval requires the City Council to adopt a Statement of Overriding Considerations.

I. The proposed project is consistent with Circulation Element Policy C1-1.3 to "provide adequate roadway capacity on all Master Plan roadways" and C1-1.5 to "pursue and protect adequate right-of-way to accommodate future circulation system improvements." The project involves improvements on three roadways: El Segundo Boulevard; Nash Street and Continental Boulevard. The roadways improvements will be constructed in compliance with Circulation Element standards for each applicable roadway classification and will provide right of ways consistent with Circulation Element Exhibit C-10, the City's Master Plan of Streets.

J. The project is consistent with Circulation Element Policy C1-1.4 to "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 Nash Street extension will result in a north-south roadway in the southeastern quadrant of the City, which is identified as a Future Transportation Corridor in the Circulation Element and noted on the City's Master Plan of Streets (Circulation Element Exhibit C-10) as circulation "to be developed in conjunction with land development."

K. The project is consistent with Circulation Element Policy C1-1.6 to "ensure
that planned intersection improvements are constructed as designated in Exhibit C-9 to achieve efficient operation of the circulation system at a Level of Service “D” or better where feasible.” All feasible intersection improvements have been identified and are required to be completed as part of the project conditions of approval and mitigation measures. The required intersection improvements do not conflict with the improvements identified in Circulation Element Exhibit C-9.

L. The project is consistent with Circulation Element Policy C1-1.7 to “provide adequate intersection capacity to the extent feasible on Major, Secondary and Collector Arterials to maintain LOS D and to prevent diversion of through traffic into local residential streets.” All feasible intersection improvements to increase capacity on Major, Secondary and Collector Arterials are included as project conditions of approval and mitigation measures. Given the project location in the southeast quadrant of the City, which is located away from the City’s residential areas, and as identified in the EIR, the Project will not divert through traffic to City of El Segundo residential streets.

M. The project is consistent with Circulation Element Policy C2-1.1 to “encourage the development of pedestrian linkages to and from the Metro Green Line stations to encourage and attract intermodal transit/walking trips” and Policy C2-1.3 to “encourage new developments in the City to participate in the development of the city-wide system of pedestrian walkways and require participation funded by the project developer where appropriate.” The construction of a pedestrian walkway on the east side of the project area is required to provide convenient pedestrian access to the Green Line El Segundo Station located adjacent to El Segundo Boulevard.

N. The project is consistent with Circulation Element Policy C2-2.8 to “evaluate bikeway system links with the Metro Green Line rail stations and improve access wherever feasible.” The Project is required to add a new eastbound Class I bicycle path to El Segundo Boulevard and an easement on the east side of the project area for direct bicycle access into the Metro Green Line El Segundo Station, which will improve bicycle access to the station.

O. The project is consistent with Circulation Element Policy C2-3.10 to “encourage the MTA to provide bike storage facilities at the Metro Green Line rail stations.” The developer is required to pay $75,000 towards construction of bicycle parking facilities at or adjacent to the Green Line El Segundo Station.

P. The project is consistent with Economic Development Element Policies ED1-2.1 to “expand El Segundo’s retail and commercial base so that the diverse needs of the City’s business and residential communities are met” and ED1-2.2 to “Maintain and promote land uses that improve the City’s tax
base, balancing economic development and quality of life goals." The Project will add retail and commercial uses at the site, replace existing surface parking lots, increase the City's tax base and add new jobs.

Q. The project is consistent with Economic Development Element Policy ED1-2.3 to "balance the City's economic development program with the City's resources and infrastructure capacity." The Project will result in improvements to the City's roadway network and could potentially result in improved sewer infrastructure in El Segundo Boulevard. The EIR for the project evaluated utilities and public services and found that City resources and infrastructure capacity can meet the needs of this Project.

R. The project is consistent with Open Space Element Objective OS 1-2 to "preserve existing and support acquisition of additional private park and recreation facilities to foster recognition of their value as community recreation and open space resources." The Project includes the preservation of existing private recreational facilities through relocation of these facilities within the Specific Plan area. The Project also has the potential to expand the user base of these recreational facilities to employers other than Raytheon.

S. The project is consistent with Recreation Element Goal OS1 to "provide and maintain high quality open space and recreational facilities that meet the needs of the existing and future residents and employees within the City of El Segundo." The project maintains high quality open space and recreational facilities for employees working within the Specific Plan area.

T. The project is consistent with Air Quality Objective AQ3-1 to "increase the proportion of work trips made by transit." The project will increase development intensity around an existing Metro Green Line Light Rail Station, consistent with the SCAG RTP/SCS regional mobility plan and the SCAG Compass Blueprint planning policy document.

U. The project is consistent with Air Quality Policy AQ 4-1.1 to "actively encourage the development and maintenance of a high quality network of pedestrian and bicycle routes, linked to key locations, in order to promote non-motorized transportation." The project includes a new bicycle path on El Segundo Boulevard and new bicycle lanes in the Nash Street extension. These new bicycle facilities are consistent with the South Bay Bicycle Plan and will provide better access to the Metro Green Line Light Rail Station adjacent to the site. A new pedestrian easement providing direct access to the Metro Green Line Light Rail Station is also included in the project.

V. The project is consistent with Noise Element Program N1-2.1A to "address noise impacts in all environmental documents for discretionary approval projects, to insure that noise sources meet City Noise Ordinance standards.
These source may include: mechanical or electrical equipment, truck loading areas, or outdoor speaker systems." The EIR for the project fully evaluated project noise impacts. The EIR identifies that noise impacts can be fully mitigated.

SECTION 5: Subdivision. The City Council 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 El Segundo South Campus Specific Plan. Vesting Tentative Map (VTM) No. 71551 proposes 26 new lots. The proposed lots vary in size and meet the minimum lot size requirements established in the El Segundo South Campus Specific Plan.

B. The design of the proposed subdivision is consistent with applicable general and specific plans. This project meets the goals and objectives of the General Plan with the exception of three Circulation Element policies. Approval of the project relies on a Statement of Overriding Considerations for the subject Circulation Element policies.

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. The previous land use designation was Light Industrial and the zoning designation for the property was Light Industrial (M-1). The new El Segundo South Campus Specific Plan allows for the continued operation of the existing office/manufacturing facility and allows for expanded commercial and office development that is consistent with existing development surrounding the Project area.

D. The site is physically suitable for the proposed density of development. The proposed project involves subdivision of an approximately 142 acre project site into 26 parcels. 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 M-1 Zone, the previous zoning designation of the site. Each new lot will meet or exceed the minimum size and dimension requirements.

E. The design of the subdivision or the proposed improvements is unlikely to cause substantial 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 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 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 6: Approvals.

A. Subject to the conditions listed on attached Exhibit "A," which are incorporated into this Resolution by reference, the City Council certifies the Final Environmental Impact Report of Environmental Impacts for Environmental Assessment No. EA-905 as set forth in Exhibit "H"; makes findings of fact and adopts a Statement of Overriding Considerations as set forth in Exhibit "G," which are incorporated by reference; and approves General Plan Amendment and General Plan Map Amendment No. GPA 11-01 and Subdivision No. SUB 11-02 for Vesting Tentative Map No. 71551.

B. The City Council amends the Land Use Plan ("Land Use Designations – Commercial Designations" subsection) of the Land Use Element of the General Plan to reflect the addition of the El Segundo South Campus Specific Plan, including a description of the allowed uses and the maximum land use density allowed. The corresponding changes are set forth in attached Exhibit "B," which is incorporated into this Resolution by reference.

C. The City Council amends the Land Use Plan ("Southeast Quadrant" subsection) of the Land Use Element of the General Plan to reflect the change of the Project area at 2000-2100 East El Segundo Boulevard from Light Industrial to El Segundo South Campus Specific Plan. The corresponding changes are set forth in attached Exhibit "C," which is incorporated into this Resolution by reference.

D. The City Council amends the 1992 General Plan Summary of Existing Trends Buildout (Exhibit LU-3) of the Land Use Element to reflect the change of the Project area at 2000-2100 East El Segundo Boulevard from Light Industrial to El Segundo South Campus Specific Plan. The corresponding changes to the Land Use Element are set forth in attached Exhibit "D," which is incorporated into this Resolution by reference.

E. The City Council amends the General Plan Land Use Map to reflect the change of the Project area at 2000-2100 East El Segundo Boulevard from
Light Industrial to El Segundo South Campus Specific Plan (ESSCSP). The corresponding changes to the Land Use Map are set forth in attached Exhibit “E,” which is incorporated into this Resolution by reference.

F. The City Council, in accordance with the requirements of Public Resources Code §§21081(a) and 21081.6, adopts a Mitigation Monitoring and Reporting Program (MMRP) as set forth in attached Exhibit “F,” which is incorporated into this Resolution by reference. The City Council adopts each of the mitigation measures expressly set forth in the MMRP as conditions of approval of the Project.

G. The City Council approves Vesting Tentative Map (VTM) No. 71551 (a 26 lot subdivision map) attached as Exhibit “I,” which is incorporated into this Resolution by reference.

SECTION 7: Reliance on Record. Each and every one of the findings and determinations 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 City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8: Limitations. The City Council’s analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council’s lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City’s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 9: Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 10: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 11: A copy of this Resolution must be mailed to the Raytheon Company, and to any other person requesting a copy.

SECTION 12: This Resolution is the City Council’s final decision and will become effective immediately upon adoption.
PASSED, APPROVED AND ADOPTED this 17th day of November, 2015.

__________________________
Suzanne Fuentes, Mayor

ATTEST:

STATE OF CALIFORNIA   )
COUNTY OF LOS ANGELES  ) SS
CITY OF EL SEGUNDO     )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. ___ was duly passed, approved and adopted by said City Council at a regular meeting held on the 17th day of November, 2015, approved and signed by the Mayor, and attested to by the City Clerk, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

__________________________
Tracy Weaver, City Clerk

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

By: _______________________
   Karl H. Berger, Assistant City Attorney
CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code ("ESMC"), the Raytheon Company, agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Environmental Impact Report for Environmental Assessment No. EA-905, General Plan Amendment and General Plan Map Amendment No. GPA 11-01, Specific Plan No. SP 11-01, Zone Change and Zoning Map Amendment No. ZC 11-01, Zone Text Amendment No. ZTA 11-01, Development Agreement No. DA 11-02, and Subdivision No. SUB 11-02 for Vesting Tentative Map (VTM) No. 71551 ("Project Conditions").

Planning and Building Safety Department

1. 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.

2. The applicant must comply with all mitigation measures identified in the Final Environmental Impact Report prepared for the Project. A Mitigation Monitoring and Reporting Program (MMRP) was prepared as part of the environmental review for the project and is attached as Exhibit “F” to this Resolution. The mitigation measures of the MMRP are incorporated into these conditions of approval by reference. 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.

3. Before the City issues building permits located on sites within the ESSCSP, the applicant must submit site specific landscape and irrigation plans to the Planning and Building Safety Department and the Parks and Recreation Department for review and approval to demonstrate compliance with the City’s Water Conservation regulations and Guidelines for Water Conservation in Landscaping (ESMC §§10-2-1, et seq.). The landscaping and irrigation must be completely installed before the City issues a final Certificate of Occupancy.

4. 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.

5. 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.

6. 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.

7. 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.

8. The applicant must record a 20-year irrevocable offer of dedication of Parcel 26 of Tentative Vesting Map No. 71551 in accordance with the El Segundo South Campus Specific Plan and Section 7.2.6 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.

9. The applicant must complete the El Segundo Boulevard roadway and associated right-of-way improvements in accordance with Section 7.3 of the Development Agreement. The design and construction of the El Segundo roadway and associated improvements is subject to review and approval by the Director of Public Works and Director of Planning and Building Safety.

10. The applicant must construct a Class I bicycle path on El Segundo Boulevard in accordance with the El Segundo South Campus Specific Plan and Section 7.4 of the Development Agreement.

11. 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.

12. The applicant must pay $75,000 towards the construction of bicycle parking facilities at or adjacent to the Metro Green Line El Segundo Station in accordance with Section 7.6.1 of the Development Agreement.

-2-
13. The applicant must allow a pedestrian easement across one or a combination of Parcels 13, 14 and/or 24 of Vesting Map No. 71551 to allow direct pedestrian access to the Metro Green Line Light Rail Station in accordance with the El Segundo South Campus Specific Plan and Section 7.6.1 of the Development Agreement. Before recordation, the pedestrian easement must be reviewed and approved by the Director of Planning and Building Safety, the Director of Public Works and the City Attorney.

14. The applicant must record a 20-year irrevocable offer of dedication of Parcels 20 and 22 of Vesting Map No. 71551 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.

15. To obtain access to sewer service in El Segundo Boulevard a 25% payment by the applicant towards the cost of a sewer line capacity upgrade, up to $375,000, in accordance with Section 8.2 of the Development Agreement is required not later than December 31, 2018.

16. If the applicant sells more that 20% of the ESSCSP campus area (28.44 acres) to a user other than Raytheon or a Raytheon affiliate, then all employees within the ESSCSP area must be provided access to the 7.54 acre Open Space and Recreational area in accordance with Section 9 of the Development Agreement.

17. The applicant must make annual $500,000 payments to the City as identified in Section 10 of the Development Agreement. Six annual payments are required starting on March 31, 2016 and ending on March 31, 2021. If the Nash Street roadway extension improvements are not completed within 10 years of the effective date of the City Council ordinance approving this project, an additional $5,000,000 payment to the City is required.

18. A $.50 per square foot fee for all new development on the site is required. All revenue from this fee will be deposited to the City's General Fund.

19. 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.

20. The applicant is required to submit building and engineering plans to Metro for any project site located within 100 feet of the Metro station or rail easement. Clearance of these plans from Metro is required before the City can issue a building permit. Metro requires an Engineering Review Fee for evaluation of any impacts based on adjacency and relationship of proposed new structures to the Metro existing structures.

21. The applicant is required to obtain a Metro Special Operation Permit for use of a pile driver or any other equipment in close proximity to a Metro aerial railway support structure at least one week before starting construction.

22. If required by Metro, the applicant must obtain a track allocation permit for any work within ten feet of a Metro aerial railway support structure. Permits allowing for single tracking or a power shutdown must be obtained from Metro at least two weeks before the start of construction.

23. The applicant must allow Metro representatives access to monitor any construction activity to ascertain if construction activity will have any impacts on Metro Right-of-Way.

24. Wayfinding signage to the Metro Green Line Station and other transportation facilities must be provided at appropriate locations within the Specific Plan area. These signs must be consistent with applicable Metro guidelines for wayfinding signage. The Director of Planning and Building Safety and the Director of Public Works must review and approve the location and appearance of wayfinding signs.

25. Before the City issues a certificate of occupancy for any new building within the ESSCSP, the applicant must contact Metro about employer transit pass programs. The applicant must provide verification of this contact to the Director of Planning and Building Safety.

26. Projects located within the ESSCSP must comply with the City's Transportation Demand Management (TDM) regulations (ESMC §§15-17-1, et seq.). Evaluation for compliance with the City’s TDM regulations for specific projects will occur as part of the Site Plan Review process identified in ESSCSP § VII.D.
27. 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.

28. A Study Application Package for a second customer dedicated substation must be submitted to Southern California Edison before City approval of a Site Plan Review for any project that would require electrical service from a second substation within the ESSCSP area.

29. The applicant must submit six sets of project plans depicting the El Segundo roadway widening and intersection improvements for Southern California Edison review and approval before City approval of building permits for a building identified as part of Phase II in the EIR.

30. Trash and recycling enclosures must be provided and shown on site plans that are sufficiently large enough to store the necessary bins required for the regular collection of commercial solid waste and recyclable materials. The site plan with the location and dimensions of the trash and recycling enclosure and an elevation view of the enclosure must be provided to the Planning and Building Safety Department for review and approval before the City issues building permits.

31. A qualified cultural resources monitor must be present during earthmoving construction activities. The requirements and procedures set forth in Public Resources Code §§ 5097, et seq., must be implemented if human remains are discovered during site excavation.

32. Ground level mechanical equipment, refuse collectors, storage tanks, generators, and other similar facilities must be screened from view consistent with the development standards and design guidelines contained in the El Segundo South Campus Specific Plan.

33. Exterior lighting must be designed to minimize off-site glare.

34. Buildings must be designed to comply with all ESMC standards for the attenuation of interior noise.

35. At the time of plan check submittal for the first project within the ESSCSP area the applicant must submit funds to cover reasonable first year costs, including City consultant costs, of monitoring all conditions of approval and mitigation measures adopted in the
MMRP. Annually thereafter, the applicant is required to replenish funds sufficient to cover the reasonable costs, including City consultants’ costs for each year. The Director of Planning and Building Safety, at the Director’s discretion, may retain a consultant to coordinate and monitor compliance.

36. Before the City issues a grading permit, building permit, or certificate of occupancy, as applicable, the applicant must provide evidence to the Director of Planning and Building Safety that all mitigation measures in the MMRP are or will be implemented.

37. A Landscape Master Plan for the ESSCSP must submitted to the City before it approves the first Site Plan Review within the Specific Plan area. This Landscape Master Plan is subject to review and approval by the Director of Planning and Building Safety.

38. An overall Master Sign Program for the ESSCSP must be submitted to the City before it approves the first Site Plan Review within the Specific Plan area. This Master Sign Program is subject to review and approval by the Director of Planning and Building Safety.

39. A Trip Budget tracking system, based on the criteria contained in Appendix A of the El Segundo South Campus Specific Plan, must be developed and approved by the Director of Planning and Building Safety. An update of the Trip Budget tracking system is required to be submitted with every Site Plan Review and Plan Check for projects located within the ESSCSP area.

40. The Project Trip Ceiling for the project is the maximum number of vehicle trips permitted for the project. The Project Trip Ceiling for new development within the ESSCSP area consists of:

- 3,042 AM Peak Hour Trips (2,634 In and 408 Out)
- 3,120 PM Peak Hour Trips (631 In and 2,489 Out)
- 26,585 Total Daily Trips

41. Before the City issues a building permit for the first building located within any Phase identified in the EIR, a reclaimed water facility plan must be submitted for review and approval by the Director of Planning and Building Safety and the Director of Public Works.

42. The project must meet all design criteria of the Specific Plan to the satisfaction of the Director of Planning and Building Safety.
Building Division Conditions

43. Before the City issues building permits, the applicant must submit a geotechnical/soils report, along with an associated grading plan that addresses the current code to the Planning and Building Safety Department for review and approval.

44. Before the City issues grading permits, the applicant must submit a soils report to the Planning and Building Safety Department for review and approval.

45. Before the City issues building permits, plans must show compliance with the version of the California Building Code, as adopted by the ESMC, in effect at the time of building permit application.

46. Before the City issues grading or building permit for any project within the Specific Plan area, the applicant must provide evidence to the reasonable satisfaction of the Director of Planning and Building Safety that all applicable permits from other agencies are obtained including, without limitation, the California Department of Transportation, Regional Water Quality Control Board (Los Angeles Region), South Coast Air Quality Management District, and Los Angeles County Department of Public Works.

Fire Department Conditions

47. The project must comply with all applicable requirements in the California Fire Code and the International Fire Code, as adopted by the ESMC, and El Segundo Fire Department regulations, in effect at the time of building permit application.

48. Before the City issues a building permit, the applicant must submit a Fire/Life Safety Plan to the Fire Chief (or designee) identifying fire safety precautions during demolition and construction, emergency site access during construction, permanent fire department access, fire hydrant locations and any existing or proposed fire sprinkler system and fire alarm systems.

50. Private fire main systems for each new building or parcel must be from an independent public water supply. There can be no sharing of private fire main systems between parcels.

51. The applicant must provide an automatic fire sprinkler system throughout each building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 13, both as adopted by the ESMC.

52. The applicant must provide the following conditions for any fire features as part of this project: A) A barrier must be provided around the fire feature to prevent accidental access into the fire feature; B) The distance between the fire feature and combustible material and furnishing must meet the fire feature's listing and manufacturer's requirements; and C) If the feature's protective barrier exceeds ambient temperatures, all exit paths and occupant seating must be a minimum 36 inches from the fire feature.

53. Each building needs to be identified as a separate street address for emergency response purposes.

54. The project must provide on-site collection and dispersion (infiltration) of non-stormwater discharges from testing and maintenance of water-based fire protection systems (fire sprinklers and private fire main systems) and other non-stormwater discharges.

55. Any diesel-powered generators must be approved by the Fire Department, Environmental Safety Division, and provide for secondary containment, placarding, spill detection and prevention. Underground tanks require additional environmental monitoring requirements.

56. The applicant must provide the Environmental Safety Division of the El Segundo Fire Department an inventory of any and all chemicals used in facilities that exceeds 55 gallons, 500 pounds or 200 cubic feet.

57. The applicant, or designee, must contact Underground Service Alert before digging or excavating.

58. Restaurant and industrial activities must have segregated wastewater systems to ensure pre-treatment devices are adequately protected.
Public Works Department Conditions

59. All onsite utilities including, without limitation, water, electricity, gas, sewer and storm drains, must be installed underground. Contact Southern California Edison for required service and underground requirements.

60. The applicant must secure any required encroachment permits from the Public Works Department before commencing any work in the public right-of-way.

61. The project must comply with the latest National Pollution Discharge Elimination System (NPDES) requirements and provide Best Management Practices (BMPs) for sediment control, construction material control and erosion control.

62. Before the City issues a building permit, the location and sizes of all proposed water meters must be approved by the City's Water Division.

63. Acceptable water service connection points for future construction in the ESSCSP area is subject to review and approval by the Director of Public Works.

64. The location of existing water service lateral connection points in the ESSCSP area as well as existing and proposed fire hydrant connections area subject to review and approval by the Director of Public Works.

65. City water mains cannot be located on private property. The applicant must provide a main meter in the public right-of-way.

66. Wastewater facilities cannot have structures built over them.

67. Wastewater facilities cannot be designed with curves; they must be straight lines from manhole to manhole. If deviations are needed, they must be made at manholes.

68. A registered civil engineer must provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts, as follows, subject to review and approval from the Public Works Director, or designee:

- The design must follow the criteria contained in the most recent additions of both the Los Angeles County Department of Public Works Hydrology Manual and Standard Urban
Storm Water Mitigation Plan. Flows must remain in their historical drainage pattern so as not to impact neighboring properties.

- New development cannot increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.

69. Construction related parking must be provided on-site.

70. All record drawings (as-built drawings) and supporting documentation must be submitted to the Public Works Department before scheduling the project's final inspection.

**Police Department Conditions**

71. Before the City issues a building permit within the ESSCSP, the applicant must submit photometric light studies for Police Chief or designee review and approval. A site plan must be provided showing buildings, parking areas, walkways, and the point-by-point photometric calculation of the required light levels.

72. A schematic plan of the security camera systems for new structures must be submitted for Police Chief or designee review and approval before the City issues a building permit, and must be included as a page in the stamped approved set of plans.

73. Lighting devices must be enclosed and protected by weather and vandal resistant covers.

74. The location and design of crosswalks are subject to Police Chief or designee review and approval review and approval.

75. The location and design of future bicycle racks and bicycle parking areas are subject to Police Chief or designee review and approval.

76. The Police Chief or designee will review new buildings and tenant improvements within buildings during the plan check process. Interior and exterior improvements are subject to Police Chief or designee review and approval. Items subject to review include, but are not limited to, doors and hardware, roll-up doors, stairwells, exterior mounted ladders and trash dumpsters.

77. Street addressing must be a minimum of 6 inches high and must be visible from the street or driving surface, of contrasting color to the
background and illuminated during hours of darkness. Addressing must also be shown on plan elevations.

78. All landscaping must be low profile around perimeter fencing, windows, doors and entryways so as not to limit visibility or provide climbing access. Dense bushes cannot be clumped together in a manner that provides easy concealment.

Construction Conditions

79. Before any construction occurs within the plan area, the perimeter of the development site must be fenced with a minimum 6-foot high fence. The fence must be covered with a material approved by the Planning and Building Safety Director, or designee, to prevent dust from leaving the site.

80. Public sidewalks must remain open at all times.

81. All haul trucks hauling soil, sand, and other loose materials must either be covered or maintain two feet of freeboard.

82. Construction vehicles cannot use any route except the City’s designated Truck Routes.

83. The applicant must develop and implement a construction management plan for any project located within the Specific Plan area. The construction management plan is subject to Director of Planning and Building Safety and Director of Public Work review and approval. The plan must include measures recommended by SCAQMD Rules 402 and 403.

84. During construction and operations, all waste must be disposed in accordance with all applicable laws and regulations. Toxic wastes must be discarded at a licensed, regulated disposal site by a licensed waste hauler.

Impact Fee Conditions

85. Pursuant to ESMC §§ 15-27A-1, *et seq.*, and before building permits are issued, the applicant must pay a one-time fire services mitigation fee in accordance with City Council Resolution No. 4687.

86. Pursuant to ESMC §§ 15-27A-1, *et seq.*, and before building permits are issued, the applicant must pay a one-time police services mitigation fee in accordance with City Council Resolution No. 4687.
87. Pursuant to ESMC §§ 15-27A-1, *et seq.*, and before building permits are issued, the applicant must pay a one-time park services mitigation fee in accordance with City Council Resolution No. 4687.

88. Before building permits are issued, the applicant must pay the required sewer connection fees (as specified in ESMC Title 12-3).

89. Pursuant to ESMC §§ 15-27A-1, *et seq.*, and before the City issues a certificate of occupancy for buildings within the Specific Plan, the applicant must pay a one-time traffic mitigation fee in accordance with City Council Resolution No. 4443.

90. Permittee agrees to pay City any development impact fees ("DIFs") that may be applicable to the Project. Permittee takes notice pursuant to Government Code § 66020(d) that City is imposing the DIFs upon the Project in accordance with the Mitigation Fee Act (Government Code § 66000, *et seq.*). The permittee is informed that it may protest DIFs in accordance with Government Code § 66020.

91. All required fees, adopted by agencies with jurisdiction over intersections and roadways affected by this Project and identified in the MMRP adopted for this project, must be calculated and collected by affected agencies before Certificates of Occupancy are issued for any building identified as part of Phase II in the EIR. Proof of fee payment must be provided to the Director of Planning and Building Safety.

92. Before building permits are issued, the applicant must pay the required School Fees. This condition does not limit the applicant’s ability to appeal or protest the payment of these fees to the school districts(s).

**Miscellaneous**

93. Unless otherwise provided by the Development Agreement, the vesting tentative map will expire pursuant to Government Code § 66452.6 and ESMC § 14-1-12.

94. The Raytheon Company, 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-905, General Plan Amendment/General Plan Map Amendment No. GPA 11-01, Specific Plan No. SP 11-01, Zone Change and Zoning Map Amendment No. ZC 11-02, Zone Text Amendment No. ZTA 11-01, Development Agreement No. DA 11-02, and Subdivision No. 11-02 (VTM No. 71551). 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-905, General Plan Amendment/General Plan Map Amendment No. GPA 11-01, Specific Plan No. SP 11-01, Zone Change and Zoning Map Amendment No. ZC 11-02, Zone Text Amendment No. ZTA 11-01, Development Agreement No. DA 11-02, and Subdivision No. 11-02 (VTM No. 71551), the Raytheon Company, 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, Scott Pozza, on behalf of the Raytheon Company, certifies that they have read, understood, and agree to the Project Conditions listed in this document.

Scott Pozza  
Director - Facilities and Real Estate  
Space and Airborne Systems  
The Raytheon Company, a Delaware Corporation

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Commercial Designations

Add the following text to page 3-8 as an additional paragraph at the end of the "Commercial Designations" subsection of the "Land Use Designations" section:

"**El Segundo South Campus Specific Plan:** 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."
CITY COUNCIL RESOLUTION NO. ____
EXHIBIT C

Excerpt from Page 3-12 of the El Segundo General Plan Land Use Element

Proposed Land Use Plan

"Southeast Quadrant"

The majority of the southeast quadrant is designated light industrial (365.9 ac). This category allows for a mixture of light industrial and office uses, similar to what is now existing in some of the business parks between Douglas Street and Aviation Boulevard.

The southern portion of the quadrant, along Rosecrans Avenue west of Aviation Boulevard, is designated as Urban Mixed-Use South, allowing a mixture of office, hotel, and retail uses. This area totals 70.6 acres. The northeast corner of Rosecrans Avenue and Sepulveda Boulevard (84.8 ac), currently occupied by Air Products and Allied Chemical, are designated for heavy industrial. There is a small commercial piece (0.9 ac) along Sepulveda Boulevard, just south of El Segundo Boulevard.

The remaining land in the southeast quadrant is designated as public facilities for the Green Line station along El Segundo Boulevard and the proposed water reclamation facility north of Hughes Way, parks for the Golf Course and Driving Range along Sepulveda Boulevard, and open space along the Southern California Edison transmission line rights-of-way. A 5.4 acre portion of the Southern California Edison right-of-way is also designated as the Aviation Specific Plan area. The privately-owned park for Hughes employees is also designated as open space, to ensure it will continue to be used as a recreation facility.

The U.S. Government Air Force Base south of El Segundo Boulevard (42.1 ac) has been placed in the Federal Government land use designation.

"The El Segundo South Campus Specific Plan (142.28 acres), located in the northwestern portion of the quadrant off of East El Segundo Boulevard, allows for a mixture of office, commercial, retail, research and development, industrial and related recreational uses."

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City Council Resolution No. ____
Exhibit D

### 1992 General Plan Summary of Existing Trends Build-out

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<td>4.65</td>
<td></td>
<td>121,532</td>
</tr>
<tr>
<td>888 No. Sepulveda Boulevard Specific Plan</td>
<td>2.98</td>
<td></td>
<td>206,710</td>
</tr>
<tr>
<td>Specific Plan</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>El Segundo South Campus</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specific Plan</td>
<td>142.28</td>
<td></td>
<td>4,231,547</td>
</tr>
<tr>
<td>Parking</td>
<td>11.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Light Industrial</td>
<td></td>
<td></td>
<td>18,529,000</td>
</tr>
<tr>
<td>Heavy Industrial</td>
<td>213.82</td>
<td></td>
<td>16,190,266</td>
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<tr>
<td>Public Facilities</td>
<td>1001</td>
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<tr>
<td>Federal Government</td>
<td>87.9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>90.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks</td>
<td>77.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street and Railroad R.O.W</td>
<td>50</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Totals</td>
<td>3,497</td>
<td>8,089</td>
<td>57,773,774 59,666,584</td>
</tr>
</tbody>
</table>

1 Existing construction and recently constructed, renovated commercial centers and legal non-conforming residential uses at densities that are currently higher than allowed by the land use designations in this plan will not realistically be converted to mixed commercial/residential uses and these buildings are expected to remain for the life of the Plan.

2 The heavy industrial shown on this plan includes the Chevron Refinery and former Southern California Edison Generation Station. These facilities have processing equipment and tanks rather than buildings and are expected to remain for the life of the Plan. Therefore, no estimated building square footage is shown.

3 This number represents the maximum number of dwelling units that can be developed in Option 1 of the 540 East Imperial Avenue Specific Plan. If Option 1 is not built, the maximum number of units that can be developed in Option 2 of the 540 East Imperial Avenue Specific Plan is 58 residential dwelling units.
EXHIBIT F

MITIGATION MONITORING
AND
REPORTING PROGRAM
(MMRP)
11.0 Mitigation Monitoring and Reporting Program
11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Section 1.0 and Section 5.0 of this EIR identify the mitigation measures that will be implemented to reduce the impacts associated with the El Segundo South Campus Specific Plan Project. Public Resources Code § 21081.6 requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development:

... the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.

Public Resources Code Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, must be defined before certification of the Final EIR.

The mitigation monitoring table below lists mitigation measures that can be included as conditions of approval for the Project. These measures correspond to those outlined in Section 1.0 and discussed in Section 5.0. To ensure that the mitigation measures are properly implemented, a Mitigation Monitoring and Reporting Program (MMRP) was drafted that identifies the timing and responsibility for monitoring each measure. The applicant/developer of specific future projects will have the responsibility for implementing the measures, and the various City Departments will have the primary responsibility for monitoring and reporting implementation of the mitigation measures.
## EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)

### MITIGATION MONITORING AND REPORTING PROGRAM

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Monitoring Phase/Timing</th>
<th>Monitoring Procedure</th>
<th>Implementing Party/Agency</th>
<th>Verification of Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TRANSPORTATION AND TRAFFIC</strong></td>
<td></td>
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</tr>
<tr>
<td>TRA-1 Intersection 29 (Nash Street/Maple Avenue) – This intersection is within the City of El Segundo's jurisdiction. Before the City issues a Certificate of Occupancy for any building located in Phase II of the Project, the Project Applicant must: 1) Coordinate with and obtain concurrence from the City for the improvements outlined below; and 2) Pay applicable fair share mitigation fees to fund the following improvements:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Before Certificate of Occupancy is Issued for any Phase II Building</td>
<td>Coordinate with and obtain concurrence from City</td>
<td>Director of Public Works or Designee</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Widen the northbound approach from one shared left-turn/through lane and one shared through/right-turn lane to consist of one shared left-turn/through lane, one through lane, and one right-turn lane; and</td>
<td></td>
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</tr>
<tr>
<td>b. Widen the westbound approach from one left-turn lane and one shared through/right-turn lane to consist of one left-turn lane, one through lane, and one right-turn lane.</td>
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</tr>
<tr>
<td>TRA-2 Intersection 32 (Nash Street/El Segundo Boulevard) – This intersection is within the City of El Segundo's jurisdiction. Before the City issues a Certificate of Occupancy for any building located in Phase II of the Project, the Project Applicant must: 1) Coordinate with and obtain concurrence from the City for the improvements outlined below; and 2) Construct, or cause to be constructed, the following improvements:</td>
<td></td>
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</tr>
<tr>
<td>Before Certificate of Occupancy is Issued for any Phase II Building</td>
<td>Coordinate with and obtain concurrence from City</td>
<td>Director of Public Works or Designee</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Widen the northbound approach from two left-turn lanes, one shared through/right-turn lane, and one right-turn lane with right-turn overlap signal phasing to consist of two left-turn lanes, one through lane, and two right-turn lanes with right-turn overlap signal phasing.</td>
<td>Verification of completion of improvements</td>
<td>Director of Planning and Building Safety Designee</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)

#### MITIGATION MONITORING AND REPORTING PROGRAM

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Monitoring Phase/Timing</th>
<th>Monitoring Procedure</th>
<th>Implementing Party/Agency</th>
<th>Verification of Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TRA-3</strong> Intersection 48 (Aviation Boulevard/El Segundo Boulevard)</td>
<td>Before Certificate of Occupancy is Issued for any Phase II Building</td>
<td>Coordinate with and obtain concurrence from El Segundo and Hawthorne</td>
<td>El Segundo and Hawthorne Directors of Public Works or Designees</td>
<td>Initials</td>
</tr>
<tr>
<td>- Widen the southbound approach from one left-turn lane, one through lane, one shared through/right-turn lane and one right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane with right-turn overlap signal phasing, which would preclude U-turn movements from eastbound to westbound El Segundo Boulevard; and</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>- Widen the westbound approach from two left-turn lanes, two through lanes, one shared through/right-turn lane, and one right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane.</td>
<td></td>
<td>El Segundo Director of Planning and Building Safety or Designee</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TRA-4</strong> Intersection 49 (Aviation Boulevard/Utah Avenue)</td>
<td>Before Certificate of Occupancy is Issued for any Phase II Building</td>
<td>Coordinate with and obtain concurrence from El Segundo and Hawthorne</td>
<td>El Segundo and Hawthorne Directors of Public Works or Designees</td>
<td></td>
</tr>
<tr>
<td>- Widen the southbound approach from one left-turn lane, one through lane, and one shared through/right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane;</td>
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<tr>
<td>- Widen the eastbound approach from one shared left-turn through lane and one shared through/right-turn lane to</td>
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</tbody>
</table>
### EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)

#### MITIGATION MONITORING AND REPORTING PROGRAM

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Monitoring Phase/Timing</th>
<th>Monitoring Procedure</th>
<th>Implementing Party/Agency</th>
<th>Verification of Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>consist of one shared left-turn/through lane, one through lane,</td>
<td>Before Certificate of Occupancy is Issued for any</td>
<td>Coordinate with and obtain concurrence from the City of</td>
<td>El Segundo and Hawthorne Directors of Public Works or</td>
<td></td>
</tr>
<tr>
<td>and one right-turn lane; and</td>
<td>Phase II Building</td>
<td>Hawthorne and Manhattan Beach</td>
<td>Designee</td>
<td></td>
</tr>
<tr>
<td>c. Modify the westbound signal phasing to include a right-turn overlap, which</td>
<td></td>
<td></td>
<td>El Segundo Director of Planning and Building Safety or</td>
<td></td>
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<tr>
<td>would preclude U-turn movements from southbound to northbound Aviation Boulevard.</td>
<td></td>
<td></td>
<td>Designee</td>
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<tr>
<td>TRA-5</td>
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<tr>
<td>Intersection 50 (Aviation Boulevard/Alaska Avenue) – This intersection’s</td>
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<tr>
<td>jurisdiction is shared between the cities of El Segundo and Hawthorne. Before</td>
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<tr>
<td>the City of El Segundo issues a Certificate of Occupancy for any building</td>
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<tr>
<td>located in Phase II of the Project, the Project Applicant must: 1) Coordinate</td>
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<tr>
<td>with and obtain concurrence from the City of El Segundo and Hawthorne for the</td>
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<tr>
<td>improvements outlined below; and 2) Pay applicable fair share mitigation fees to</td>
<td></td>
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<tr>
<td>fund the following improvements:</td>
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<tr>
<td>a. Widen the southbound approach from one through lane and one shared</td>
<td></td>
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<tr>
<td>through/right-turn lane to consist of two through lanes and one</td>
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<td>right-turn lane.</td>
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<td>TRA-6</td>
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<tr>
<td>Intersection 53 (Aviation Boulevard/Marine Avenue) – This intersection’s</td>
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</tr>
<tr>
<td>jurisdiction is shared among the cities of Hawthorne, Manhattan Beach, and</td>
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<tr>
<td>Redondo Beach. Before the City of El Segundo issues a Certificate of Occupancy</td>
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</tr>
<tr>
<td>for any building located in Phase II of the Project, the Project Applicant</td>
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<tr>
<td>must: 1) Coordinate with and obtain concurrence from the City of Hawthorne,</td>
<td></td>
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</tr>
<tr>
<td>Manhattan Beach, and Redondo Beach for the improvements outlined below; and 2)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Payment of applicable fair share mitigation fees to fund the following</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>improvements:</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>a. Widen the westbound approach from one left-turn lane, one through</td>
<td></td>
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</tr>
<tr>
<td>lane, and one shared through/right-turn lane to consist of one left-turn lane,</td>
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<tr>
<td>two through lanes, and one right-turn lane with right-turn overlap signal</td>
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<tr>
<td>phasing, which would preclude U-turn movements from southbound to northbound</td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>Aviation Boulevard. The identified mitigation measure would reduce the</td>
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</tbody>
</table>

Final • January 2015 11-4 Mitigation Monitoring and Reporting Program
<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Monitoring Phase/Timing</th>
<th>Monitoring Procedure</th>
<th>Implementing Party/Agency</th>
<th>Verification of Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
</tr>
<tr>
<td>TRA-7</td>
<td>Before Certificate of Occupancy is Issued for any Phase II Building</td>
<td>Coordinate with and obtain concurrence from Manhattan Beach and Redondo Beach</td>
<td>Manhattan Beach and Redondo Beach Directors of Public Works or Designee</td>
<td></td>
</tr>
</tbody>
</table>
| Intersection 55 (Aviation Boulevard/Manhattan Beach Boulevard) – This intersection's jurisdiction is shared between the Cities of Manhattan Beach and Redondo Beach. Before the City of El Segundo issues a Certificate of Occupancy for any building located in Phase II of the Project, the Project Applicant must: 1) Coordinate with and obtain concurrence from the Cities of Manhattan Beach and Redondo Beach for the improvements outlined below; and 2) Pay applicable fair share mitigation fees to fund the following improvements:  
   a. Restripe the eastbound Manhattan Beach Boulevard approach from one left-turn lane, two through lanes, and one right-turn lane to consist of two left-turn lanes, two through lanes, and one right-turn lane. While the identified mitigation measure will reduce the project-related traffic impact to a level considered less than significant during the a.m. peak hour, the traffic impact during the p.m. peak hour will remain significant. |              |                      |                           |                           |
|                    |                         |                      |                           |                           |
| TRA-8              | Before Certificate of Occupancy is Issued for any Phase II Building | Coordinate with and obtain concurrence from Caltrans | Caltrans Division of Design |                           |
| Intersection 13 (Sapulveda Boulevard (SR-1)/Mariposa Avenue) – This intersection is within Caltrans' jurisdiction. Before the City issues a Certificate of Occupancy for any building located in Phase II of the Project, the Project Applicant must: 1) Coordinate with and obtain concurrence from Caltrans for the improvements outlined below; and 2) Pay applicable fair share mitigation fees to fund the following improvements:  
   a. Widen the westbound approach from one left-turn lane, one through lane, and one right-turn lane to consist of two left-turn lanes, one through lane, and one right-turn lane. |              |                      | El Segundo Director of Planning and Building Safety or Designee |                           |
### EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)

#### MITIGATION MONITORING AND REPORTING PROGRAM

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Monitoring Phase/Timing</th>
<th>Monitoring Procedure</th>
<th>Implementing Party/Agency</th>
<th>Verification of Compliance</th>
</tr>
</thead>
</table>
| **TRA-9** Intersection 57 (I-405 Southbound Ramps/El Segundo Boulevard) – This intersection is within Caltrans’ jurisdiction. Before the City of El Segundo issues a Certificate of Occupancy for any building located in Phase II of the Project, the Project Applicant must: 1) Coordinate with and obtain concurrence from Caltrans for the improvements outlined below; and 2) Pay applicable fair share mitigation fees to fund the following improvements:  
   
   a. Modify the eastbound signal phasing to include a right-turn overlap, which would preclude U-turn movements from the I-405 Ramps back onto the freeway.  

   
   Before Certificate of Occupancy is issued for any Phase II Building  

   
   Coordinate with and obtain concurrence from Caltrans  

   
   Provide proof of payment of fees  

   
   Caltrans Division of Design  

   
   El Segundo Director of Planning and Building Safety or Designee | | | | |
| **TRA-10** Pursuant to ESMC §§ 15-27A-1, et seq., and before the City of El Segundo issues a Certificate of Occupancy for any building in the ESSCSP, the Project Applicant must pay one time traffic mitigation fees in accordance with City of El Segundo Resolution No. 4443.  

   
   Before Certificate of Occupancy is issued for any Building  

   
   Provide proof of payment of fees  

   
   El Segundo Planning and Building Safety Department | | | | |

#### AIR QUALITY

| AQ-1 | Before the City issues a Grading Permit, the Director of Public Works, or designee, and Director of Planning and Building Safety, or designee, 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.  

   
   Before any Grading Permit is Issued  

   
   Review/Approval of Grading Plan and Building Plan Specifications  

   
   Director of Public Works or Designee and Director of Planning and Building Safety or Designee | | | | |
## EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)

### MITIGATION MONITORING AND REPORTING PROGRAM

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</thead>
<tbody>
<tr>
<td>• 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.</td>
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</tr>
<tr>
<td>• 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.</td>
<td></td>
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<tr>
<td>• 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.</td>
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<tr>
<td>• All grading and excavation operations must be suspended when wind speeds exceed 25 miles per hour.</td>
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<tr>
<td>• Disturbed areas must be replaced with ground cover or paved immediately after construction is completed in the affected area.</td>
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<tr>
<td>• 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.</td>
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<tr>
<td>• On-site vehicle speed must be limited to 15 miles per hour.</td>
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<tr>
<td>• All material transported off-site must be either sufficiently watered or securely covered to prevent excessive amounts of dust before departing the job site; and</td>
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<tr>
<td>• Reroute construction trucks away from congested streets or sensitive receptor areas.</td>
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</tbody>
</table>
# EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)

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</tr>
</thead>
<tbody>
<tr>
<td>AQ-2</td>
<td>Before any Grading Permit is Issued</td>
<td>Review/Approval of Grading Plan Specifications</td>
<td>Director of Public Works or Designee</td>
<td>Director of Public Works or Designee</td>
</tr>
<tr>
<td></td>
<td>During Construction</td>
<td>Verification at Site</td>
<td>Project Applicant/Contractor or Designee</td>
<td>Project Applicant/Contractor or Designee</td>
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<tr>
<td>AQ-3</td>
<td>Before any Grading Permit is Issued</td>
<td>Review/Approval of Grading Plan Specifications</td>
<td>Director of Public Works or Designee</td>
<td>Project Applicant/Contractor</td>
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<tr>
<td></td>
<td>During Construction</td>
<td>Verification at Site</td>
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<tr>
<td>AQ-4</td>
<td>Before any Grading Permit is Issued</td>
<td>Review/Approval of Grading Plan Specifications</td>
<td>Director of Public Works or Designee</td>
<td>Project Applicant/Contractor</td>
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<tr>
<td></td>
<td>During Construction</td>
<td>Verification at Site</td>
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</tr>
</tbody>
</table>

- 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.

- Before the City issues a Grading Permit, the construction contractor must provide evidence to the Director of Public Works, or designee, that the following measures are implemented during construction:
  - 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.
### EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)

#### MITIGATION MONITORING AND REPORTING PROGRAM

<table>
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<tr>
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<th>Monitoring Procedure</th>
<th>Implementing Party/Agency</th>
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<tr>
<td>• 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 NOx emissions requirements may be used.</td>
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<tr>
<td>• 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:</td>
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<tr>
<td>- 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.</td>
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<tr>
<td>- 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.</td>
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<tr>
<td>- 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.</td>
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**Mitigation Monitoring and Reporting Program**
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<tr>
<td><strong>GREENHOUSE GAS EMISSIONS</strong></td>
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<tr>
<td>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 Director of Planning and Building Safety or designee, before the City issues building permits or certificates of occupancy.</td>
<td>Before any Building Permit or Certificate of Occupancy is Issued</td>
<td>Review/Approval of Building Plan Specifications</td>
<td>Director of Planning and Building Safety or Designee</td>
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<tr>
<td><strong>Energy Efficiency</strong></td>
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<tr>
<td>• Design buildings to be energy efficient, 15 percent above CCR Title 24 requirements (Building Permit).</td>
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<td>• Install light colored &quot;cool&quot; roofs and cool pavements, and strategically placed shade trees (Building Permit).</td>
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<tr>
<td>• Install high efficiency lighting, and energy efficient heating and cooling systems (Building Permit).</td>
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<tr>
<td>• Reduce unnecessary outdoor lighting (Building Permit).</td>
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<tr>
<td><strong>Water Conservation and Efficiency</strong></td>
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<tr>
<td>• Install water-efficient fixtures (e.g., faucets, toilets, showers) (Building Permit).</td>
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<tr>
<td><strong>Solid Waste</strong></td>
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<tr>
<td>• Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) (Building Permit).</td>
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<tr>
<td>• Provide interior and exterior storage areas for recyclables and adequate recycling containers located in public areas (Occupancy Permit).</td>
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</table>
### EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)

#### MITIGATION MONITORING AND REPORTING PROGRAM

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<tr>
<td><strong>NOISE</strong></td>
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**N-1**

- Before the City issues grading permits, the Project Applicant must demonstrate, to the satisfaction of the Director of Public Works, or Designee, 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...
## EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)

### MITIGATION MONITORING AND REPORTING PROGRAM

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- 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; and

- Select demolition methods to minimize vibration, where possible (e.g., sawing masonry into sections rather than demolishing it by pavement breakers).

### GEOLOGY AND SOILS

**GEO-1**

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

- Before any Grading Permit or Building Permit is Issued

- Review/Approval of Geotechnical/Soils Investigation

- Director of Planning and Building Safety or Designee

- Initials

- Date

- Remarks
<table>
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<tr>
<td><strong>HAZARDS AND HAZARDOUS MATERIALS</strong></td>
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<tr>
<td>HAZ-1</td>
<td>Before any Grading Permit is issued</td>
<td>Verification through DOGGR Soil Sampling</td>
<td>Director of Planning and Building Safety or Designee</td>
<td>Environmental Consultant</td>
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<tr>
<td>HAZ-2</td>
<td>Before any Grading Permit is issued</td>
<td>Review/Approval of Soils Investigation</td>
<td>Fire Chief or Designee</td>
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<tr>
<td>HAZ-3</td>
<td>Before any Grading Permit is issued</td>
<td>Review/Approval of Soils Investigation</td>
<td>Director of Planning and Building Safety or Designee</td>
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### EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)

#### MITIGATION MONITORING AND REPORTING PROGRAM

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<td>Initials</td>
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<td><strong>HAZ-4</strong> 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:</td>
<td>Before any Grading Permit is Issued</td>
<td>Review/Approval of Worker Safety Plan</td>
<td>Director of Planning and Building Safety or Designee</td>
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<tr>
<td><strong>HAZ-5</strong> 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.</td>
<td>Before any Building Renovation/Demolition Activities</td>
<td>Inspection of Onsite Structures Proper Disposal of Hazardous Wastes, if any</td>
<td>Fire Chief or Designee Environmental Professional</td>
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<td><strong>HAZ-6</strong> 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:</td>
<td>During Construction Activities</td>
<td>Field Verification</td>
<td>Director of Public Works or Designee Fire Chief or Designee Applicant/General Contractor</td>
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**Mitigation Monitoring and Reporting Program**
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<tr>
<td>• Secure the area as directed by the Director of Public Works or designee; and</td>
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<tr>
<td>• 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.</td>
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<tr>
<td>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.</td>
<td>Before Any Building Permit is Issued</td>
<td>Vapor Intrusion Investigation</td>
<td>Fire Chief or Designee Environmental Professional</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>During Construction Activities, at least three business days before any lane closure</td>
<td>Notify El Segundo Fire Department, Police Department, Public Works, or Planning and Building Safety</td>
<td>Fire and Police Chiefs or Designees; Directors of Public Works and Planning and Building Safety or Designees Project Applicant/General Contractor</td>
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### EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)
### MITIGATION MONITORING AND REPORTING PROGRAM

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<tr>
<td>HYDROLOGY AND WATER QUALITY</td>
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<tr>
<td>HWQ-1</td>
<td>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 Director of Planning and Building Safety, or designee, before any Grading Permit is issued.</td>
<td>Before Any Grading Permit is Issued</td>
<td>Review/Approval of Construction Level Hydrology and Hydraulics Study</td>
<td>Director of Public Works or Designee, Director of Planning and Building Safety, or Designee</td>
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</table>

<p>| 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. | Before Any Grading Permit is Issued | Review/Approval of Construction Level Hydrology and Hydraulics Study | Director of Public Works or Designee | |</p>
<table>
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<tr>
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<tr>
<td><strong>UTILITIES AND SERVICE SYSTEMS</strong></td>
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<tr>
<td>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.</td>
<td>Before any Building Permit is Issued</td>
<td>Review/Approval of Regional System Analysis</td>
<td>Director of Public Works or Designee</td>
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<tr>
<td>USS-2 Before the City issues a building permit for a building connecting to the northerly sewer trunk line in El Segundo Boulevard, the Director of Public Works, or designee, will determine the required capacity in the northerly sewer trunk line in El Segundo Boulevard. This will include, at a minimum, regional system analysis using the City's sewer master plan computer model. In the event the City approves discharging a portion of the proposed ESSCSP wastewater for the development to the northerly trunk, before the City issues a building permit, an adequately sized relief line, as determined by the Director of Public Works, or designee, must be installed within Douglas Street that connects with the trunk line at Coral Circle and Douglas Street and diverts flow equal to or greater than the additional capacity that is required in the northerly trunk for the proposed development. The sizing and other specifications of the relief sewer are subject to approval by the Director of Public Works or designee.</td>
<td>Before the City Issues a Building Permit for a Building Connecting to the Northerly Sewer Trunk Line in El Segundo Boulevard</td>
<td>Review/Approval of Northerly Trunk Sewer Line Capacity Analysis</td>
<td>Director of Public Works or Designee</td>
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CITY COUNCIL RESOLUTION
EXHIBIT G

ENVIRONMENTAL FINDINGS OF FACT
AND
STATEMENT OF OVERRIDING CONSIDERATIONS
CITY COUNCIL RESOLUTION NO. _____
Exhibit G

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

After receiving, reviewing, and considering all the information in the entire administrative record for Environmental Assessment No. EA-905, General Plan Amendment and General Plan Map Amendment No. GPA 11-01, Specific Plan No. SPA 11-01, Zone Change and Zoning Map Amendment No. ZC 11-02, Zone Text Amendment No. 11-01, Development Agreement No. 11-02, and Subdivision No. 11-02 for Vesting Tentative Map No. 71551 (collectively, the "Project") including, without limitation, the factual information and conclusions set forth in this Resolution and its attachment, the City Council finds, determines, and declares as follows:

I. FINDINGS REQUIRED BY CEQA.

CEQA Guidelines § 15090 require the City to certify that:

1. The Final Environmental Impact Report (FEIR) has been completed in compliance with CEQA;

2. The FEIR was presented to the decision-making body of the lead agency and that decision-making body reviewed and considered the information contained in the final EIR before approving the Project; and

3. The FEIR reflects the lead agency’s independent judgment and analysis.

II. FINDINGS REGARDING THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT.

A. Impacts Found To Be Insignificant in the Initial Study.

The Initial Study for the El Segundo South Campus Specific Plan Project, dated October 2012, identified the following environmental effects as not potentially significant. Accordingly, the City Council finds that the Initial Study, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Aesthetics (Scenic Vistas and Scenic Resources within a State Scenic Highway).

2. Agriculture and Forest Resources.

3. Biological Resources.

4. Cultural Resources (Historical Resources).

5. Geology and Soils (Rupture of a Known Earthquake Fault; Landslide Potential; and Soils Incapable of Adequately Supporting the use of Septic Tanks or Alternative Wastewater Systems).

6. Hazards and Hazardous Materials (Safety Hazard from a Private Airstrip, and Exposure of People or Structures to Wildland Fires).
7. Hydrology and Water Quality (Place Housing or Structures Within a 100-Year Flood Hazard; Expose People or Structures to a Significant Risk Involving Flooding; and Inundation By Seiche, Tsunami, or Mudflow).
8. Land Use and Planning (Physically Divide an Established Community, and Conflict With a Habitat Conservation Plan or Natural Community Conservation Plan).
11. Population and Housing (Displace Substantial Numbers of People or Existing Housing).

B. **Impacts Identified as Less Than Significant in the Initial Study.**

The Initial Study identified the following environmental effects as less than significant. Accordingly, the City Council finds that the Initial Study, the FEIR, and the record of proceedings for the El Segundo South Campus Specific Plan Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Aesthetics (Visual Character/Quality; Light and Glare)
2. Air Quality (Odors).
3. Cultural Resources (Archaeological and Paleontological Resources; and Disturbance of Human Remains).
4. Hazards and Hazardous Materials (Safety Hazard from an Airport Land Use Plan, or Within Two Miles of a Public or Public Use Airport).
5. Noise (Excessive Noise Levels for a Project Located Within an Airport Land Use Plan, or Within Two Miles of a Public or Public Use Airport).
6. Public Services (Other Public Facilities-Library).
7. Recreation (Increase Use of Existing Parks or Other Recreational Facilities).
8. Transportation/Traffic (Change in Air Traffic Patterns).

Mandatory Findings of Significance (Degrade Quality of the Environment; Substantially Reduce Habitat of A fish or Wildlife Species).

C. **Impacts Identified as Potentially Significant in the Initial Study, But Which Did Not Exceed Significance Thresholds in the DEIR.**

The following environmental effects were identified as Potentially Significant in the Initial Study. The City Council finds that the FEIR and the record of proceedings in this matter do not identify or contain substantial evidence identifying significant environmental effects of the El Segundo South Campus Specific Plan Project with respect to the areas listed below:
Geology and Soils

a) Facts/Effects

(1) **Erosion.** The Project could result in substantial soil erosion or the loss of topsoil. However, with mandatory compliance with erosion protection measures under the National Pollutant Discharge Elimination System (NPDES) General Construction Permit, and El Segundo Municipal Code (ESMC) Chapter 5-4, impacts would be less than significant.

(2) **Cumulative Impacts.** The proposed Project, combined with other related cumulative projects, could expose people or structures to potential substantial adverse effects involving geology and soils. However, compliance with the CBC and ESMC, and the Geology and Soils Report's recommendations would ensure that Project implementation would result in less than significant impacts involving strong seismic ground shaking, seismically-induced soil/ground settlement and lurching, and corrosive soils. Therefore, the Project's incremental effects involving geology and soils are not cumulatively considerable. Moreover, the geotechnical and soil characteristics of each cumulative project site would be evaluated on a project-by-project basis, and appropriate mitigation measures would be required, as necessary to reduce potential impacts to a less than significant level. Further, all development would be required to comply with the CBC, the ESMC, and the recommendations of the site-specific geotechnical and soils investigations, if required.

b) Mitigation:

No mitigation measures are required to reduce the aforementioned impacts below a level of significance for the El Segundo South Campus Specific Plan Project FEIR.

c) Finding:

The City Council finds that the FEIR and the record of proceedings do not identify or contain substantial evidence identifying significant environmental effects of the El Segundo South Campus Specific Plan Project with respect to erosion.

1. Greenhouse Gas Emissions

a) Facts/Effects

(1) **Compliance with Applicable Plan/Policy/Regulation.** Development of the proposed Project would generate greenhouse gas emissions from both mobile and operational sources. However, the Project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, impacts would be less than significant with regard to consistency with an applicable greenhouse gas plan, policy, or regulation.
b) Mitigation:

No mitigation measures are required to reduce the aforementioned impacts below a level of significance for the El Segundo South Campus Specific Plan Project FEIR.

c) Finding:

The City Council finds that the FEIR and the record of proceedings do not identify or contain substantial evidence identifying significant environmental effects of the El Segundo South Campus Specific Plan Project with respect to consistency with an applicable greenhouse gas plan, policy or regulation.

2. Hazards and Hazardous Materials

a) Facts/Effects

(1) Emissions Near School Facilities. The Project could result in hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or wastes within one-quarter mile of two existing schools due to proposed light industrial and commercial uses onsite. However, buffers in the form of roadways and intervening structures would separate the proposed light industrial and commercial uses from the existing schools. Further, compliance with measures established by Federal, State, and local regulatory agencies is considered adequate to offset the negative effects related to the use, handling, and/or storage of hazardous materials associated with future development onsite. A less than significant impact would occur in this regard following compliance with applicable Federal, State, and local regulations.

(2) Hazardous Materials Sites. The Project site is listed in the GeoTracker database [maintained by the State Water Resources Control Board (SWRCB)] pursuant to Government Code § 65962.5. The Project site is reported as a leaking underground storage tank (LUST) cleanup site. However, the case status is reported to be case closed as of July 22, 1996. Due to the closed status of this regulatory property, it is not anticipated that an environmental condition exists at the Project site as a result of this former LUST. Therefore, impacts to this issue are considered less than significant for the proposed Project.

(3) Cumulative Impacts. As concluded in the FEIR, the Project's potential impacts through accident conditions involving the release of hazardous materials would be reduced to less than significant levels, with implementation of the recommended mitigation and compliance with applicable regulatory requirements. Therefore, the Project's incremental effects involving historical oil/gas production and agriculture activities, existing hazardous materials facilities, LBPs and ACMs in structures, USTs, contaminated groundwater, and pipelines are not cumulatively considerable.
Cumulative projects involve existing industrial sites and uses (i.e., NRG Power Plant, Aerospace Corporation, Aviation Station, Chevron, Boeing Expansion Project, and LAX SPAS projects). Site disturbance, demolition/renovation, and/or construction associated with cumulative projects could require the offsite transport and disposal of hazardous substances, in the event they are encountered at the respective sites. As discussed above, the Project could similarly require the offsite transport and disposal of hazardous substances. Therefore, the Project's potential incremental effects involving the transport of hazardous materials during construction are cumulatively considerable. However, handling, transport, and disposal of these materials are regulated by the DTSC, CalEPA, CalOSHA, HCA, and El Segundo Fire Department. The construction contractor, on a project-by-project basis, would be subject to the requirements of the DTSC governing removal actions. DTSC regulations require specific hazardous materials handling methods, truck haul routes, and schedules to minimize potential exposure during hazardous materials removal actions. To reduce the likelihood and severity of accidents during transit, compliance with all applicable Federal and State laws related to the transportation of hazardous materials would be required. Therefore, the combined cumulative impacts due to transportation of hazardous materials associated with the Project's incremental effects and those of the cumulative projects would be less than significant.

The potential exists for hazardous materials to be accidentally released during Project operations. However, the future onsite uses would be subject to compliance with strict EPA, DTSC, and ESFD standards, which would reduce the Project's potential impacts involving the accidental release of hazardous materials to less than significant. Therefore, the Project's incremental effects involving accidental release of hazardous materials are not cumulatively considerable. Further, cumulative projects storing hazardous materials would similarly be subject to compliance with the established regulatory framework. Cumulative impacts would be less than significant in this regard.

b) Mitigation:

No mitigation measures are required to reduce the aforementioned impacts below a level of significance for the El Segundo South Campus Specific Plan Project FEIR.

c) Finding:

The City Council finds that the FEIR and the record of proceedings do not identify or contain substantial evidence identifying significant environmental effects of the El Segundo South Campus Specific Plan Project with respect to hazardous emissions near school facilities, hazardous materials sites, and cumulative hazards/hazardous materials impacts.

3. Hydrology and Water Quality

a) Facts/Effects
(1) Short Term (Construction) Impacts to Water Quality. During construction of each of the Project, the soil surface would be subject to erosion and the downstream watershed could be subject to temporary sedimentation and discharges of various pollutants. However, mandatory compliance with the NPDES General Construction Permit, and ESMC Chapter 5-4 would apply. Impacts would be less than significant for the proposed Project in this regard.

(2) Groundwater. The Project would not interfere with groundwater recharge, since it is not located within a groundwater recharge area. Additionally, the Project site’s average percent imperviousness is expected to decrease from 79.5 percent to 70.0 percent with Project implementation. Therefore, the Project would not reduce the ability of surface waters to be absorbed 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. Impacts would be less than significant in this regard.

(3) Cumulative Impacts. Project development would result in increased potential for short- and long-term operational water quality impacts in the area. Therefore, the Project’s incremental effects to water quality are cumulatively considerable. However, the Project and cumulative development must adhere to NPDES requirements and implement a SWPPP with specific BMPs during construction activities. Additionally, the Project and cumulative development must adhere to NPDES requirements and implement a SUSMP with specific BMPs for post-construction conditions. Each project would also be required to comply with existing water quality standards at the time of development review and include BMPs, as necessary. Therefore, the combined cumulative short- and long-term impacts on surface water quality associated with the Project’s incremental effects and those of the cumulative projects would be less than significant with adherence to NPDES and ESMC requirements.

Implementation of the cumulative projects would result in changes to drainage patterns and amounts of impervious surfaces on each respective development site. Higher flows resulting from cumulative development would contribute storm water flows to the local and regional drainage facilities, which would result in drainage and runoff impacts. Additionally, runoff from some of the cumulative projects could drain into the conveyance systems used by the Project. Since Project implementation would result in changes to drainage patterns and amounts of impervious surfaces, the Project’s incremental effects to drainage are cumulatively considerable. However, future development would be required to account for higher flows within the drainage area on a project-by-project basis. Each cumulative project would be required to submit individual analyses to the City for review and approval prior to issuance of grading or building permits. Each analysis must indicate how peak flows generated from each related project would be accommodated by the existing and/or proposed storm drainage facilities. Therefore, the combined cumulative drainage and runoff impacts associated with the Project’s incremental effects and those of the cumulative projects would be less than significant.
As concluded above, the Project would not deplete groundwater supplies, since the City does not use groundwater as a potable water source. Additionally, the Project would not substantially interfere with groundwater recharge, as the average percent imperviousness of the Project site would be reduced when compared to existing conditions. Therefore, the Project's incremental effects to groundwater supplies and recharge are not cumulatively considerable. Moreover, cumulative projects would not interfere with groundwater recharge, since they are not located within a groundwater recharge area. Although development of the cumulative projects could result in an overall increase in impervious surfaces, most of the sites involve redevelopment and not new development on vacant lands. Cumulative projects would not deplete groundwater supplies, as the City does not use groundwater as a potable water source. Therefore, cumulative impacts to groundwater supplies would be less than significant.

b) Mitigation:

No mitigation measures are required to reduce the aforementioned impacts below a level of significance for the El Segundo South Campus Specific Plan Project FEIR.

c) Finding:

The City Council finds that the FEIR and the record of proceedings do not identify or contain substantial evidence identifying significant environmental effects of the El Segundo South Campus Specific Plan Project with respect to short-term (construction) water quality, groundwater, and cumulative hydrology and water quality impacts.

4. Land Use and Planning

a) Facts/Effects

(1) SCAG Policies and Municipal Code Standards. The Project would be consistent with the Southern California Association of Government’s (SCAG’s) 2012 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals and growth forecasts, as well as the El Segundo Municipal Code. Therefore, impacts related to SCAG Policies and ESMC standards would be less than significant.

Cumulative Impacts. Related projects and other possible development would occur in the cities of El Segundo, Hawthorne, Los Angeles, and Manhattan Beach, as well as unincorporated Los Angeles County. However, cumulative projects would be evaluated on a project-by-project basis, as they are implemented within the City of El Segundo and the other cities/communities. Each cumulative project would undergo a similar plan review process as the proposed Project, to determine potential land use planning policy and regulation conflicts. Moreover, the Project is consistent with the 2012 RTP/SCS Goals and growth forecasts, the El Segundo General Plan and ESMC. Therefore, the combined cumulative land use/planning impacts associated with the Project’s incremental effects and those of the cumulative projects would be less than significant.
b) **Mitigation:**

No mitigation measures are required to reduce the aforementioned impacts below a level of significance for the El Segundo South Campus Specific Plan Project FEIR.

c) **Finding:**

The City Council finds that the FEIR and the record of proceedings do not identify or contain substantial evidence identifying significant environmental effects of the El Segundo South Campus Specific Plan Project with respect to land use and planning, and cumulative land use and planning impacts.

5. **Noise**

a) **Facts/Effects**

(1) **Vibration.** The nearest structures (commercial/light industrial and institutional uses) to a proposed construction activity area on the Project site are located approximately 50 feet to the east. Groundborne vibration would be generated primarily during site clearing and grading activities on-site and by off-site haul-truck travel. At 50 feet from the activity source, vibration velocities at offsite uses would be below Federal Transit Administration (FTA) standards. Therefore, impacts related to vibration would be less than significant.

(2) **Long-Term Operational (Mobile and Stationary) Noise.** The Project would not significantly contribute to existing traffic noise in the area or exceed the City's established standards during operations. Therefore, impacts related to long-term mobile and stationary noise would be less than significant.

(3) **Long-Term Cumulative Noise.** Although related cumulative projects are identified within the study area, the noise generated by stationary equipment on-site cannot be quantified given the conceptual nature of each development and since speculation would be involved. Each cumulative project would require separate discretionary approval and CEQA assessment, which would address potential noise impacts and identify necessary attenuation measures, where appropriate. Long-term cumulative mobile noise would be within the City's Noise Standards for the land uses along surrounding roadway segments. As such, the proposed Project would not result in long-term stationary or mobile noise impacts. A less than significant impact would occur in this regard.

b) **Mitigation:**

No mitigation measures are required to reduce the aforementioned impacts below a level of significance for the El Segundo South Campus Specific Plan Project FEIR.

c) **Finding:**
The City Council finds that the FEIR and the record of proceedings do not identify or contain substantial evidence identifying significant environmental effects of the El Segundo South Campus Specific Plan Project with respect to vibration, long-term operational noise, and cumulative long-term noise impacts.

6. Population and Housing

a) Facts/Effects

(1) Population Growth. The Project does not propose new residential land uses, and thus, would not induce population growth directly through housing. Additionally, although the Project proposes improvements/modifications to existing roads and infrastructure, it does not involve the extension of roads or other infrastructure into undeveloped areas. The Project does, however, propose new employment-generating land uses, which could induce direct population growth in the area. However, there are numerous alternative housing opportunities in surrounding cities, the Project would employ thousands of unemployed persons who already reside locally, and the forecast population growth would occur over an approximately 11-year period, allowing for development of necessary services and infrastructure commensurate with the anticipated growth. Therefore, impacts related to population growth would be less than significant.

(2) Cumulative Impacts. The Project would not induce population growth directly through housing, since no residential development is proposed. Therefore, the Project's incremental effects involving population growth in the area through residential development are not cumulatively considerable. Surrounding cumulative projects involve non-residential land uses, which would generate additional employment in El Segundo, Los Angeles, Hawthorne, Manhattan Beach, and unincorporated Los Angeles County. This cumulative employment growth could result in population growth in the area, as the potential exists that future cumulative project employees (and their families) would choose to relocate to the area. The Project would generate approximately 4,598 new jobs, which could also result in population growth in the area. However, the population growth attributed to the Project and cumulative development is considered unlikely. Given that there are approximately 20,200 unemployed persons in El Segundo and surrounding cities, and an additional 188,100 unemployed persons in the City of Los Angeles. It is anticipated that the new positions created by the Project and cumulative development would be filled by persons who already reside in the area. Estimating the number of future employees who would choose to relocate to the region would be highly speculative. Additionally, the Project would not cause SCAG's 2022 employment forecasts for the City to be exceeded. Therefore, the combined cumulative impacts to employment-related population growth from the Project's incremental effects and those of the cumulative projects would be less than significant.
b) **Mitigation:**

No mitigation measures are required to reduce the aforementioned impacts below a level of significance for the El Segundo South Campus Specific Plan Project FEIR.

c) **Finding:**

The City Council finds that the FEIR and the record of proceedings do not identify or contain substantial evidence identifying significant environmental effects of the El Segundo South Campus Specific Plan Project with respect to population growth, and cumulative population and housing impacts.

7. **Public Services and Recreation**

a) **Facts/Effects**

1. **Fire, Police, Schools, and Parks/Recreation.** The Project would create an increase in demand for fire and police protection services, as well as for schools and parks. Payment of the mitigation fees set forth in El Segundo Municipal Code (ESMC) Chapter 15-57A would result in less than significant impacts related to fire and police protection services.

Project implementation would generate student population growth in the WSD and CVUHSD. However, the Project does not propose and would not warrant construction of new or physically altered school facilities. Therefore, the Project would not result in substantial environmental impacts in this regard. Developer impact fees would be imposed on future applicants for development within the El Segundo South Campus Specific Plan area. Thus, compliance with the established regulatory framework, which requires payment of developer impact fees, would offset the cost of providing service for any additional students generated by the Project. The impacts on school services would be fully mitigated and less than significant.

The Project proposes to remove existing onsite private outdoor recreational uses and in their place, provide approximately 7.5 acres of new recreational facilities at the southeast corner of the Project site. Moreover, in compliance with ESMC Chapter 15-27A, mitigation fees would be imposed on future applicants for development within the Specific Plan area, which would minimize, to the greatest extent practicable, the new development’s impact on the City’s existing parks and recreational facilities. Thus, a less than significant impact would occur in this regard.

2. **Cumulative Impacts.** The Project would result in increased demands on the City’s fire and police protection services, and parks/recreational services and facilities. However, the Project is subject to compliance with ESMC Chapter 15-27A through which the City imposes development impact fees to finance public facilities attributable to new development, including fire suppression and law enforcement facilities, vehicles, and equipment, and parks/open space.
and recreation facilities and public use (community centers) facilities. Therefore, because the Project is required to pay ESMC Chapter 15-27A mitigation fees, which are designed to alleviate cumulative impacts to the City, the Project's incremental effects to fire and police protection services, and parks/recreational services and facilities are not cumulatively considerable. Further, although cumulative development would similarly result in increased demands on existing fire and police protection services, and parks/recreational services and facilities, each cumulative project would be reviewed on a case-by-case basis by various City departments for compliance with minimum standards. Additionally, each cumulative Project must comply with ESMC Chapter 15-27A and payment of development impact fees to finance public facilities attributable to the new development, including fire suppression and law enforcement facilities, vehicles, and equipment, and parks/open space and recreation facilities and public use (community centers) facilities. Such fees would minimize, to the greatest extent practicable, the cumulative development's impact on the El Segundo's public services and public facilities. Thus, cumulative development projects would pay their fair share of the costs of providing such public services and public facilities. Therefore, the combined cumulative impacts to fire and police protection services, and parks/recreational services and facilities associated with the Project's incremental effects and those of the cumulative projects would be less than significant.

The Project would generate student population growth in the WSD and CVUHSD. However, the Project is subject to compliance with Education Code §§ 17620, et seq., which allows school districts to collect impact fees from developers of new commercial/industrial building space. Because the Project is required to pay developer impacts fees, which are deemed to be full mitigation, the Project's incremental effects to school facilities are not cumulatively considerable. Further, although cumulative development would similarly generate student population growth in the WSD and CVUHSD, each cumulative Project would be subject to compliance with Education Code § 17620 and payment of development impact fees to school districts. Therefore, the combined cumulative impacts to school districts associated with the Project's incremental effects and those of the cumulative projects would be less than significant.

b) **Mitigation:**

No mitigation measures are required to reduce the aforementioned impacts below a level of significance for the El Segundo South Campus Specific Plan Project FEIR.

c) **Finding:**

The City Council finds that the FEIR and the record of proceedings do not identify or contain substantial evidence identifying significant environmental effects of the El Segundo South Campus Specific Plan Project with respect to public services and recreation, and cumulative impacts to public services and parks/recreation.

8. **Transportation and Traffic**
a) **Facts/Effects**

(1) **Congestion Management Program (CMP) Transit Impacts.** Project implementation would increase the demand for public transit use in the Project vicinity. Based on the CMP guidelines, and the proximity of the various project land uses in relation to available transit in the Project vicinity, the Project is forecast to generate approximately 149 a.m. peak hour transit trips, approximately 153 p.m. peak hour transit trips, and approximately 1,303 daily transit trips. Since the Project transit trips can be accommodated by existing transit service in the Project vicinity, no significant CMP transit impacts are forecast to occur.

(2) **Intersection Level of Service (including Cumulative impacts).** Project impacts involving the following intersections would be less than significant:

**Forecast Near-Term With Phase I Project Conditions Study Intersections**
- Intersection 1 (Pershing Drive/Imperial Highway);
- Intersection 2 (Vista del Mar/Grand Avenue);
- Intersection 3 (Highland Avenue/Rosecrans Avenue);
- Intersection 4 (Main Street/Grand Avenue);
- Intersection 5 (Lomita Street/Grand Avenue);
- Intersection 6 (Kansas Street/Grand Avenue);
- Intersection 23 (Hughes Way/Imperial Highway);
- Intersection 24 (Continental Boulevard/Mariposa Boulevard);
- Intersection 25 (Continental Boulevard/Grand Avenue);
- Intersection 26 (Continental Boulevard/EI Segundo Boulevard)
- Intersection 28 (Nash Street/Atwood Way);
- Intersection 29 (Nash Street/Maple Avenue);
- Intersection 30 (Nash Street/Mariposa Avenue);
- Intersection 31 (Nash Street/Grand Avenue);
- Intersection 32 (Nash Street/EI Segundo Boulevard);
- Intersection 33 (I-105 EB On-Ramp/Atwood Way);
- Intersection 34 (Douglas Street/Imperial Highway);
- Intersection 35 (Douglas Street/Atwood Way);
- Intersection 36 (Douglas Street/Maple Avenue);
- Intersection 37 (Douglas Street/Mariposa Avenue);
- Intersection 38 (Douglas Street/EI Segundo Boulevard);
- Intersection 39 (Douglas Street/Transit Center);
- Intersection 40 (Douglas Street/Rosecrans Avenue);
- Intersection 41 (Aviation Boulevard/Century Boulevard);
- Intersection 42 (Aviation Boulevard/104th Street);
- Intersection 43 (Aviation Boulevard/111th Street);
- Intersection 44 (Aviation Boulevard/Imperial Highway);
- Intersection 45 (Aviation Boulevard/116th Street);
- Intersection 46 (Aviation Boulevard/120th Street);
- Intersection 47 (Aviation Boulevard/124th Street);
- Intersection 49 (Aviation Boulevard/Utah Avenue);
- Intersection 50 (Aviation Boulevard/Alaska Avenue);
- Intersection 51 (Aviation Boulevard/Rosecrans Avenue);
- Intersection 52 (Aviation Boulevard/33rd Street);
- Intersection 53 (Aviation Boulevard/Marine Avenue);
- Intersection 54 (Aviation Boulevard/Space Park Drive);
- Intersection 55 (Aviation Blvd./Manhattan Beach Blvd.);
- Intersection 56 (Isis Avenue/Rosecrans Avenue);
- Intersection 58 (Hindry Avenue/Rosecrans Avenue);
- Intersection 60 (La Cienega Boulevard/Imperial Highway);
- Intersection 62 (La Cienega Blvd. /El Segundo Blvd.);
- Intersection 69 (Sepulveda Boulevard/Manchester Avenue);
- Intersection 66 (Douglas Street/Coral Circle North); and
- Intersection 67 (Douglas Street/Coral Circle South).

Forecast Near-Term With Phase I Project Conditions State Highway Study
Intersections
- Intersection 7 (Sepulveda Blvd. (SR-1)/Lincoln Boulevard);
- Intersection 8 (Sepulveda Boulevard (SR-1)/Century Boulevard);
- Intersection 9 (Sepulveda Blvd. (SR-1)/I-105 WB Off-Ramp);
- Intersection 10 (Sepulveda Boulevard (SR-1)/Imperial Highway);
- Intersection 11 (Sepulveda Boulevard (SR-1)/Walnut Avenue);
- Intersection 12 (Sepulveda Boulevard (SR-1)/Maple Avenue);
- Intersection 13 (Sepulveda Boulevard (SR-1)/Mariposa Avenue);
- Intersection 14 (Sepulveda Boulevard (SR-1)/Grand Avenue);
- Intersection 15 (Sepulveda Blvd. (SR-1)/El Segundo Blvd.);
- Intersection 16 (Sepulveda Boulevard (SR-1)/Hughes Way);
- Intersection 17 (Sepulveda Boulevard (SR-1)/Park Place);
- Intersection 18 (Sepulveda Blvd. (SR-1)/Rosecrans Avenue);
- Intersection 19 (Sepulveda Boulevard (SR-1)/33rd Street);
- Intersection 20 (Sepulveda Boulevard (SR-1)/Marine Avenue);
- Intersection 21 (Sepulveda Boulevard (SR-1)/18th Street);
- Intersection 22 (Sepulveda Blvd. (SR-1)/Manhattan Beach Blvd.);
- Intersection 27 (Nash St. – I-105 WB Off-Ramp/Imperial Hwy.)
- Intersection 33 (I-105 EB3 On-Ramp/Atwood Way);
- Intersection 57 (I-405 SB Ramps/El Segundo Boulevard);
- Intersection 59 (Hindry Avenue/I-405 SB Ramps);
- Intersection 61 (La Cienega Boulevard/I-405 SB Ramps);
- Intersection 63 (I-405 SB Off-Ramp/Rosecrans Avenue);
- Intersection 64 (I-405 NB Ramps/El Segundo Boulevard);
- Intersection 65 (I-405 NB Ramps/Rosecrans Avenue);
- Intersection 68 (Lincoln Boulevard (SR-1)/Manchester Avenue);
- Intersection 70 (Pacific Coast Hwy. (SR-1)/Artesia Blvd.); and
- Intersection 71 (Pacific Coast Hwy. (SR-1)/Torrance Blvd.

Forecast Near-Term With Phase I Project Conditions CMP Study
Intersections
- Intersection 7 (Sepulveda Blvd. (SR-1)/Lincoln Boulevard);
- Intersection 15 (Sepulveda Blvd. (SR-1)/El Segundo Blvd.);
- Intersection 18 (Sepulveda Blvd. (SR-1)/Rosecrans Avenue);
- Intersection 68 (Lincoln Boulevard (SR-1)/Manchester Avenue);
- Intersection 69 (Sepulveda Boulevard/Manchester Avenue);
- Intersection 70 (Pacific Coast Hwy. (SR-1)/Artesia Blvd.); and
- Intersection 71 (Pacific Coast Hwy. (SR-1)/Torrance Blvd.
Forecast Long-Range With Project Buildout (Cumulative) Conditions

Study Intersections
- Intersection 1 (Pershing Drive/Imperial Highway);
- Intersection 2 (Vista del Mar/Grand Avenue);
- Intersection 3 (Highland Avenue/Rosecrans Avenue);
- Intersection 4 (Main Street/Grand Avenue);
- Intersection 5 (Lomita Street/Grand Avenue);
- Intersection 6 (Kansas Street/Grand Avenue);
- Intersection 23 (Hughes Way/Imperial Highway);
- Intersection 24 (Continental Boulevard/Mariposa Boulevard);
- Intersection 25 (Continental Boulevard/Grand Avenue);
- Intersection 26 (Continental Boulevard/El Segundo Boulevard)
- Intersection 28 (Nash Street/Atwood Way);
- Intersection 30 (Nash Street/Mariposa Avenue);
- Intersection 31 (Nash Street/Grand Avenue);
- Intersection 33 (I-105 EB On-Ramp/Atwood Way);
- Intersection 34 (Douglas Street/Imperial Highway);
- Intersection 35 (Douglas Street/Atwood Way);
- Intersection 36 (Douglas Street/Maple Avenue);
- Intersection 37 (Douglas Street/Mariposa Avenue);
- Intersection 39 (Douglas Street/Transit Center);
- Intersection 40 (Douglas Street/Rosecrans Avenue);
- Intersection 41 (Aviation Boulevard/Century Boulevard);
- Intersection 42 (Aviation Boulevard/104th Street);
- Intersection 43 (Aviation Boulevard/111th Street);
- Intersection 44 (Aviation Boulevard/Imperial Highway);
- Intersection 45 (Aviation Boulevard/116th Street);
- Intersection 46 (Aviation Boulevard/120th Street);
- Intersection 47 (Aviation Boulevard/124th Street);
- Intersection 52 (Aviation Boulevard/33rd Street);
- Intersection 54 (Aviation Boulevard/Space Park Drive);
- Intersection 56 (Isis Avenue/Rosecrans Avenue);
- Intersection 58 (Hindry Avenue/Rosecrans Avenue);
- Intersection 60 (La Cienega Boulevard/Imperial Highway);
- Intersection 66 (Douglas Street/Coral Circle North); and
- Intersection 67 (Douglas Street/Coral Circle South).

Forecast Long-Range With Project Buildout (Cumulative) Conditions

State Highway Study Intersections
- Intersection 8 (Sepulveda Boulevard (SR-1)/Century Boulevard);
- Intersection 9 (Sepulveda Blvd. (SR-1)/I-105 WB Off-Ramp);
- Intersection 10 (Sepulveda Boulevard (SR-1)/Imperial Highway);
- Intersection 11 (Sepulveda Boulevard (SR-1)/Walnut Avenue);
- Intersection 12 (Sepulveda Boulevard (SR-1)/Maple Avenue);
- Intersection 14 (Sepulveda Boulevard (SR-1)/Grand Avenue);
- Intersection 15 (Sepulveda Blvd. (SR-1)/El Segundo Blvd.)
- Intersection 16 (Sepulveda Boulevard (SR-1)/Hughes Way);
- Intersection 17 (Sepulveda Boulevard (SR-1)/Park Place);
- Intersection 18 (Sepulveda Blvd. (SR-1)/Rosecrans Avenue);
- Intersection 19 (Sepulveda Boulevard (SR-1)/33rd Street);
- Intersection 20 (Sepulveda Boulevard (SR-1)/Marine Avenue);
- Intersection 21 (Sepulveda Boulevard (SR-1)/18th Street);
- Intersection 22 (Sepulveda Blvd. (SR-1)/Manhattan Beach Blvd.);
- Intersection 27 (Nash St. – I-105 WB Off-Ramp/Imperial Hwy.)
- Intersection 33 (I-105 EB3 On-Ramp/Atwood Way);
- Intersection 59 (Hindry Avenue/I-405 SB Ramps);
- Intersection 61 (La Cienega Boulevard/I-405 SB Ramps);
- Intersection 63 (I-405 SB Off-Ramp/Rosecrans Avenue);
- Intersection 64 (I-405 NB Ramps/El Segundo Boulevard);
- Intersection 65 (I-405 NB Ramps/Rosecrans Avenue);
- Intersection 68 (Lincoln Boulevard (SR-1)/Manchester Avenue);
- Intersection 70 (Pacific Coast Hwy. (SR-1)/Artesia Blvd.); and
- Intersection 71 (Pacific Coast Hwy. (SR-1)/Torrance Blvd.

**Forecast Long-Range With Project Buildout (Cumulative) Conditions CMP Study Intersection**
- Intersection 68 (Lincoln Boulevard (SR-1)/Manchester Avenue);

**b) Mitigation:**

No mitigation measures are required to reduce the aforementioned impacts to below a level of significance for the El Segundo South Campus Specific Plan Project FEIR.

**c) Finding:**

The City Council finds that the FEIR and the record of proceedings do not identify or contain substantial evidence identifying significant environmental effects of the El Segundo South Campus Specific Plan Project with respect to traffic and CMP transit.

**Utilities and Service Systems**

**a) Facts/Effects**

1. **Wastewater Treatment.** Project implementation would increase the demand for wastewater treatment. However, the Project would not alter the Joint Water Pollution Control Plant’s (JWPCP’s) design capacities, or cause the plant (i.e., discharger) to violate the effluent limitations, receiving water limitations, or standard provisions. Moreover, all future development within the El Segundo South Campus Specific Plan area must comply with NPDES requirements for any commercial and light industrial uses that plan to discharge wastewater to the City’s sewage system, which ultimately flows to the JWPCP. Therefore, Project implementation would not cause the Los Angeles Regional Water Quality Control Board (LARWQCB) wastewater treatment requirements to be exceeded and a less than significant impact would occur in this regard.

2. **Water Supplies.** The Project is estimated to result in a net increase in potable water demand. However, the El Segundo Urban Water Management Plan (UWMP) demonstrated that the water supply capacity needed for the Project was accounted for in the UWMPs of the City and West Basin, its wholesale water agency. Therefore, there
would be sufficient water supplies available to serve the Project from existing entitlement and resources, and no new or expanded entitlement would be needed. A less than significant impact would occur in this regard.

(3) **Solid Waste.** The Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs. Further, the Project would be required to comply with the City's SRRE for diverting solid waste. Compliance with the SRRE would reduce the volume of solid waste ultimately disposed of at a landfill. Additionally, compliance with the SRRE would be in furtherance of meeting the City's disposal rate targets and exceeding AB 939's 50 percent diversion requirement. Continued compliance with the SRRE would ensure that the Project would comply with the statutes and regulations related to solid waste. Therefore, the Project would not conflict with federal, state, or local statutes and regulations related to solid waste, and a less than significant impact would occur in this regard.

(4) **Cumulative Impacts.** The Project would similarly place greater demands on the system. Therefore, the Project's incremental effects to the water system are cumulatively considerable. The Water System Study analyzed the Project's impacts upon capacity, pressures, and fire flows in the water system serving the site and surrounding area. The analysis concluded water facility improvements were necessary to ensure that the Project combined with cumulative development would be adequately served. The Project would have a less than significant impact to water facilities with mitigation incorporated. Additionally, each cumulative project would be required to submit individual analysis of their potential impacts upon the water system and demonstrate how the project satisfies minimum standards. Therefore, the combined cumulative impacts to the water system associated with the Project's incremental effects and those of the cumulative projects would be less than significant.

The Project would have a less than significant impact to sewer facilities with mitigation incorporated. Additionally, each cumulative project would be required to submit individual analysis of their potential impacts upon the sewer system and demonstrate how the project satisfies minimum standards. Therefore, the combined cumulative impacts to the sewer system associated with the Project's incremental effects and those of the cumulative projects would be less than significant.

The WSA concluded 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 Project's demands, in addition to existing and planned future uses. The Project would have a less than significant impact to water supplies. Therefore, the combined cumulative impacts to water supplies associated with the Project's incremental effects and those of the cumulative projects would be less than significant.

Cumulative wastewater treatment facility impacts from the Project were determined to be less than significant, as the population growth
attributed to the Project and cumulative development is considered unlikely. Given the unemployment that exists in El Segundo and surrounding areas, it is anticipated that the new positions created by the Project and cumulative development would be filled by persons who already reside in the area and generate a demand for wastewater treatment. Therefore, the combined cumulative impacts to the JWPCP capacity associated with the Project’s incremental effects and those of the cumulative projects would be less than significant.

The Project would increase solid waste generation and impact capacities at landfills. However, compliance with the El Segundo and respective cities SRREs would reduce the volume of solid waste ultimately disposed of at a landfill. Additionally, compliance with the SRRE would be in furtherance of meeting each jurisdiction’s disposal rate targets and exceeding AB 939’s 50 percent diversion requirement. Therefore, the combined cumulative impacts to landfill capacities associated with the Project’s incremental effects and those of the cumulative projects would be less than significant.

For purposes of dry utilities analyses, cumulative impacts are considered for cumulative projects, which are located in the SCE, SCG, and the AT&T/Sprint/Time Warner Cable telecommunication service areas. Dry utilities would not provide service to the Project (or any new development), if there were not adequate supplies and infrastructure to maintain existing service levels and meet the anticipated demands of the specific development requesting service. The Project would be subject to compliance with Code of California Regulations Title 24 energy conservation standards. Additionally, the Project proposes a new onsite substation to meet Project demands. Therefore, the Project’s incremental effects to dry utilities are not cumulatively considerable.

b) Mitigation:

No mitigation measures are required to reduce the aforementioned impacts below a level of significance for the El Segundo South Campus Specific Plan Project FEIR.

c) Finding:

The City Council finds that the FEIR and the record of proceedings do not identify or contain substantial evidence identifying significant environmental effects of the El Segundo South Campus Specific Plan Project with respect to wastewater treatment, water supplies, solid waste, and cumulative impacts to public utilities and service systems.

D. Impacts Identified as Potentially Significant in the Initial Study But Which Can Be Reduced to Less-Than-Significant Levels with Mitigation Measures.

The City Council finds that the following environmental effects were identified as Less Than Significant with Mitigation Incorporated in the FEIR, and implementation of the identified mitigation measures would avoid or lessen the potential environmental effects listed below to a level of significance.
1. Air Quality

a) Facts/Effects:

(1) **Short-Term Air Quality Standards.** The Project could violate an air quality standard or contribute substantially to an existing or projected air quality violation.

Temporary impacts would result from Project construction activities. Short-term air emissions would result from particulate (fugitive dust) emissions from grading and building construction and exhaust emissions from the construction equipment and the motor vehicles of the construction crew. Implementation of Mitigation Measures AQ-1 through AQ-4 would lessen construction-related impacts by requiring measures to reduce air pollutant emissions from construction activities and reduce the impact of this environmental effect to a less than significant level.

(2) **Localized Emissions.** Development associated with the Project could result in localized emissions impacts or expose sensitive receptors to substantial pollutant concentrations.

The Wilshire Boulevard/Veteran Avenue intersection in Los Angeles experienced the highest CO concentration (4.6 parts per million [ppm]), which is well below the 35-ppm 1-hr CO Federal standard. The Wilshire Boulevard/Veteran Avenue intersection is one of the most congested intersections in Southern California with an average daily traffic (ADT) volume of approximately 100,000 vehicles per day. Based on the Project Traffic Impact Analysis, none of the study intersections would have an average daily traffic volume greater than 100,000 vehicles per day. As a CO hotspot would not be experienced at the Wilshire Boulevard/Veteran Avenue intersection, it can be reasonably inferred that CO hotspots would not be experienced at any study intersection. Implementation of Mitigation Measures AQ-1 through AQ-4 would lessen localized emissions impacts by requiring measures to reduce air pollutant emissions from construction activities and reduce the impact of this environmental effect to a less than significant level.

(3) **Cumulative Short-Term Construction Air Emissions.** Short-term construction activities associated with implementation of the Proposed Project and other related cumulative projects would result in air pollutant emission impacts or expose sensitive receptors to substantial pollutant concentrations.

Compliance with SCAQMD rules and regulations and Mitigation Measures AQ-1 through AQ-4 would reduce construction-related impacts to a less than significant level during construction. Thus, it can be reasonably inferred that the Project-related construction activities, in combination with those from other projects in the area, would not significantly deteriorate the local air quality. Cumulative construction-related impacts would be less than significant.
b) **Mitigation:** Mitigation Measures AQ-1 to AQ-4, as set forth in the EIR and MMRP.

c) **Finding:**

The City Council finds that the Project is conditioned to avoid or substantially lessen the potential air quality environmental effects as identified in the FEIR.

2. **Geology and Soils.**

a) **Facts/Effects:**

(1) **Strong Seismic Ground Shaking.** The Project could expose people or structures to potential substantial adverse effects involving strong seismic ground shaking.

All structures associated with the proposed development must be designed to withstand this recommended "design-level" earthquake, as set forth in the latest edition of the CBC. The Report further recommends an in-depth seismic design analysis for structures over two stories. The potential adverse impacts to new structures due to strong, seismically-induced, vibratory ground motion would be sufficiently mitigated through proper seismic design. No significant geotechnical-related constraints that would preclude designing adequate foundations and structural elements for the taller structures are anticipated. Therefore, compliance with the CBC and ESMC, and the Geology and Soils Report's recommendations, which include the use of more stringent earthquake ground motions and in-depth seismic design analyses, would ensure that Project implementation and Mitigation Measure GEO-1 would result in a less than significant impact regarding the exposure of people or structures to potential substantial adverse effects involving strong seismic ground shaking.

(2) **Seismically-Induced Soil/Ground Settlement and Lurching.** The Project could expose people or structures to potential substantial adverse effects involving strong seismic ground shaking.

The geologic materials that underlie the Project site include a late Pleistocene age dune sand and undocumented artificial fill soils. From a geotechnical perspective, the older dune sands have sufficient soil engineering strengths to provide foundation support for the proposed structures. Additionally, ground lurching may occur on the Project site where deposits of loose dune sand and/or undocumented fill soils exist. Therefore, in compliance with ESMC § 14-1-9, a soils investigation of each lot in the proposed subdivision would be conducted and the appropriate corrective action recommended. Therefore, compliance with the CBC and ESMC, and the Geology and Soils Report's recommendations, which include removal of the undocumented fill soils and replacement as properly engineered fill, along with Mitigation Measure GEO-1 would ensure that Project implementation would result in a less than significant impact regarding the exposure of people or structures to potential substantial adverse effects involving seismically-induced soil/ground settlement and lurching.
(3) **Unstable Geologic Unit or Soils.** The proposed development could be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, exposing people or structures to potential substantial adverse effects.

During Project construction, excavations associated with remedial grading/ground stabilization and underground utilities would encounter the poorly unconsolidated/noncohesive artificial fill. If unsupported, these soils would be subject to sloughing and caving, hence creating a short-term hazard to construction workers and equipment. Therefore, compliance with the CBC and ESMC, and the Geology and Soils Report’s recommendations, which include removal of the undocumented fill soils and replacement as properly engineered fill, as well as a slope design with a minimum factor of safety of 1.5, along with Mitigation Measure GEO-1, would ensure that Project implementation would result in a less than significant impact regarding the exposure of people or structures to potential substantial adverse effects involving unstable geologic units or soils.

(4) **Expansive Soils.** The proposed development could be located on expansive soil creating substantial risks to life or property.

Based on the results of the laboratory test performed by RGI, both native and undocumented clay soils are anticipated to exhibit a high expansion potential. Accordingly, the potential for expansive soils to impact new development is considered high. Therefore, compliance with the CBC and ESMC, and the Geology and Soils Report’s recommendations, which include removal of all moderately to highly expansive clay soils and avoidance of clayey soils in compacted fill, along with Mitigation Measure GEO-1, would ensure that Project implementation would result in a less than significant impact regarding the creation of substantial risks to life or property by locating development on expansive soil.

(5) **Corrosive Soils.** The proposed development could be located on corrosive soil creating damage to property.

The near surface soils are mildly to moderately corrosive to ferrous metals in contact with these soils. Therefore, compliance with the CBC and ESMC, and the Geology and Soils Report’s recommendations, which include conducting an evaluation of the nature and extent of corrosive soils, development of a corrosion mitigation plan, protection of buried metal piping, and Mitigation Measure GEO-1 would ensure that Project implementation would result in a less than significant impact regarding the creation of substantial risks to life or property by locating development on corrosive soil.

b) **Mitigation:** Mitigation Measure GEO-1, as set forth in the EIR and MMRP.

c) **Finding:**
The City Council finds that the Project is conditioned to avoid or substantially lessen the potential geology and soils environmental effects as identified in the FEIR.


a) Facts/Effects:

(1) Construction-Related Accidental Release of Hazardous Materials. Short-term construction activities could create a significant hazard to the public or environment through accident conditions involving the release of hazardous materials.

Site disturbance/demolition activities could expose workers to a variety of potentially hazardous materials. Implementation of Mitigation Measures HAZ-1 through HAZ-5 would reduce potential impacts from site disturbance/demolition activities that would result in accidental conditions at the Project site. If unknown wastes or suspect materials are discovered during construction by the contractor, which he/she believes may involve hazardous wastes/materials, the contractor would be required to comply with Mitigation Measure HAZ-6, which requires the contractors to immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area, secure the areas, as directed by the City Engineer and notify the El Segundo Fire Department. With implementation of Mitigation Measures HAZ-1 through HAZ-6 and compliance with applicable Federal, State, and local regulatory requirements, potential impacts through accident conditions involving the release of hazardous materials would be reduced to less than significant levels.

(2) Operations. Project operations could create a significant hazard to the public or environment through the handling, storage, and/or use of hazardous materials, as well as accident conditions involving the release of hazardous materials.

Based on the moderate potential for contaminated groundwater underlying the Project site, vapor intrusion into proposed structures as a result of these contamination plumes could occur. With implementation of Mitigation Measure HAZ-5, a qualified site characterization specialist would be required to conduct updated site characterization at the Project site before issuance of any Building Permits, in consultation with the ESFD, with regard to onsite contaminated soils and groundwater. Upon completion of site characterization activities, remedial activities, if necessary, would be recommended in consultation with ESFD and/or other applicable agencies. Also, before the City issued any building permit, vapor intrusion investigations would be required to be conducted by a qualified Environmental Professional, in consultation with the ESFD (Mitigation Measure HAZ-7). Should the Environmental Professional determine that proposed buildings could be impacted by vapor intrusion, the Environmental Professional, in consultation with ESFD, would recommend specific design measures to be incorporated into the buildings’ design that would reduce these indoor air quality concentrations to below regulatory thresholds, as directed by ESFD. With implementation of Mitigation Measures HAZ-5 and HAZ-7, impacts
to persons at the Project site as a result of vapor intrusion would be reduced to less than significant.

(3) **Interference With An Adopted Emergency Response Or Evacuation Plan.** Project operations could create a significant hazard to the public or environment through interference with an adopted emergency response or evacuation plan.

The General Plan Public Safety Element states that it is the City’s goal to periodically review and reevaluate the City’s Emergency Operation’s Plan, to ensure adequate evacuation routes and street widths, emergency services, equipment, shelters, and all other major needs that could arise in the event of a disaster. Project implementation could affect access along El Segundo Boulevard during construction of the proposed roadway improvements (which could temporarily block emergency access and/or evacuation routes). Any such impacts would be limited to the construction period and would only affect El Segundo Boulevard in the Project vicinity, and as such, would be unlikely to interfere with emergency response vehicles (e.g., fire, police, or ambulance). Also, the Project must adhere to HAZ-8, which requires future development to notify the El Segundo Fire, Police, Public Works and Planning and Building Safety Departments 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. Given that access would be impeded only temporarily, and since only partial roadway closure would occur, with implementation of recommended Mitigation Measure HAZ-8, the Project would not interfere with an adopted emergency response or evacuation plan. Impacts in this regard would be reduced to less than significant.

b) **Mitigation:** Mitigation Measures HAZ-1 to HAZ-8, as set forth in the EIR and MMRP.

c) **Finding:**

The City Council finds that the Project is conditioned to avoid or substantially lessen the potential hazards and hazardous materials environmental effects at the Project site as identified in the FEIR.

5. **Hydrology and Water Quality.**

a) **Facts/Effects:**

(1) **Long-Term Operational Impacts.** Project implementation could alter existing drainage patterns, result in increased run-off amounts, and degrade water quality. The Project could 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.

The site’s drainage patterns upon Project implementation are relatively minor offsite flow from El Segundo Boulevard and the property to the south would continue unobstructed to combine with onsite flows. The
Project area would continue to drain northwest to southeast. Reconfiguration of site roadways and replacement of existing buildings and surface parking lots with new buildings and parking lots/structures would result in changes to drainage patterns and amounts of impervious surfaces. However, proposed drainage sub-areas would closely match existing sub-areas. Implementation of Mitigation Measures HWQ-1 and HWQ-2 and compliance with NPDES and ESMC requirements would reduce potential impacts to long-term water quality to less than significant levels.

b) **Mitigation**: Mitigation Measures HWQ-1 to HWQ-2, as set forth in the EIR and MMRP.

c) **Finding**:

The City Council finds that the Project is conditioned to avoid or substantially lessen the potential hydrology and water quality environmental effects at the Project site as identified in the FEIR.

6. **Noise**.

a) **Facts/Effects**.

1) **Short-Term Construction Noise Impacts**: Grading and construction associated with Project implementation could result in significant temporary noise impacts to nearby noise sensitive receptors. Construction activities would begin in one specific development area and subsequently move to the other specific development areas. Therefore, construction would not occur in any one location for an extended period of time. All future development within the El Segundo South Campus Specific Plan area would be subject to compliance with the implementing policies of the *El Segundo General Plan* Noise Element and ESMC Chapter 7-2 (Noise and Vibration). Additionally, implementation of Mitigation Measure N-1 would reduce construction noise associated with future development by requiring preparation of a Construction Noise Management Plan that includes limiting construction to the less noise sensitive periods of the day (i.e., between the hours of 7:00 AM and 6:00 PM per ESMC § 7-2-10) and ensuring that proper operating procedures are followed during construction so that nearby sensitive receptors are not adversely affected by noise and vibration (i.e., pursuant to the standards set forth in ESMC § 7-2-4). Therefore, following compliance with the ESMC and implementation of Mitigation Measure N-1, impacts would be reduced to a less than significant level.

2) **Short-Term Construction Noise Impacts**: Construction activities associated with the proposed Project and cumulative projects may overlap, resulting in construction noise in the area. However, as analyzed above, construction noise impacts primarily affect the areas immediately adjacent to the construction site. Construction noise for the proposed Project was determined to be less than significant following compliance with the ESMC and Mitigation Measure N-1. Thus, as construction noise is localized in nature and drops off rapidly from the source, and with implementation of Project-specific mitigation
measures, less than significant cumulative construction-related noise impacts would result.

b) Mitigation: Mitigation Measure N-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is conditioned to avoid or substantially lessen the potential operational noise environmental effects as identified in the FEIR.

7. Transportation and Traffic

a) Facts/Effects

(1) Intersection Level of Service (including Cumulative Impacts). With implementation of mitigation measures, Project impacts involving the following intersections would be reduced to less than significant:

**Forecast Long-Range With Project Buildout Conditions**
**Study Intersection**
- Intersection 49 (Aviation Boulevard/Utah Avenue).

**Forecast Long-Range With Project Buildout Conditions**
**State Highway Study Intersection**
- Intersection 57 (I-405 SB3 Ramps/EI Segundo Boulevard).

b) Mitigation: Mitigation Measure TRA-4 and TRA-9, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is conditioned to avoid or substantially lessen the traffic impacts at the aforementioned intersections as identified in the FEIR.

E. **Significant Unavoidable Effects that Cannot be Mitigated to a Level of Insignificance.**

The City Council finds that the following environmental effects were identified as Significant and Unavoidable in the FEIR. Implementation of the identified mitigation measures would lessen the potential environmental effects to the extent feasible but not below a level of significance.

1. Land Use and Planning

a) Facts/Effects.

**General Plan Policies.** The proposed ESSCSP is determined to be consistent with the relevant General Plan Policies, excluding Circulation Element Policies C1-1.2, C1-1.5, and C1-1.10. Therefore, the Project would result in a significant and unavoidable impact regarding conflicts with Circulation Element Policies C1-1.2, C1-1.5, and C1-1.10.
b) **Mitigation:** No feasible mitigation is available.

2. **Air Quality.**

a) **Facts/Effects.**

(1) **Long-Term Air Emissions.** Despite implementation of the Project Design Features, ESMC Chapter 15-16 TDM and trip reduction measures, and Mitigation Measure GHG-1, the operational mitigated emissions would remain above SCAQMD thresholds for ROG, NOx, and CO. Therefore, impacts in this regard would be significant and unavoidable.

(2) **AQMP Consistency.** Although, the Project’s long-term influence would be consistent with the AQMP and SCAG’s goals and policies, the Project’s exceedance of operational ROG, NOx, and CO thresholds would potentially result in a long-term impact on the region’s ability to meet State and Federal air quality standards. Therefore, impacts associated with AQMP compliance would be significant and unavoidable.

b) **Mitigation:** Mitigation Measure GHG-1, as set forth in the EIR and MMRP.

c) **Finding:**

The City Council finds that the Project is conditioned to lessen the long-term air quality effects at the Project site as identified in the FEIR. The long-term, AQMP consistency and cumulative air quality impacts of the Project cannot be mitigated below the threshold of significance.

3. **Greenhouse Gas Emissions.**

a) **Facts/Effects.**

(1) **Greenhouse Gas Emissions.** Implementation of the proposed Project Design Features, and compliance with ESMC requirements and Mitigation Measure GHG-1 would reduce Project-related GHG emissions to 5.9 MTCO2eq per capita per year, which would exceed the 4.8 MTCO2eq per capita per year project level GHG threshold. Therefore, impacts in this regard would be significant and unavoidable.

(2) **Cumulative Greenhouse Gas Emissions.** As stated above, Project-related GHG emissions would be significant and unavoidable despite the Project Design features, and implementation of ESMC requirements and Mitigation Measure GHG-1. Therefore, the Project’s
cumulative GHG emissions would be considered significant and unavoidable.

b) Mitigation: Mitigation Measure GHG-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is conditioned to lessen the greenhouse gas environmental effects at the Project as identified in the FEIR. The impacts involving Project and cumulative greenhouse gas emissions cannot be mitigated below the threshold of significance.

4. Transportation and Traffic.

a) Facts/Effects.

Intersection Level of Service (including Cumulative impacts). Despite implementation of all feasible mitigation measures, Project impacts involving the following intersections would remain significant and unavoidable:

Near-Term With Phase I Project Conditions Study Area Intersection
- Intersection 48 (Aviation Boulevard/El Segundo Boulevard, El Segundo/Hawthorne).

Forecast Long-Range With Project Buildout (Cumulative) Conditions Study Area Intersections
- Intersection 29 (Nash Street/Maple Avenue, El Segundo);
- Intersection 32 (Nash Street/El Segundo Boulevard, El Segundo);
- Intersection 38 (Douglas Street/El Segundo Boulevard, El Segundo);
- Intersection 48 (Aviation Boulevard/El Segundo Boulevard, El Segundo/Hawthorne);
- Intersection 50 (Aviation Boulevard/Alaska Avenue, El Segundo/Hawthorne);
- Intersection 51 (Aviation Boulevard/Rosecrans Avenue, El Segundo/Hawthorne/ Manhattan Beach);
- Intersection 53 (Aviation Boulevard/Marine Avenue, Hawthorne/Manhattan Beach/ Redondo Beach);
- Intersection 55 (Aviation Boulevard/Manhattan Beach Boulevard, Manhattan Beach/Redondo Beach);
- Intersection 62 (La Cienega Boulevard/El Segundo Boulevard, Hawthorne/Los Angeles County); and
- Intersection 69 (Sepulveda Boulevard/Manchester Avenue, City of Los Angeles).

Forecast Long-Range With Project Buildout (Cumulative) Conditions State Highway Study Intersections
- Intersection 7 (Sepulveda Boulevard (SR-1)/Lincoln Avenue, Caltrans/CMP); and
- Intersection 13 (Sepulveda Boulevard (SR-1)/Mariposa Avenue, Caltrans/CMP).
Forecast Long-Range With Project Buildout (Cumulative) Conditions
CMP Study Intersections

- Intersection 7 (Sepulveda Boulevard (SR-1)/Lincoln Avenue, Caltrans/CMP);
- Intersection 15 (Sepulveda Blvd (SR-1)/El Segundo Blvd, Caltrans/CMP);
- Intersection 18 (Sepulveda Blvd (SR-1)/Rosecrans Avenue, Caltrans/CMP);
- Intersection 69 (Sepulveda Blvd/Manchester Ave, Los Angeles City/CMP);
- Intersection 70 (Pacific Coast Hwy (SR-1)/Artesia Blvd, Manhattan Beach/Hermosa Beach/Caltrans/CMP); and
- Intersection 71 (Pacific Coast Hwy (SR-1)/Torrance Blvd, Redondo Beach/Caltrans/CMP).

b) Mitigations: Mitigation Measures TRA-1 to TRA-10, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is conditioned to lessen the traffic impacts environmental effects from the Project as identified in the FEIR. The traffic impacts of the Project cannot be mitigated below the threshold of significance.

F. Growth Inducing Impacts.

The City Council finds on the basis of the FEIR and the record of proceedings in this matter that there are no significant growth inducing impacts.

G. Project Alternatives.

1. Alternatives Considered but Rejected.

   In accordance with CEQA Guidelines § 15126.6(c), an EIR should identify any alternatives that were considered for analysis but rejected as infeasible and briefly explain the reasons for their rejection. According to the CEQA Guidelines, among the factors that may be used to eliminate alternatives from detailed consideration are the alternative's failures to meet most of the basic project objectives, the alternative's infeasibility, or the alternative's inability to avoid significant environmental impacts. There are no alternatives that were considered and rejected.

2. No Project/No Development Alternative.

   a) Description.
   The 142-acre site is generally triangular shaped and level (encompasses Assessor Parcel Numbers 4138-014-013 and -047). Excluding the El Segundo Boulevard right-of-way (ROW), the Project site totals approximately 137 acres. The property is currently developed with the Raytheon Company’s Space and Airborne Systems (SAS) facility. The existing SAS facility is locally referred to as the “South Campus.” Eleven (11) buildings are located at the central core of the Campus, with vast surface parking lots (20 lots containing 6,873 parking spaces) located
around their perimeter. These existing buildings are constructed in a modern architectural style, at a maximum height of approximately 37 feet.

The No Project/No Development Alternative would retain the Project site in its current condition. With this Alternative, the site would remain developed with the existing SAS facility and related 11 buildings and surface parking lots. Under the No Project/No Build Alternative, the El Segundo South Campus Specific Plan would not be adopted and an increased density beyond what exists on the property would not occur. Two new land use types (i.e., commercial and light industrial) would not be introduced, as are proposed by the Project. None of the proposed amendments to the El Segundo General Plan (General Plan), the General Plan Map, the Zoning Map or the El Segundo Municipal Code (ESMC) would be implemented. None of the improvements proposed as part of Tentative Map No. 71551 would be constructed and the property would not be subdivided into 26 separate parcels. Proposed improvements to the City's transportation circulation system, including enhancements to the City's roadway network (El Segundo Boulevard, and Continental Boulevard and Nash Street extensions), and bicycle and pedestrian networks, would not be constructed. The existing surface parking lots would remain.

The No Project/No Development Alternative would maintain the existing land uses, and no structures would be demolished. Office, laboratory, manufacturing, and warehouse land uses are located on the South Campus totaling approximately 2,089,090 gross square feet and a floor area ratio (FAR) of 0.29. Office uses would continue to predominate among the site's existing land uses, comprising approximately 1.2 million gross square feet, or one-half of the Campus' floor area. The South Campus would continue to provide the existing private outdoor recreational uses that include tennis and basketball courts, and baseball fields at the northwest corner of the property.

b) **Finding.**

The City Council finds that the No Project/No Development Alternative would not attain most of the Project's basic objectives. It would not contribute to the Project's objective to create job opportunities or increase the City's economic base. This Alternative would only partially meet two of the Project objectives, since Raytheon's existing business operations would continue to contribute to the business climate that fosters a strong economic community and provides a positive contribution to the maintenance and expansion of the City's economic base. However, new employment would not be generated. It would not meet the Project objectives of providing a range of commercial and industrial uses that would contribute to job creation opportunities or to provide multimodal improvements to the City's transportation circulation system, including enhancements to the City's roadway network, bicycle and pedestrian networks, and increase office and commercial density in close proximity to an existing light rail station.

3. **No Project/Existing Entitlement Alternative.**

a) **Description.**

The No Project/Existing Entitlement Alternative proposes development of what would be reasonably expected to occur in the foreseeable future, if the Project were not approved, based on the property's current adopted entitlement. As discussed in detail in **Section 3.2, Background and History**, of the FEIR, the
Hughes Corporation received approval from the City in 1978 for a Precise Plan that originally approved a maximum of 2,575,000 gross square feet of development on the property, which resulted in a FAR of 0.42. Over the course of site development, various changes to the originally approved Precise Plan, including additional restrictions on the maximum allowable development on the site, were made at the request of Hughes Corporation. Development on the property is currently restricted to what is allowed under the existing amended entitlement (Precise Plan 3-78 Amendment #3 (approved as Resolution 2166 Amended August 13, 1987)), which is 2,017,903 net square feet, allowing an additional 215,459 net square feet over the existing 1,802,444 net square feet. In accordance with the existing amended entitlement and assuming approximately 14 percent of the floor area would be exempt, the No Project/Existing Entitlement Alternative limits development on the property to the total identified in Precise Plan 3-78 Amendment #3 of 2,338,814 gross square feet, allowing an additional 249,724 gross square feet over existing 2,089,090 gross square feet.

Under the No Project/Existing Entitlement Alternative, no existing land uses would be demolished and the new development would follow the Campus’ existing land use pattern, which involves office, laboratory, manufacturing, and warehouse uses. With this Alternative, the El Segundo South Campus Specific Plan would not be adopted and the onsite development intensity would be limited to what is allowed by the Precise Plan. None of the proposed amendments to the El Segundo General Plan (General Plan), General Plan Map, Zoning Map or the ESMC would be implemented, rather the new development would proceed in accordance with the Project site’s existing land use designations and zoning. None of the improvements proposed as part of Tentative Map No. 71551 would be constructed and the property would not be subdivided into 26 separate parcels. Proposed improvements to the City’s transportation circulation system, including enhancements to the City’s roadway network (El Segundo Boulevard, and Continental Boulevard and Nash Street extensions), and bicycle and pedestrian networks, would not be constructed.

This Alternative involves development of approximately 141,169 gross square feet of office, 42,092 gross square feet of laboratory, 51,764 gross square feet of manufacturing, and 14,699 gross square feet of warehouse uses. The No Project/Existing Entitlement Alternative would include laboratory and manufacturing uses, which are not proposed by the Project, and exclude the Project’s light industrial and commercial uses. This Alternative also proposes significantly less office and warehouse uses than the Project. Overall, this Alternative proposes approximately 88 percent less development than the Project.

b) Finding.

The No Project/Existing Entitlement Alternative would allow onsite development in accordance with the existing amended Precise Plan (Resolution 2166, as amended on August 13, 1987), for an additional 249,724 gross square feet of land uses above existing conditions. Although to a significantly lesser degree than the proposed Project, this Alternative would meet two of the Project objectives by contributing to the business climate that fosters a strong economic community and providing a positive contribution to the maintenance and expansion of the City’s economic base. It would not meet the Project objectives of providing a range of commercial and industrial uses that would contribute to job creation opportunities or to provide multimodal improvements to the City’s transportation circulation system, including enhancements to the City’s roadway network, bicycle and
pedestrian networks, and increase office and commercial density in close proximity to an existing light rail station.


As previously noted, among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability and whether the proponent can reasonably acquire, control, or otherwise have access to the alternative site (or the site is already owned by the proponent). Only locations that would avoid or substantially lessen any of the Project's significant effects need be considered for inclusion.

The Applicant does not retain any ownership rights to other properties within the City limits and there are no other infill sites available that are adequately sized and environmentally compatible. The largest undeveloped land area available in the City is approximately 54 acres located east of Sepulveda Boulevard on Rosecrans Avenue, adjacent to the existing Plaza El Segundo Shopping Center and 'The Point' Shopping Center, which is currently under construction. This site is crossed by various rail lines complicating development of the site. The site also has limited street access and limited means to create access across the site or to create multiple access points to major roadways. Therefore, no potentially feasible alternative site alternatives were identified as available for analysis.

5. Raytheon Only Alternative.

a) Description.

The Raytheon Only Alternative would be generally the same as the proposed Project in that it would involve approval of a Specific Plan that would establish a maximum allowable development within the El Segundo South Campus Specific Plan area of 4,231,547 gross square feet, or an additional 2,142,457 gross square feet over existing conditions. However, the Project's proposed commercial (retail/restaurant) uses would be excluded with this Alternative and replaced by additional office, warehousing, and light industrial uses. As with the proposed Project, this Alternative involves the following entitlements: a Specific Plan; General Plan and General Plan Land Use Element Map Amendments; Zone Change and Zone Text Amendment; and a Vesting Tentative Map subdividing the property into separate parcels. Additionally, the Raytheon Only Alternative assumes the Applicant's current Transportation Demand Management (TDM) program, which achieves an average daily trip (ADT) reduction of approximately 22 percent, is implemented also for the proposed office, warehousing, and light industrial uses.

This Alternative assumes the following land uses: approximately 1,882,830 square feet of office; 79,075 square feet of warehouse; and 180,553 square feet of light industrial. Similar to the proposed Project, this Alternative would enable development with any combination of permitted land uses, provided that the FAR does not exceed the specified development square footage (at a maximum FAR of 0.6) and that the resultant peak hour vehicle trips do not exceed the specified peak hour trip ceiling. As compared to the proposed Project, the Raytheon Only Alternative would exclude commercial uses (148,960 square feet) and include approximately 7.5 percent more office, warehouse, and light industrial uses (approximately 130,909 square feet, 5,498 square feet, and 12,553 square feet, respectively).
b) Finding.

The Raytheon Only Alternative would be generally the same as the proposed Project (except for exclusion of commercial uses) in that it would involve approval of a Specific Plan that would allow an additional 2,142,457 gross square feet over existing conditions. Additionally, it would result in only nominally less employment (approximately one percent). However, this Alternative would meet Project Objectives 2 and 3 to a lesser degree. Regarding Objective 2, this Alternative would provide a more limited range of uses and limitation to the existing employer. Regarding Objective 3, the economic base expansion under this Alternative would be limited to one employer, causing sales tax instability.


a) Description.

The Conceptual Plan With Coral Circle Connection Alternative (Coral Circle Alternative) would be the same as the proposed Project in every respect, except one: this Alternative also involves a connection to Coral Circle, between and including portions of Lots 20 and 22, near the southeast corner of the Project site. Specifically, the Coral Circle Alternative involves constructing a connection between the proposed Nash Street extension and Coral Circle’s existing southern leg, near the Project site’s southeast corner. A 60-foot ROW would be dedicated, consistent with Coral Circle’s classification as a Local Street. Construction of the Coral Circle connection would occur before the City issued any certificate of occupancy for the Phase II development. This Alternative involves providing the Coral Circle ROW improvements, including curb/gutter, Parkway trees, and roadway paving among others, pursuant to ESMC Chapter 15-24A, which outlines the standards/requirements for ROW dedications and improvements.

b) Finding.

The Conceptual Plan With Coral Circle Connection Alternative (Coral Circle Alternative) would be the same as the proposed Project in every respect, except the Coral Circle connection. Therefore, this Alternative would meet all of the Project objectives, as outlined above.


In compliance with Public Resources Code §15126.6(d), a matrix displaying the major characteristics and significant environmental effects of each alternative is included in the FEIR: see Table 7-15, Comparison of Alternatives. The purpose of this matrix is to summarize a comparison of project alternatives. Pursuant to Public Resources Code §15126.6, it is required that one alternative be identified as the environmentally superior alternative. Furthermore, if the environmentally superior alternative is the “No Project” alternative, the FEIR must also identify the environmentally superior alternative from among the other alternatives. As indicated in FEIR Table 7-15, the No Project/No Development Alternative is identified as the environmentally superior alternative. Among the other alternatives, the environmentally superior alternative is the Raytheon Only Alternative. This Alternative would generally lessen the impacts associated Project development, because it would involve different land uses and approximately 35 percent less traffic. Additionally, because the Raytheon Only Alternative would be
generally the same as the proposed Project and would result in nominally less employment (approximately one percent less), this Alternative would meet all of the Project objectives (although, some to a lesser degree than the Project).

III. STATEMENT OF OVERRIDING CONSIDERATIONS

The City Council finds on the basis of the FEIR and the entire administrative record for this matter that the unavoidable significant impacts of the El Segundo South Campus Specific Plan Project as discussed in Section II.D. above are acceptable when balanced against the benefits of the Project. This determination is based on the following substantial public and social factors as identified in the FEIR and the record of proceedings in the matter. Each Project objective/benefit set forth below constitutes an overriding consideration warranting approval of the Project.

1. The project will help foster economic development in the City by contributing to a strong business climate, with positive outcomes such as business retention and attraction, as well as effective levels of City services to all members of the community.

2. Provide the opportunity for the City’s largest employer to grow and expand its operations within the City. This will aid in business retention efforts for the aerospace industry, historically a major industry in the region.

3. Create a Specific Plan with a range of commercial and industrial uses that will contribute to job creation opportunities and balance growth with local resources and infrastructure capacity. Full build out of the Project is estimated to create 4,598 new jobs within the Project area. In addition numerous temporary jobs will be created as part of project construction.

4. Increase the City’s tax base including utility user tax, property tax and sales tax, and therefore provide the City with resources to provide high-quality services to residents and the daytime population. The applicant submitted a Gross Fiscal Impact and Economic Benefit Analysis, prepared by the Kosmont Companies (August 2015). That analysis estimates future increased annual City tax revenue at $2.6 million dollars if the project is fully built out. This would represent an approximate 4.3% increase in the City’s general fund revenues as reported for the 2014-2015 fiscal year adopted budget.

5. Six $500,000 annual payments will be made to the City beginning on March 31, 2016 and ending March 31, 2021. The total amount of the six required payments is $3,000,000. If the Nash Street extension roadway improvements are not completed within 10 years of the project approval date then an additional $5,000,000 payment will be made to the City. All payments will be deposited into the City's General Fund and may be used for any purpose determined by the City Council.

6. A $.50 per square foot fee for all new development on the site is required. All revenue from this fee will be deposited into the City’s General Fund.

7. Enhance the City’s roadway network through the addition of a fourth traffic lane on El Segundo Boulevard and construction of the Nash Street roadway extension, a roadway link planned for in the El Segundo General Plan Circulation Element.
8. Providing opportunities for future roadway links, such as potential public use of a roadway extending Continental Boulevard, potential to create an east-west connection between Nash Street and Coral Circle, and potential roadway access to the east side of the City’s golf-course.

9. Bicycle and pedestrian network improvements. The bicycle network improvements are consistent with the recently adopted South Bay Bicycle Plan which provides a blueprint for a regional bicycle network.

10. The Project will increase density close to the existing Metro Green-line light rail station consistent with regional planning programs and plans, such as the SCAG Regional Transportation Plan/Sustainable Communities Strategy and the Compass Blueprint Growth Vision Program. The project site is within the Compass Blueprint 2% Strategy Opportunity Areas” which identifies 2% of the region’s land area where investing planning efforts and resources will yield the greatest progress towards improving, mobility, livability, prosperity and sustainability.

11. The increase in density close to the existing Metro Green Line light rail station is also consistent with four General Plan Land Use Element policies (LU4-3.2, LU 4-4.4, LU 4-4.6, and LU4-4.8) promoting denser mixed use development within a quarter mile of the City’s existing Green-line stations.

12. A potential opportunity where 25% of the costs upgrading the City sewer line in El Segundo Boulevard is paid for by the Project applicant.

IV. **RECIRCULATION.**

**Facts.**

1. The City received comments on the DEIR from members of the public and from public agencies in both written and oral form. The FEIR contains written responses to all comments ("Responses to Comments") received on the DEIR as of November 14, 2014. Some comments were incorporated into the FEIR as factual corrections and minor changes. The FEIR includes all factual corrections and minor changes to the DEIR. All comments and testimony received prior to and at the City Council’s public hearing have been considered.

**Finding.**

Pursuant to CEQA Guidelines § 15068.5 and Public Resources Code § 21092.1, and based on the FEIR and the record of proceedings in for the El Segundo South Campus Specific Plan Project, the City Council finds that:

1. Factual corrections and minor changes are set forth as additions and corrections to the DEIR; and

2. The factual corrections and minor changes to the DEIR are not substantial changes in the DEIR that would deprive the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the Rosecrans/Sepulveda Site Rezoning and Plaza El Segundo Development, a
feasible way to mitigate or avoid such an effect, or a feasible Project alternative; and

3. The factual corrections and minor changes to the DEIR will not result in new significant environmental effects or substantially increase the severity of the significant effects previously disclosed in the DEIR; and

4. The factual corrections and minor changes to the DEIR will not involve mitigation measures or alternatives which are considerably different from those analyzed in the DEIR that would substantially reduce one or more significant effects on the environment; and

5. The factual corrections and minor changes to the DEIR do not render the DEIR so fundamentally inadequate and conclusory in nature that meaningful public review and comment would be precluded.

Thus, the City Council finds that none of the conditions set forth in CEQA Guideline § 15088.5 or Public Resources Code § 21092.1 requiring recirculation of a draft environmental impact report were met. The City Council further finds that incorporation of the factual corrections and minor changes to the DEIR into the FEIR does not require that the FEIR to be recirculated for public comment.

V. SUBSTANTIAL EVIDENCE.

The City Council finds and declares that substantial evidence for each and every finding made herein is contained in the FEIR, which is incorporated herein by this reference, and in the record of proceedings in the matter.
CITY COUNCIL RESOLUTION

EXHIBIT H

FINAL ENVIRONMENTAL IMPACT REPORT

EL SEGUNDO SOUTH CAMPUS

SPECIFIC PLAN

DISTRIBUTED UNDER SEPARATE COVER
El Segundo South Campus Specific Plan (EA-905) Project

ENVIRONMENTAL IMPACT REPORT

PREPARED FOR:
City of El Segundo

PREPARED BY:
RBF Consulting
CITY COUNCIL RESOLUTION
EXHIBIT I

VESTING TENTATIVE MAP (VTM) NO. 71551

DISTRIBUTED UNDER SEPARATE COVER
ORDINANCE NO. ____

AN ORDINANCE APPROVING ZONE CHANGE AND ZONING MAP AMENDMENT NO. ZC 11-02; ZONE TEXT AMENDMENT NO. ZTA 11-01; SPECIFIC PLAN NO. SP 11-01; AND DEVELOPMENT AGREEMENT NO. DA 11-02; ADDING ESMC § 15-3-2(A)(10) AND AMENDING ESMC § 15-3-2(A) FOR THE EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN PROJECT AT 2000-2100 EAST EL SEGUNDO BOULEVARD.

The City Council of the City of El Segundo does ordain as follows:

SECTION 1: Environmental Assessment. Resolution No. ____ adopted a Final Environmental Impact Report (FEIR) and a Statement of Overriding Considerations (SOC) for this Project which, among other things, properly assesses the environmental impact of this Ordinance, and the Project, in accordance with CEQA. This Ordinance incorporates by reference the environmental findings and analysis set forth in Resolution No. ____.

SECTION 2: Factual Findings and Conclusions. The factual findings and conclusions set forth in Resolution No. ____, adopted on November 17, 2015, are incorporated as if fully set forth.

SECTION 3: Zone Change Findings. Pursuant to ESMC Chapter 15-26, the City Council finds as follows:

A. Based upon the findings in Section 2, the proposed Zone Change is necessary to carry out the proposed project because the proposed General Plan Amendment would change the land use classification of the project site from Light Industrial (M-1) to El Segundo South Campus Specific Plan (ESSCSP). The proposed Zone Change is necessary to maintain consistency with the proposed General Plan land use designation of El Segundo South Campus Specific Plan.

B. ESMC Title 15 is intended to be the primary tool for implementing the goals, objectives and policies of the El Segundo General Plan. The zone change will maintain consistency with the proposed change in General Plan land use designation to El Segundo South Campus Specific Plan and is also consistent with the General Plan goals, objectives and policies.

SECTION 4: ESMC § 15-3-2(A)(10) is added to read as follows:

"10. El Segundo South Campus Specific Plan
There is one zone intended to be used within the boundaries of the El Segundo South Campus Specific Plan. The zone is:

ESSCSP - El Segundo South Campus Specific Plan

SECTION 5: Specific Plan Findings. The proposed creation of the El Segundo South Campus Specific Plan (ESSCSP) is desirable to implement the proposed project. Without amending the ESMC, the current zoning would not permit mixed use development with an overall maximum 0.6 FAR based on the 142.2 gross acre size of the project area. An amendment to ESMC § 15-3-2(A) to create the El Segundo South Campus Specific Plan (ESSCSP) is necessary for consistency with the General Plan.

SECTION 6: Development Agreement Findings. Pursuant to City Council Resolution No. 3268, adopted June 26, 1984, the City Council finds that:

A. The project is consistent with the objectives, policies, general land uses, and programs specified in the general plan and any applicable specific plan. The Development Agreement would provide multiple public benefits (as set forth in the Development Agreement) in exchange for valuable development rights (ten-year entitlement with a five-year extension option).

B. The project is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located. The proposed project includes a new land use designation and zoning classification, which establishes the permitted uses and development standards that would apply to the project. These uses and development standards are similar and compatible with the other commercially zoned districts in the City.

C. The project conforms to public convenience, general welfare and good land use practice. The El Segundo South Campus Specific Plan 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 project will also provide new roadway links in locations identified as needing future roadways in the General Plan Circulation Element, as well as provide new bicycle and pedestrian network improvements.

D. The project will not be detrimental to health, safety and general welfare. An EIR was completed to evaluate the project are reviewed issue areas such as Hazards and Hazardous Materials, Hydrology and Water Quality, Air Quality, and Noise. All feasible mitigation has been incorporated into the project to reduce or eliminate potential impacts and to maintain public health, safety and
general welfare.

E. The project will not adversely affect the orderly development of property or the preservation of property values. This project is surrounded by previously developed commercial land and the proposed uses of the El Segundo South Campus Specific Plan are consistent with surrounding development and will not adversely affect the value of neighboring properties. The proposed El Segundo South Campus Specific Plan development standards and development agreement will ensure that the project will be developed in an orderly fashion. All mitigation measures will be implemented at the time and place impacts occur.

SECTION 7: Actions. The City Council takes the following actions:

A. ESMC § 15-3-2(A)(10) is added to read as follows:

“10. El Segundo South Campus Specific Plan

There is one zone intended to be used within the boundaries of the El Segundo South Campus Specific Plan. The zone is:

ESSCSP - El Segundo South Campus Specific Plan”

B. The City's Zoning Map is amended by changing the Project site from "Light Industrial" to "El Segundo South Campus Specific Plan." The corresponding changes to the Zoning Map are set forth in attached Exhibit "A," which is incorporated into this Ordinance by reference.

C. The "El Segundo South Campus Specific Plan" is adopted as set forth in attached Exhibit "B," which is incorporated into this Ordinance by reference.

D. The Development Agreement by and between the City of El Segundo and the Raytheon Corporation, as set forth in attached Exhibit "C," and incorporated into this Ordinance by reference, is approved. The Mayor is authorized to execute the Development Agreement in a form approved by the City Attorney.

E. To the extent they are not otherwise adopted or approved by this Ordinance, and subject to the conditions listed on attached Exhibit "D," which are incorporated into this Ordinance by reference, the City Council approves Zone Change and Zoning Map Amendment No. ZC 11-02, Zone Text Amendment No. ZTA 11-01, Specific Plan No. SP 11-01, and Development Agreement No. DA 11-02.
SECTION 8: Technical Corrections. The City Manager, or designee, is authorized to make technical corrections, in a form approved by the City Attorney, to maps, diagrams, tables, and other, similar documents (collectively, "Maps") that may be required to reconcile the changes made by this Ordinance with amendments made to the Zoning Map by other City Council action in unrelated land use applications.

SECTION 9: Reliance on Record. Each and every one of the findings and determinations in this Ordinance 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 City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 10: Limitations. The City Council’s analysis and evaluation of the Project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council’s knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City’s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 11: Summaries of Information. All summaries of information in the findings which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding, is not based in part on that fact.

SECTION 12: Effectiveness of ESMC. Repeal or amendment of any provision of the ESMC will not affect any penalty, forfeiture, or liability incurred before or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 13: Recordation. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 14: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or
applications and, to this end, the provisions of this Ordinance are severable.

SECTION 15: Effective Date. This Ordinance will become effective on the thirty-first (31st) day following its passage and adoption.

PASSED, APPROVED AND ADOPTED this ____ day of December 2015.

__________________________
Suzanne Fuentes, Mayor
ATTEST:

STATE OF CALIFORNIA  )
COUNTY OF LOS ANGELES  )    SS
CITY OF EL SEGUNDO    )

I, Tracy Sherrill Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. _____ was duly introduced by said City Council at a regular meeting held on the 17th day of November 2015, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the _____ day of December 2015, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tracy S. Weaver, City Clerk

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

By: Karl H. Berger, Assistant City Attorney
CITY COUNCIL ORDINANCE
EXHIBIT B

EL SEGUNDO
SOUTH CAMPUS
SPECIFIC PLAN
EL SEGUNDO SOUTH CAMPUS
SPECIFIC PLAN

Specific Plan No. 11-01

October 2015
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EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN

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I. INTRODUCTION

A. SPECIFIC PLAN AREA

The El Segundo South Campus Specific Plan (ESSC-SP) area is located in the City of El Segundo, County of Los Angeles, California. El Segundo is situated 15 miles southwest of downtown Los Angeles. The City of El Segundo is located south of the City of Los Angeles, west of the City of Hawthorne and the County of Los Angeles, north of the City of Manhattan Beach, and the east of the City of Los Angeles and the Pacific Ocean (refer to Exhibit 1, Regional Vicinity Map).

More specifically, the roughly 142.28 gross acre Campus site ("Campus") is located in the southeast quadrant of the City of El Segundo, approximately 1.0 miles south of the Los Angeles International Airport (LAX) and the Glen Anderson Century Freeway (I-105), two miles west of the San Diego Freeway (SR-405), and approximately two miles west of the juncture of these two freeways. The Campus is bounded by El Segundo Boulevard to the north, the elevated MTA 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 (refer to Exhibit 2, Local Vicinity Map, and Exhibit 3, Local Vicinity Aerial View). The adjacent zoning uses are: corporate office and mixed-use to the north, across El Segundo Boulevard; light manufacturing to the east and south; and open space and public facility to the west. A multi-media zone overlies the entire eastern half of the City, including the Specific Plan Area.

B. BACKGROUND

In 1978 a Precise Plan was approved for Hughes (which merged with Raytheon Company in December 1997) to build a total of 2,575,000 square feet of improvements on the Campus for a FAR of 0.42. The Precise Plan project consisted of two main components – an office tower of up to 16 stories to be located on the northwest portion of the Campus and a large low-profile complex housing the engineering and manufacturing components. The approval allowed Hughes to consolidate its corporate headquarters which was then in Culver City with its electro-optical data systems group which was already located elsewhere in El Segundo. The Campus was chosen by Hughes for the flexibility and consolidation potential made possible by the size of the property, the proximity to other Hughes' facilities, and the proximity to LAX – considerations that remain important today. Before the implementation of the Precise Plan, the Campus had been used primarily for farming.
EXHIBIT 1
REGIONAL LOCATION MAP
EXHIBIT 2
LOCAL VICINITY MAP
EXHIBIT 3
LOCAL VICINITY AERIAL VIEW
Through the years the Precise Plan went through several changes including moving the recreation component from under the Edison Right-of-Way to the northwest portion of the Campus, eliminating the corporate office tower which was planned for the northwest corner of the Campus, and adding additional facilities. Up until 1983 there was no official “Precise Plan” map. With Hughes’ request to construct additional storage buildings in 1983, the City Council provided that the plan that was submitted with the amendment request would be the official Precise Plan which could only be modified with Planning Commission and City Council approval. In 1987, the City Council approved the last modification of the Precise Plan. Today there are 11 structures on the Campus, including the recreation facility, comprising approximately 1,802,513 square feet of net development, for an FAR of approximately 0.29 (refer to Exhibit 4, Existing Development). The current net square footage is broken down as follows between uses:

- Office 1,018,959 s.f.
- Laboratory 303,825 s.f.
- Manufacturing 373,634 s.f.
- Warehouse 106,095 s.f.

More specifically, the structures shown on Exhibit 4 consist of:

<table>
<thead>
<tr>
<th>Building</th>
<th>Use</th>
<th>Net Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-1</td>
<td>Office, Lab/R&amp;D, Warehouse</td>
<td>996,871</td>
</tr>
<tr>
<td>E-2</td>
<td>Office, Lab/R&amp;D, Warehouse</td>
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<td>E-20</td>
<td>Warehouse</td>
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<tr>
<td>E-21</td>
<td>Office, Warehouse</td>
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<tr>
<td>E-23</td>
<td>Warehouse</td>
<td>428</td>
</tr>
<tr>
<td>E-24</td>
<td>Recreation*</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,802,513</strong></td>
<td></td>
</tr>
</tbody>
</table>

*Note: Building E-24 includes locker rooms, restroom and shower rooms which are non-assignable areas for purposes of net square footage.
Under the existing approvals, only an additional 215,390 net square feet can be built for a total FAR of 0.325. With this FAR, the Property is extremely underdeveloped as both the General Plan and zoning for similar light industrial uses allow a 0.60 FAR as of right. Further, the El Segundo Municipal Code (ESMC) was recently amended to clarify that the FAR is based on net square feet of development in the light manufacturing zone. Currently the Campus is built close to the maximum FAR currently allowed. The limitations caused by the Precise Plan have caused Raytheon to utilize property in other areas for its operations when the need arises. This creates inefficiency and unnecessary costs, as well as results in economic losses for the City.

In order to make efficient use of the Campus, Raytheon filed for this Specific Plan in December 2011 along with other applications, including a General Plan Amendment, Zoning Amendment, and Tentative Map. The intent of the Specific Plan is to allow Raytheon to develop the Specific Plan area 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 ESSCP area) and the specified peak hour trip ceiling on new development (26,585 daily trips, 3042 a.m. peak hour trips and 3120 p.m. peak hour trips). The adoption of this Specific Plan will allow Raytheon to expand its operations, invest in the City of El Segundo, and make use of its property in a manner similar to adjacent properties.

C. DEMOGRAPHICS

According to the 2010 United States Census, as of 2010 El Segundo had a population of 16,654 persons and a total of 7410 dwelling units. From 2000 to 2010, El Segundo’s population increased by 4%. The 2009 Profile of the City of El Segundo prepared by the Southern California Association of Governments (“SCAG”) indicates that as of 2008 there were 53,715 jobs in the City of El Segundo, which was 1.3% lower than the 2003 level. Raytheon employs approximately 7,000 of these employees. During the period from 2003 to 2008 there was a 13.2% decrease in manufacturing jobs although manufacturing jobs remain the largest sector of jobs in the City.

D. ECONOMIC CONTEXT

El Segundo has a daytime population of approximately 85,000 persons compared to its resident population of approximately 17,000 persons. Through the years El Segundo has steadily moved away from heavy industrial and manufacturing uses towards more diversified commercial and professional uses. With the exception of the Chevron Refinery and the Air Products Chemical Plants, most heavy industrial uses have relocated outside of the City. El Segundo is home to many major corporations including Raytheon, Boeing, Chevron, Computer Sciences Corporation, DirecTV, Mattel, Xerox, Time Warner Cable, The Aerospace Corporation, and Northrop Grumman. Raytheon is the City’s largest employer.

Over the past few years there has been a net loss of jobs in the City. The potential for additional businesses and jobs that may be created by this Specific Plan will improve the overall economic health of the City, allowing the City to provide a high quality of municipal services to the benefit of the City’s resident and business community.
II. OVERVIEW OF THE SPECIFIC PLAN

A. PURPOSE AND AUTHORITY OF SPECIFIC PLAN

The purpose of this Specific Plan is to provide a foundation for the proposed land uses on the subject property through the application of regulations, standards and design guidelines. The El Segundo South Campus Specific Plan provides text and exhibits which describe the proposed land uses and associated guidelines.

This Specific Plan is adopted pursuant to Government Code §§ 65450 through 65457.

Pursuant to Government Code § 65450, a Specific Plan must include text and a diagram or diagrams which specify all of the following in detail:

- The distribution, location, and extent of the uses of land, including open space within the area covered by the plan.

- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the land area covered by the plan and needed to support the land uses described in the plan.

- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

- A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the above items.

- A discussion of the relationship of the Specific Plan to the General Plan.

A thorough review of the El Segundo General Plan shows that this Specific Plan is compatible and consistent with the goals and policies outlined in the General Plan. This Specific Plan will further the goals and policies of the General Plan as more fully described below.

This Specific Plan was prepared to provide the essential relationship between the policies of the El Segundo General Plan and actual development in the Project area. By functioning as a regulatory document, the El Segundo South Campus Specific Plan provides a means of implementing the City of El Segundo’s General Plan. All future development plans and entitlements within the Specific Plan boundaries must be consistent with the standards set forth in this document.
B. SPECIFIC PLAN SCOPE AND GOALS

The City of El Segundo is an employment-led community and accordingly, development has been led by employment rather than housing growth. The El Segundo South Campus Specific Plan will 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.

Permitted uses within the Campus will create job opportunities and seek balance between growth, local resources, and infrastructure capacity. Additionally, the growth allowed by the Specific Plan will create a synergy with other uses in the area and help those businesses to grow as well. The development allowed under the Specific Plan will provide a basis for a positive contribution to the maintenance and expansion of El Segundo’s economic base as development typically increases the City’s business license taxes, increases the City’s utility user taxes, increases the City’s property taxes, and increases the City’s sales taxes. An increased economic base will provide the City with resources to provide high-quality services to its residents and daytime population.

C. CONSISTENCY WITH THE GENERAL PLAN

The El Segundo General Plan provides the underlying fundamentals of the El Segundo South Campus Specific Plan, which serves both as a planning and regulatory document. The Specific Plan is the document implementing the El Segundo General Plan for the Campus area.

Proposed development plans or agreements, tentative tract or parcel maps, and any other development approvals must be consistent with the Specific Plan. Projects consistent with this Specific Plan will be automatically deemed consistent with the General Plan.

The El Segundo South Campus Specific Plan requires a General Plan Amendment that changes the Land Use Designation from Light Industrial, Public Facility and Open Space to El Segundo South Campus Specific Plan with an accompanying Land Use map change. With approval of this amendment, the Specific Plan is consistent with the General Plan of the City of El Segundo. More specifically, the Specific Plan directly implements or furthers the intent of the following goals, objectives and policies of the General Plan:

ECONOMIC DEVELOPMENT ELEMENT

Goal ED1: To create in El Segundo a strong, healthy economic community in which all diverse stakeholders may benefit.

Policy ED1-1.1: Maintain economic development as one of the City’s and the business and residential communities’ top priorities.
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.

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.

Policy ED1-2.2: Maintain and promote land uses that improve the City’s tax base, balancing economic development and quality of life goals.

Goal ED2: To provide a supportive and economically profitable environment as the foundation of a strong local business community.

Policy ED2-1.3: Develop a framework within which interested groups can work together on matters of common interest related to economic growth, its orderly management, and the resolution of attendant problems to improve the City’s business climate.

LAND USE ELEMENT

Goal LU4: Provide a stable tax base for the City through development of new commercial uses, primarily within a mixed-use environment, without adversely affecting the viability of Downtown.

Objective LU4-1: Promote the development of high quality retail facilities in proximity to major employment centers.

Policy LU4-3.1: Encourage retail uses, where appropriate, on the ground floor of Urban Mixed-Use and corporate offices with other uses above.

Policy LU4-3.2: Encourage mixed-use developments within one-quarter mile of the Green Line Stations.

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.
Policy LU4-4.1: Policies and zoning regulations shall be developed to help guide the development of commercial activities within mixed-use projects.

Policy LU4-4.4: Promote commercial uses, in conjunction with other uses, in buildings within a quarter-mile walking radius of the Green Line Stations.

Policy LU4-4.6: Promote mixed-use development near transit nodes and encourage modes of transportation that do not require an automobile.

Goal LU5: Retain and attract clean and environmentally safe industrial uses that provide a stable tax base and minimize any negative impact on the City.

Objective LU5-1: Attract the kinds of industrial uses which will be economically beneficial to the community as well as enhance the environmental quality of the City.

Objective LU5-2: Encourage the construction of high-quality, well designed industrial developments through adoption of property development standards and provisions of community services and utilities.

Policy LU5-2.1: New industrial developments shall provide landscaping in parking areas and around the buildings. This landscaping is to be permanently maintained.

Policy LU5-2.5: Employee recreational facilities shall be provided by the employer for large industrial developments.

Objective LU5-4: Preserve and maintain a balanced and diversified industrial base.

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

Policy LU6-1.1: Continue to provide uniform and high quality park and recreational opportunities to all areas of the City, for use by residents and employees.

CIRCULATION ELEMENT

Goal C1: Provide a safe, convenient, and cost-effective circulation system to serve the present and future circulation needs of the El Segundo community.
Policy C1-1.8: Provide all residential, commercial, and industrial areas with efficient and safe access to the major regional transportation facilities.

Policy C1-1.9: Provide all residential, commercial, and industrial areas with efficient and safe access for emergency vehicles.

**Goal C2:** 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.

*Objective C2-1:* Provide a pedestrian circulation system to support and encourage walking as a safe and convenient travel mode within the City's circulation system.

Policy C2-1.3: Encourage new developments in the City by participating in the development of the citywide system of pedestrian walkways and require participation funded by the Project developer where appropriate.

Policy C2-1.4: Ensure the installation of sidewalks on all future arterial widening or new construction projects, to establish a continuous and convenient link for pedestrians.

*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 C2-2.1: Implement the recommendations on the Bicycle Master Plan contained in the Circulation Element, as the availability arises; i.e., through development, private grants, signing of shared routes.

Policy C2-2.2: Encourage new development to provide facilities for bicyclists to park and store their bicycles and provide shower and clothes hanging facilities at or close to the bicyclist's work destination.

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.

Policy C2-2.8: Evaluate bikeway system links with the Metro Green Line rail stations and improve access wherever feasible.
Policy C3-1.8: Require the provision of adequate pedestrian and bicycle access for new development projects through the development review process.

OPEN SPACE AND RECREATION ELEMENT

Goal OS1: Provide and maintain high quality open space and recreational facilities that meet the needs of the existing and future residents and employees within the City of El Segundo.

Objective OS1-3: Provide recreational programs and facilities for all segments of the community.

Policy OS1-3.4: Encourage commercial recreational uses to locate in El Segundo.

CONSERVATION ELEMENT

Goal CN2: Assist in the maintenance of a safe and sufficient water supply and distribution system that provides for all the water needs within the community.

Policy CN2-7: Require new construction and development to incorporate the principles and practices of sound landscape design and management, particularly those conserving water and energy.

Policy CN2-11: Encourage, whenever appropriate and feasible, development techniques which minimize surface run-off and allow replenishment of soil moisture. Such techniques may include, but not be limited to, the on-site use and retention of storm water, the use of pervious paving material (such as walk-on-bark, pea gravel, and cobble mulches), the preservation of vegetative covers, and efficiently designed and managed irrigation systems.

Goal CN5: Develop programs to protect, enhance, and increase the amount and quality of the urban landscape to maximize aesthetic and environmental benefits.

Policy CN5-8: Increase the quantity of plant material to:

- Increase filtration of airborne particulate matter
- Increase oxygen production
- Provide carbon storage
- Reduce the solar heat load on structures and heat gain from paved surfaces
- Increase the percolation of water into soil
• Decrease run-off and evapotranspiration

Policy CN5-10: Develop standards, procedures, and guidelines for sound landscape design and management. Incorporate these standards, procedures, and guidelines, including conservation concepts, into the City’s review and approval process for residential and non-residential projects.

AIR QUALITY ELEMENT

Goal AQ4: Reduce Motorized Transportation

Policy AQ4-1.1: It is the policy of the City of El Segundo that the City actively encourage the development and maintenance of a high quality network of pedestrian and bicycle routes, linked to key locations, in order to promote non-motorized transportation.

NOISE ELEMENT

Goal N1: Encourage a high quality environment within all parts of the City of El Segundo where the public’s health, safety, and welfare are not adversely affected by excessive noise.

Objective N1-1: It is the objective of the City of El Segundo to ensure that City residents are not exposed to mobile noise levels in excess of the interior and exterior noise standards or the single event noise standards specified in the El Segundo Municipal Code.

Policy N1-1.4: Consider noise impacts from traffic arterials and railroads, as well as aircraft, when identifying potential new areas for residential land use.

Objective N1-2: It is the objective of the City of El Segundo to ensure that City residents are not exposed to stationary noise levels in excess of El Segundo’s Noise Ordinance standards.

PUBLIC SAFETY ELEMENT

Goal PS1: Protect the public health and safety and minimize the social and economic impacts associated with geologic hazards.

HAZARDOUS MATERIALS AND WASTE MANAGEMENT ELEMENT

Goal HM1: Protect health and safety of citizens and businesses within El Segundo and neighboring communities.
Goal HM3: Ensure compliance with State laws regarding hazardous materials and waste management.

Goal HM4: Assist in meeting State, Federal, and County hazardous materials and waste management goals, as these are consistent with City goals.

Goal HM5: Assist in meeting State and County goals to reduce hazardous waste generation to the maximum extent possible.

Goal HM8: Maintain the economic viability of the City of El Segundo.

Policy HM8-1: Promote continuous updating of business plans by companies in the City.

D. ENTITLEMENTS

The following entitlements are required in conjunction with this Specific Plan (SP No. 11-01):

- General Plan Amendment No. 11-01 to change the land use designation from Light Industrial, Public Facility and Open Space to El Segundo South Campus Specific Plan with an accompanying Land Use map change.

- Zone Text Amendment No. 11-01 to: 1) add “El Segundo South Campus Specific Plan” to El Segundo Municipal Code (“ESMC”) §15-3-1; and 2) add a new ESMC §15-3-2(A)(8) “El Segundo South Campus Specific Plan.”

- Zone Change No. 11-02 to rezone the property from Light Manufacturing, Open Space and Public Facility to El Segundo South Campus Specific Plan.

- Development Agreement No. 11-02 between the City of El Segundo and Raytheon Company.

- Vesting Tentative Map #71551 – dividing the Specific Plan Area into 26 individual lots.

Findings justifying the General Plan Amendment and Zone Change include:

1. The Specific Plan designation is intended to provide more flexibility for the development of a master-planned Campus that will be constructed in several phases.

2. The primary objective of the Specific Plan is to provide for superior, more comprehensive, site planning of the Campus.

3. Uses permitted within the Campus are consistent with prior zoning and compatible with adjacent uses.
E. EXISTING LAND USES

The City of El Segundo has distinctive land use patterns, which are divided into four quadrants by the intersection of Sepulveda Boulevard and El Segundo Boulevard. Compatibility of an individual land use is determined mainly by its relationship to other uses within its quadrant. The El Segundo South Campus Specific Plan area is located in the southeastern quadrant of the City of El Segundo, which is east of Sepulveda Boulevard and south of El Segundo Boulevard. The design and implementation of this Specific Plan relate directly to its position within this larger context.

The southeast quadrant of the City is primarily designated for light industrial which allows a mixture of industrial and office uses. This quadrant also contains a commercial region which is home to the retail development of Plaza El Segundo, an approximately 388,000 square foot lifestyle retail center. The northeast quadrant of the City lies directly across El Segundo Boulevard and consists primarily of corporate office and urban mixed uses which allow for office and commercial uses. The southwest quadrant of the City lies directly across Sepulveda Boulevard and consists primarily of oil refinery/heavy industrial use. A multimedia zone overlies both the southeast and northeast quadrants of the City. Before the adoption of the El Segundo South Campus Specific Plan (ESSC-SP) the property was designated primarily as Light Industrial in the General Plan Land Use Element with Light Industrial zoning.

Adjacent land uses include the following:

North: Across El Segundo Boulevard, include mid- and high-rise office buildings with multi-story parking structures and a hotel. LAX is located approximately 1.0 mile north of the Campus.

East: The adjacent land uses to the east include the elevated MTA Green Line and a variety of one and two story industrial uses along Coral Circle. The El Segundo Boulevard Green Line station is located at the northeast corner of the Campus.

South: A Union Pacific Railroad spur line lies immediately to the south and further to the south, the Plaza El Segundo commercial center. Immediately to the southwest of the Campus is a City of El Segundo Stormwater retention basin and to the west of that are public storage units and a Federal Express distribution facility.

West: Land uses to the west include the El Segundo Municipal Golf Course and the West Basin Municipal Water District Water Recycling Facility. The Chevron Refinery is located across Sepulveda Boulevard.
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III. LAND USE PLAN

The Raytheon campus has been in place since the 1970s and has been modified and expanded several times as the need arose. The existing Campus includes 1,802,513 square feet of mixed development on the site’s 142.28 gross acres, 13,624 square feet of which would be demolished as part of the land use program. The project area, excluding the right-of-way of El Segundo Boulevard, is 137.06 acres.

A. DEVELOPMENT CONCEPT

The Specific Plan establishes the general type, parameters and character of the development in order to develop an integrated Campus that is also compatible with the surrounding area. The Campus’ proximity to freeways, major arterials, and the Metro Rail makes the Campus an ideal location for the expansion of uses and is consistent with the City’s desire to facilitate economic development in El Segundo.

The El Segundo South Campus Specific Plan development concept provides flexibility for Raytheon to either expand its existing operations or develop a mixed-use project that would be compatible with the existing Raytheon Campus facilities and operations. On an overall basis, the maximum development potential within the 142.28 acre campus is based upon a floor area ratio (FAR) of 0.60, resulting in a maximum development intensity of 3,718,889 net square feet. Development of individual parcels may exceed 0.60 FAR as noted in the sections below.

In order to allow for maximum flexibility within the Specific Plan area, a Mixed Use concept is utilized, with mechanisms in the Specific Plan’s Development Regulation to allow for transfers between land use types and planning areas, subject to the following requirements:

1. 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;

2. Land uses conform to allowable uses as outlined in the Permitted Use Table in the Development Standards section of this Specific Plan; and

3. 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:

   a. 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 (refer to Appendix A).
   b. 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 (refer to Appendix A).
   c. 26,585 daily trips as outlined in the trip budget mechanism for the Project (refer to Appendix A).
**Floor Area.** For purposes of this Specific Plan, application of a floor area ratio results in net building square footage. Gross floor area is the sum of the net floor area plus an additional twelve percent (12%) of net floor area. The purpose of evaluating individual buildings proposed within the Specific Plan area net floor area is defined in section VI.B.5.c of this Specific Plan.

**B. LAND USE PLAN**

The El Segundo South Campus Specific Plan is based upon the following land uses (refer to Exhibit 5, *Land Use Plan*):

1. **Commercial/Office Mixed Use (CMU)**

   The Commercial/Office Mixed Use (CMU) land use designation is located on parcels fronting onto El Segundo Boulevard, consisting of lots 2, 3, 4, 14, 15, and 16, and totaling approximately 24 acres. The CMU area allows for a wide range of office and commercial uses consistent with the existing and planned Campus. However this area’s frontage on El Segundo Boulevard is most appropriate for commercial land uses such as office, retail, restaurants, and fitness centers which require more visibility and the potential to attract users from outside the Raytheon Campus.

   The specific uses are limited in this land use category as shown in the Specific Plan’s development regulations in order to provide an aesthetically pleasing frontage to the Campus along this high visibility corridor.

   Anticipated floor area ratios along this frontage range from 0.25-1.81. Table III-1 shows one potential scenario, based upon the conceptual site plan shown in Exhibit 6, *Conceptual Site Plan*.

2. **Office/Industrial Mixed Use (O/I MU)**

   The Office/Industrial Mixed Use (O/I MU) land use designation is comprised of the balance of the development areas of the site, including the existing Raytheon Campus buildings. This consists of lots 1, 5, 6, 7, 8, 9, 10, 12, 13, 17 and 18 and totals approximately 86.62 acres. This designation includes 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. This range of uses would facilitate an expansion of the existing Campus or the sale of parcels for development by others.

   Anticipated floor area ratios range from 0.22-2.2. Table III-1 shows one potential scenario, based upon the conceptual site plan shown in Exhibit 6, *Conceptual Site Plan*.

   The existing Raytheon Campus facility is located in the central portion of the Office/Industrial Mixed Use area. This facility may continue to be fenced and gated to secure its perimeter.
3. **Recreation/Open Space (REC/OS)**

The Recreation/Open Space category includes the Project’s private recreation facility, identified as Lot 11 on Exhibit 6, as well as several small remnant and potential right-of-way parcels along the properties eastern (Lots 20, 22, 23, and 24) and western (Lot 26) edge, as shown on Exhibits 6 and 7).

The Specific Plan recreation facility includes 7.54 acres of private outdoor recreational facilities for Raytheon employees. A field house building including showers, lockers and restrooms would be provided as a required facility but is not counted as part of the Project’s FAR and square footage cap.

The recreation facilities provided on site must include at least three of the following:

- Fields for baseball, soccer and/or other team sports
- Tennis courts
- Basketball courts
- Handball courts
- Volleyball courts

Table III-1, *Land Use Summary*, shows the anticipated scenario for the Project’s land use mix.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Building Area (Net) (square feet)</th>
<th>Building Area (Gross) (square feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Development</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>1,565,000</td>
<td>1,752,800</td>
</tr>
<tr>
<td>Warehouse/Storage</td>
<td>82,000</td>
<td>91,840</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>150,000</td>
<td>168,000</td>
</tr>
<tr>
<td>Commercial</td>
<td>133,000</td>
<td>148,960</td>
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<tr>
<td><strong>Subtotal New Development</strong></td>
<td><strong>1,930,000</strong></td>
<td><strong>2,161,600</strong></td>
</tr>
<tr>
<td><strong>Existing Campus Uses†</strong></td>
<td>1,788,889</td>
<td>2,069,947</td>
</tr>
<tr>
<td><strong>Total Campus Development</strong></td>
<td>3,718,889</td>
<td>4,231,547</td>
</tr>
</tbody>
</table>

† Buildings scheduled for demolition are E-20, E-21, E-23, and E-24 (refer to Exhibit 4); already excluded from Existing Campus Uses.
Table III-2, *Land Use – Project Development Scenario*, show a potential implementation of the uses and standards of this Specific Plan based upon the vesting map and the Conceptual Site Plan shown in Exhibit 6, *Site Plan*. Ultimate land use would be determined at the time of site plan submittal for a specific parcel, subject to the development standards and permitted uses outlined in Section VI, *Development Standards*, and analysis of compliance with overall FAR and trip budget limitations.

**Table III-2**  
*Land Use – Project Development Scenario*

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Use</th>
<th>Acreage</th>
<th>Building Area (Net)</th>
<th>Building Area (Gross)</th>
<th>Assumed FAR</th>
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<td><strong>Commercial/Office Mixed Use (CMU)</strong></td>
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<td></td>
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<tr>
<td>2</td>
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<td>214,524.80</td>
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<tr>
<td>4</td>
<td>Office</td>
<td>5.20</td>
<td>191,540</td>
<td>214,524.80</td>
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<td>14</td>
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<td>50,000</td>
<td>56,000</td>
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<td>15</td>
<td>Commercial</td>
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<td>46,000</td>
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<tr>
<td>16</td>
<td>Commercial</td>
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<td>37,000</td>
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<td><strong>Subtotal</strong></td>
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<td><strong>24.00</strong></td>
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<td><strong>1,003,654.4</strong></td>
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<td><strong>Office/Industrial Mixed Use (OIM MU)</strong></td>
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<tr>
<td>1</td>
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<td>6</td>
<td>Warehouse Light Ind.</td>
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<td>Office</td>
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<td>Parking structure</td>
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<td><strong>TOTAL DEV</strong></td>
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<tr>
<td>19-26</td>
<td>Roads/OS</td>
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<td>11</td>
<td>Recreation</td>
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<td>El Segundo Blvd. New Dedication</td>
<td>0.83</td>
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<tr>
<td></td>
<td>El Segundo Blvd. Existing Dedication</td>
<td>5.22</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>142.28</strong></td>
<td></td>
<td></td>
<td><strong>0.60</strong></td>
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</tbody>
</table>

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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.
**Trip Ceiling.** A Trip Budget tracking system is a mechanism for managing the forecast vehicular trips generated by the land use mix identified in Tables III-1 and III-2. The Trip Budget is defined in Appendix “A” of this Specific Plan and is outlined in Table III-3 below.

The purpose of the system is to ensure that development can be accommodated within the planned roadway capacity of the on-site and off-site roadway systems and to allow maximum flexibility of land uses in keeping with the market and ongoing Raytheon facilities requirements.

The basis for the trip budget is the specification of a mix of uses within the Specific Plan area. The budget establishes a baseline capacity of trips. Using assumed traffic generation rates for the uses anticipated within the Project, the number of trips that would be generated at build-out of the plan was estimated.

<table>
<thead>
<tr>
<th>Table III-3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Trip Ceiling</strong></td>
</tr>
<tr>
<td>for trips associated with new development within the ESSCSP area.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AM Peak Hour Trips</th>
<th>In</th>
<th>Out</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2634</td>
<td>408</td>
<td>3042</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PM Peak Hour Trips</th>
<th>In</th>
<th>Out</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>631</td>
<td>2489</td>
<td>3120</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Daily Trips</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>25,585</td>
</tr>
</tbody>
</table>

If a different mix of land uses is proposed at the time of Site Plan review, a trip budget table and analysis would be provided as part of the Project submittal to allow for:

- Confirmation that the proposed mix of uses falls within the maximum trip allowance; and
- City tracking of the land use mix within the Project.
EXHIBIT 5
LAND USE PLAN
EXHIBIT 6
CONCEPTUAL SITE PLAN
EXHIBIT 7
VESTING TENTATIVE MAP #71551
C. PHASING

Development starts and occupancy rates are not mandated by any phasing schedule. Development will be dictated by market demand and phased accordingly. The conceptual phasing schedule identified below is a best estimate for planning purposes only.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>2013</th>
<th>Phase I Opening 2015</th>
<th>Phase II 2016 - 2022</th>
<th>Buildout</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>-</td>
<td>0</td>
<td>1,752,800</td>
<td>1,752,800</td>
</tr>
<tr>
<td>Warehouse</td>
<td>-</td>
<td>0</td>
<td>91,840</td>
<td>91,840</td>
</tr>
<tr>
<td>Industrial</td>
<td>-</td>
<td>0</td>
<td>168,000</td>
<td>168,000</td>
</tr>
<tr>
<td>Retail/Restaurant</td>
<td>-</td>
<td>92,960</td>
<td>56,000</td>
<td>148,960</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>-</td>
<td><strong>92,960</strong></td>
<td><strong>2,068,640</strong></td>
<td><strong>2,161,600</strong></td>
</tr>
</tbody>
</table>

D. CIRCULATION PLAN

Regionally, the Campus is accessible from the San Diego freeway (405), Century Freeway (105), the Metro Green Line, and the major arterials of El Segundo Boulevard and Sepulveda Boulevard. The Campus is directly accessible from El Segundo Boulevard at the intersections of Continental Boulevard and Nash Street and is accessible off of Sepulveda Boulevard via Hughes Way. There is a third access point located adjacent to the El Segundo Boulevard Metro Green Line station. However, that access is gated. The internal circulation system of the Campus is currently private and access is controlled by fencing, guard stations, and gates.

The development of the Specific Plan must provide for an efficient, internal roadway system that will facilitate on-site circulation and parking. Access will be provided for emergency vehicles and development within the Campus will provide infrastructure and facilitate access for various modes of travel including automobiles, transit, bicycles, and pedestrian. Connectivity in this part of the City will also be provided in accordance with the City’s General Plan. Pedestrian and handicap access must be provided between buildings, to key elements in the surrounding area, and to the nearby MTA Green Line station.

VEHICULAR CIRCULATION

**El Segundo Boulevard.** El Segundo Boulevard is an existing public arterial that abuts the property on its northern edge. An off-street “Class I” bicycle path will be designed and constructed consistent with the requirements of the South Bay Bicycle Master Plan. The bicycle path may diverge from running parallel to El Segundo Boulevard near the overhead green line overhead alignment and enter the El Segundo Green Line Station south of any obstructions created by the supports for the Green Line’s elevated track.
A limited number of additional curb cuts may be allowed along El Segundo Boulevard to provide direct access to the Campus, subject to the approval of the Director of Planning and Building Safety and Director of Public Works as part of site plan review.

**Hughes Way/Nash Street Extension.** With the development of the Specific Plan, Hughes Way will be connected with 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 right-of-way width of 100 feet, including a 22-foot wide raised landscaped median. Hughes Way extension will include a 6-foot wide on-street “Class II” bicycle lane consistent with the South Bay Bicycle Plan. This street must be completed before a certificate of occupancy is issued for any use which would cause the new development trip cap of 89 a.m. peak hour, 225 p.m. hour peak trips or 3775 daily trips to be exceeded.

The circulation pattern provides for future connection from the Nash Street extension to Coral Circle (an easement through Parcels 20 and 22) and provides for additional parking for the Coral Circle businesses (Parcels 20 and 22). 20-year irrevocable offers of dedication to Parcels 20 and 22 must be offered and may be accepted by the City at such time as the City acquires access rights from the affected businesses along Coral Circle and enters into a contract for the construction of the connecting street.

**Continental Boulevard.** The Circulation Plan calls for the extension of Continental Boulevard, along the southwestern boundary lines, to its connection with Hughes Way. This street will initially be private and gate controlled until such time as the first parcel taking access from the road is either sold or leased for use by non-Raytheon parties. At that time a portion of the road (Parcel 21 or Parcel 25 or both) will be opened to public access either through dedication to the City or recordation of a public access easement. Continental Boulevard is designed as a Collector Street with a right-of-way width of 80 feet, and a 14-foot raised median.

At the point where the future Continental Boulevard turns from an east-west direction to a north-south direction, a parcel has been created (Parcel 26) which will allow access to the adjacent golf course. Raytheon will provide a 20-year irrevocable offer of dedication for this parcel. This dedication may be accepted by the City at such time the City permits circulation through the adjacent golf course and Continental Boulevard is made accessible to the public.

Until such time as a street is accepted by the City, the street may be fenced, guarded or gated. However, perimeter security will be relocated so as to provide unfettered access to all public streets.

**NON-VEHICULAR CIRCULATION**

Three non-vehicular circulation components are included within the Campus:

- A 6-foot wide Class I bicycle path (4-foot one way path with 2-foot shoulder) is required to be installed in a dedicated public easement adjacent to El Segundo Boulevard (consistent with the South Bay Bicycle Plan). This path is illustrated in the Landscape portion of the Specific Plan Design Guidelines.
• A 6-foot wide Class II, on-street bicycle lane is included within the right-of-way of the Hughes/Nash Street extension on each side of the street.

• A pedestrian access easement across one or a combination of parcels 13, 14 and/or parcel 24 of Vesting Map 71551 is required to allow direct pedestrian access to the Green Line Station.

Improved bicycle parking facilities will be located at either the Metro Green-line station or on-site, on land reserved for secured bicycle parking in close proximity to the Green-line station. This facility, at a minimum, will include fully enclosed, secured parking for bicycles. The station could also include other amenities for cyclists, such as: staffing, repair facilities, sales of bicycle related materials, changing and or shower facilities, bicycle rental and/or bicycle sharing facilities.

E. GRADING CONCEPT

Site grading will require cut and fill to create building pads. The grading is expected to be balanced on-site. Final grading plans will be approved by the City Engineer before the City issues a grading permit.
EXISTING EL SEGUIDO BLVD.
AND PROPOSED DEDICATION
SCALE: NTS

TYPICAL SECTION: SECONDARY ARTERIAL STREET
SCALE: NTS

TYPICAL SECTION: COLLECTOR STREET
SCALE: NTS
IV. EXISTING UTILITIES AND INFRASTRUCTURE

The following is a summary of existing and proposed public infrastructure for development of the site. Some private infrastructure may be converted to public infrastructure where appropriate and if the City of El Segundo approves. All infrastructure will be constructed in accordance with the standards of the governing agency.

A. WATER SERVICE

EXISTING CONDITION

Water utility service is provided by the City of El Segundo and is currently available within the Campus. Water is purchased through West Basin Municipal Water District which is a member of The Metropolitan Water District of Southern California.

The current points of connection to the public water system are near the midpoint of the northern and midpoint of the eastern property line. Connection is made with 12-inch service laterals to an existing 27-inch diameter City of El Segundo water main line.

Water for fire suppression is provided by on-site building sprinklers and fire hydrant(s) and from off-site fire hydrants located on El Segundo Boulevard.

PROPOSED CONDITION

The existing and future water service must be provided through a future public line or a private line with private easement serving each lot. Location of lines in public streets is the preferred condition; where a public main line serving multiple lots is not within a public street, an easement must be granted to the City for access and maintenance. Points of connection will be based on the City of El Segundo’s approval and may include connections to existing 27-inch water main line in El Segundo Boulevard, an existing 10-inch public water service in Hughes Way, or an existing 27-inch public water service which lies within an existing City easement along the east side of the site. Future water service points of connection will need to be provided to existing Raytheon buildings to remaining and future buildings. A Conceptual Water Utility Plan has been developed for the Specific Plan Area (refer to Exhibit 8, Water Plan).

Fire flows for future construction will be based on County of Los Angeles Fire Department Land Development Unit standards, requiring up to 5,000 gallons per minute (gpm) at 20 psi residual pressure for up to a five-hour duration. Final fire flows will be based on specific building design details.
EXHIBIT 8
CONCEPTUAL WATER PLAN
Source: Psomas
B. RECLAIMED WATER

EXISTING CONDITION

Reclaimed water utility service is provided by the West Basin Municipal Water District from a treatment plant just west of the Campus and is already being used for landscaping the Campus. A current point of connection to the reclaimed water system for irrigation of landscaping along El Segundo Boulevard is along El Segundo Boulevard at Continental Boulevard. Connection is made with a 6-inch service lateral to an existing 42-inch diameter West Basin reclaimed water main line.

A sewer study was prepared by Psomas for the Specific Plan, dated September 2012. Please refer to the full study for technical details on potential reclaimed water usage.

PROPOSED CONDITION

The existing and future reclaimed water service must be provided through a future public main line or a private line with private easement serving each lot. Location of lines in public streets is the preferred condition; where a public main line serving multiple lots is not within a public street, an easement will be granted to the City for access and maintenance. Points of connection will be based on West Basin Municipal Water District’s and the City of El Segundo’s input and may include connections to an existing 8-inch reclaimed water service in Hughes Way and/or to an existing 42-inch reclaimed water line in El Segundo Boulevard. New service points of connection will need to be provided to the new parcels within the Campus. A Conceptual Reclaimed Water Utility Plan has been developed for the Specific Plan area (refer to Exhibit 9, Reclaimed Water Plan).

C. SEWER SERVICE

EXISTING CONDITION

Sewer utility service is provided by the City of El Segundo and County Sanitation District of Los Angeles County and is currently available within the Campus. The Raytheon Campus presently includes an 18-inch sewer line which connects to an existing 21-inch trunk sewer near the southeast corner of the site. This trunk sewer continues northeasterly to Douglas Street, turns southerly along Douglas Street to Alaska Avenue, runs easterly in Alaska Avenue to Hawaii Street and runs southeasterly in Hawaii Street to Aviation Boulevard where it increases to a 24-inch trunk, runs southerly for a short distance and then connects to the Los Angeles County Sanitation District trunk in Aviation. From research of existing sewer plans, there are no connections to this trunk sewer through this entire alignment as smaller, parallel lines collect all the sewage from the parcels along this alignment. An existing 10-inch and 15-inch sewer line is also present in El Segundo Boulevard generally east of Nash Street.
EXHIBIT 9
CONCEPTUAL RECLAIMED WATER PLAN
Source: Pomas
PROPOSED CONDITION

The existing and future sewer service must be provided through a future public sewer line or a private line with private easement serving each lot. Location of lines in public streets is the preferred condition; where a public main line serving multiple lots is not within a public street, an easement must be granted to the City for access and maintenance. Points of connection will be based on the City’s approval and may include connections to an existing 21-inch sewer located at the southeast corner of the site and/or the existing sewer in El Segundo Boulevard. To serve the new Project, approximately 8,000 linear feet of new public sewer is anticipated to be constructed within the Project boundary. A conceptual sewer plan has been developed for the Specific Plan area (refer to Exhibit 10, Sewer Plan).

D. DRAINAGE

EXISTING CONDITION

A drainage study was prepared by Psomas for the Specific Plan, dated September 2012. Please refer to the full study for technical details.

The area drains in a northwest to southeast direction. Current points of connection to the City’s public drainage system exist at multiple locations along the eastern and southern Raytheon property lines. The City’s public drainage system consists of variable diameter (96 to 108 inches) reinforced concrete pipe (RCP) storm drain. The public main lines discharge into an existing City of El Segundo retention and infiltration basin just south of the Raytheon site. Existing storm water quality currently goes untreated on-site. However, downstream of the Project site runoff drains to the City of El Segundo retention and infiltration basin where it is captured and infiltrated.

Federal Emergency Management Agency (FEMA) map #06037C1770F shows this Project site is located within Zone X, which is described to be an area determined to be outside of the 0.2% annual chance floodplain. There are no Special Flood Hazards on-site.

PROPOSED CONDITION

Relatively minor off-site flows from El Segundo Boulevard and the property to the south will continue unobstructed to combine with on-site flows. The Project area will continue to drain in its existing northwest to southeast direction. Reconfiguration of site roadways and the replacement of existing buildings and surface parking lots with new buildings and parking lots/structures will result in changes to drainage patterns and amounts of impervious surfaces. However, proposed drainage sub-areas will closely match existing sub-areas in area, and potential increases in surface runoff will be mitigated by Project design features. The average imperviousness of the site is expected to decrease from 79.5% to 70.0%.
EXHIBIT 10
CONCEPTUAL SEWER PLAN
Source: Psomas
As each phase of the proposed Project is implemented, flows into the existing public storm drain system will not increase. If the proposed Project results in a change in drainage pattern, an increase in impervious area, or higher rates of flow, storm water detention will be part of the design to avoid negative downstream impacts. Sub-drainage areas will continue to flow to the City of El Segundo storm drain along the eastern and southern edge of the Project boundary.

The total proposed tributary area to be studied is less than 1% larger than the existing tributary area since portions of the Project area that formerly drained off-site will be redirected and managed on-site. There will be no net increase in discharge of storm water from the site. The total proposed tributary area is approximately 134.4 acres.

New storm drains will be required to serve the site redesign. To serve the proposed Project, approximately 7,000 linear feet of new on-site storm drain lines are expected be constructed within the Project boundary. The maximum pipe diameter is not expected to exceed 54 inches. On-site detention is not expected to be required (refer to Exhibit 11, Drainage Plan).

**Storm Water Quality**

Existing storm water quality currently goes untreated on-site. The project site discharges into an existing City of El Segundo retention and infiltration basin just south of the Raytheon site. No runoff leaves the City of El Segundo retention and infiltration basin. However, the project site lies within the Dominguez Channel watershed. The Dominguez Channel ultimately empties into the consolidated slip of the Los Angeles Harbor.

To the maximum extent practical, storm water quality treatment will be provided with infiltration. The treatment methods are expected to include infiltration wells, infiltration basins, high-efficiency planter boxes, and surface planting areas. Drainage must comply with all applicable laws and regulations, including without limitation, the City’s National Pollution Discharge Elimination System (NPDES) Permit.

**E. GAS**

**EXISTING CONDITION**

Natural gas service is provided by Southern California Gas Company and is currently available within the Campus.

**PROPOSED CONDITION**

The existing and future natural gas service must be provided through a future public main line or a private line with private easement serving each lot.
Note: Storm Drain may be private or public. If public there will be an easement to the City.

EXHIBIT 11
CONCEPTUAL DRAINAGE PLAN
Source: Psomas
Location of lines in public streets is the preferred condition; where a public main line serving multiple lots is not within a public street, an easement will be granted for access and maintenance. Points of connection will be based on Southern California Gas Company’s approval and may include connections to existing 12-inch and 20-inch high pressure gas lines within El Segundo Boulevard and/or an existing 4-inch service line along the easterly property line. A conceptual plan has been developed for the Specific Plan area (refer to Exhibit 12, Electric, Gas and Telecommunication).

F. ELECTRIC

EXISTING CONDITION

Electric power is provided by Southern California Edison to the Campus through underground utilities.

PROPOSED CONDITION

Location of lines in public streets is the preferred condition; where a public main line serving multiple lots is not within a public street right-of-way, an easement will be granted for access and maintenance. Points of connection will be based on Edison’s approval. A future substation location, reserved by an easement adequate in size for the placement of a SCE substation, is identified on Parcel 5 (refer to Vesting Tentative Map No. 71551). A conceptual plan has been developed for the Specific Plan area (refer to Exhibit 12, Electric, Gas and Telecommunication).

G. TELECOMMUNICATIONS UTILITIES

EXISTING CONDITION

Cable and telecommunication service is provided by a variety of companies and is currently available within the Campus. These companies include AT&T, Level 3, MCI (Verizon), Quest, Time Warner, and XO Communications.

PROPOSED CONDITION

Location of lines in public streets or their rights-of-way is the preferred condition; where a public line serving multiple lots is not within a public street or its right-of-way, an easement will be granted for access and maintenance. Points of connection will be based on the requirements of local providers. A conceptual plan has been developed for the Specific Plan area (refer to Exhibit 12, Electric, Gas and Telecommunication).
EXHIBIT 12
ELECTRIC, GAS AND TELECOMMUNICATION CONCEPTUAL PLAN
Source: Psomas
H. SOLID WASTE DISPOSAL

EXISTING CONDITION

Solid waste disposal is provided to commercial and industrial users by a variety of private haulers.

FUTURE CONDITION

Development within the Campus would contract with a provider. Landfill capacity is adequate for assumed population and commercial growth within Los Angeles County. Solid waste facilities within the Specific Plan area will comply with all ESMC requirements pertaining to building, fire, zoning codes (e.g., adequate trash enclosures and screening).

I. FIRE PROTECTION

EXISTING CONDITION

The Campus is less than one mile from Fire Station 2, located at Mariposa Avenue and Douglas Street. The provision of water for fire suppression is provided by on-site building sprinklers and fire hydrants and from off-site fire hydrants located on El Segundo Boulevard.

FUTURE CONDITION

Future development will include new public fire hydrants within the future public street connecting Hughes Way and Nash Street. Buildings will be sprinklered as required by the ESMC. Development will be required to pay fire impact fees to off-set the additional demand for municipal fire protection services as a result of the new development.

J. POLICE SERVICES

EXISTING CONDITION

Police services are provided by the El Segundo Police Department which is located at 348 Main Street.

FUTURE CONDITION

Development will be required to pay police impact fees to off-set the additional demand for municipal police services as a result of the new development.
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V. DESIGN GUIDELINES

These design guidelines are intended as “guidelines” instead of “development regulations,” Consequently, strict compliance is not required. To promote the quality of design planned for this Project, the design guidelines given in this document establish criteria that enhance the coordination, organization, function and identity of the site, while maintaining a compatible relationship with the surrounding development of the El Segundo South Campus.

A. DESIGN OBJECTIVES AND INTENT

Design Guidelines for the South Campus Specific Plan will promote and reinforce the City’s commitment to high quality development. The objectives of these guidelines are to:

- Provide for high-quality, large scale commercial/industrial development within a cohesive campus setting.
- Promote orderly and predictable development.
- Encourage individual creativity and innovative solutions by allowing flexibility in how a particular guideline is met as long as the intent of the guideline is achieved.
- Ensure functional pedestrian, bicycle and motor vehicle circulation within the Project and convenient pedestrian and bicycle linkages to and from adjacent residential, commercial, industrial, and school areas.

1. Site Planning

a. The arrangement of new buildings, parking and circulation areas should recognize the particular characteristics of the site and should create an identity as a cohesive campus.

b. Site development should utilize variations on building orientation and landscaping adjacent to the public streets so that a monolithic “wall” of building faces is not created.

c. The design and location of accessory buildings (e.g., security kiosks, maintenance buildings, trash and recycling enclosures, and outdoor mechanical equipment enclosures) should be incorporated into and be compatible with the overall design of the Project and the main buildings on the site.
d. Appropriate linkages between internal Project components and buildings, as well as between the Project and the surrounding development should be incorporated, including pedestrian walkways, and plaza areas.

e. Buildings should be arranged to create opportunities for open space amenities (e.g., plazas, courtyards, outdoor eating areas, public art, etc.).

2. Access and Parking

a. The use of common (shared) access points and driveways is encouraged; placement of vehicle access points close to building entries should be avoided to minimize pedestrian and vehicular conflicts.

b. Entry driveway areas should be clearly marked by special features, (e.g., enhanced paving, prominent landscape features, low-height decorative walls, and well-designed monument-type signs).

c. Access to each building should be clearly visible to pedestrians and motorists through the use of signage, color, and/or design elements.

d. Parking lots adjacent to and visible from public streets should be appropriately screened to minimize undesirable visual impacts.

e. Parking lots should not be a dominant visual element on the site from El Segundo Boulevard or the Nash Street extension.

f. Surface parking areas should be enhanced and visually broken up through the use of appropriate trees and landscape improvements.

g. Surface parking areas should be divided into smaller multiple lots and provided with canopy trees spaced appropriately throughout the parking area to reduce the effects of heat gain.

h. Parking lot design is encouraged to include water quality storm water facilities consistent with City standards and a Water Quality Management Plan prepared for each phase.
3. Architecture/Orientation/Massing

a. The massing, scale and architectural style should consider compatibility with the surrounding character and existing buildings to reflect a cohesive campus character.

b. The orientation of the newly constructed buildings should facilitate and encourage pedestrian activity and convey a visual link to the Project’s internal road system.

c. The mass and scale of new buildings should be compatible with the existing and adjacent structures and with each other. This can be accomplished by transitioning from the height of adjacent buildings to the tallest elements of the new building, stepping back the upper portions of taller buildings, and incorporating human scale elements, such as pedestrian scaled doors, windows, and building materials on the ground floor.

d. Buildings should be divided into distinct massing elements and should be articulated with architectural elements and details. Changes in height, horizontal plane, materials, patterns and colors should be used to reduce building scale and mass.

e. Primary building entries should be easily identified through the use of prominent architectural elements, signage, landscaping, decorative hardscape, lighting, canopies, roof form, architectural projections, columns, vertical and/or horizontal elements, and other design features that help emphasize a building’s entry.

f. Building elevations, whether front, side, or rear, that are visible from public rights-of-way should be architecturally detailed to incorporate quality materials and architectural features that reflect the theme of surrounding structures and facades. Buildings facing El Segundo Boulevard should include enhanced and articulated facades. Building entrances should be readily identifiable. The use of recesses, projections, columns, and other design elements to articulate entrances is encouraged.

g. Facades should be ‘divided’ by vertical and horizontal variations in wall planes, building projections, door and window bays, and similar elements. Building articulation should be present on the side and rear walls of the building.
h. Roofs should be designed as an integral component of building form, mass, and facade. Building form should be enhanced by varying and offset roof planes, eave heights, and rooflines.

i. Green roofs and rooftop gardens are allowed to add landscaping, decrease the heat island effect of large expanses of flat roofs, retain and filter storm water run-off, and to reduce energy demand for heating and cooling buildings. Green roofs are encouraged, but not required.

j. The exterior surfaces of buildings for the ground floor must be protected with anti-graffiti coating where appropriate.

4. Color and Materials

a. Colors and materials should be consistent and complementary throughout the Project area.

b. Exterior materials and architectural details should complement each other and should be stylistically consistent.

c. Building materials must be durable and resistant to damage, defacing, and general wear and tear. Acceptable building materials may include concrete, stone masonry, metal, stucco, glass and/or other contemporary composites.

d. Building materials that support sustainability through the use of environmentally sound building materials and local resources (e.g., locally available, contain high recycled-content, are reused, come from renewable sources, and that contain low volatile organic compound (VOC) levels) is highly encouraged.

5. Screening and Mechanical Equipment

a. All screening devices must be compatible with the architecture, materials and colors of the building.

b. Loading docks, bays and parking spaces, delivery service areas, outdoor storage areas, stand-alone mechanical equipment facilities, should be located and designed to minimize their visibility, circulation conflicts and adverse noise impacts. These facilities must be oriented so that they do not face any public or private rights-of-way. Sound attenuation walls must be used where appropriate to reduce noise where required by code or the Project’s environmental analysis.
c. Utility and mechanical equipment must be screened from view of public streets and nearby buildings on all sides with landscaping and/or architectural elements.

d. Rooftop mounted equipment visible from the surrounding area, adjacent buildings, and any public or private rights-of-way must be screened from public view and equipment should be painted to match the roof color when equipment is visible.

e. Trash and recycling receptacles areas must be completely screened from public view from public and private rights-of-way with a combination of solid walls, wood, and landscaping.

f. Ground mounted enclosures must be protected with anti-graffiti coating.

6. Parking Structures

a. Parking garages should be designed to help reduce the mass and scale of the garage and to ensure their compatibility with surrounding uses.

b. Parking garages should be designed to conceal the view of vehicles in the garage through a combination of screen walls and plantings while providing adequate visibility for security purposes.

c. The exterior elevations of parking structures should be designed to avoid a monotonous, monolithic appearance. This can be accomplished through a menu of options as follows:

- Minimize horizontal and vertical banding by balancing both horizontal and vertical elements.
- Design ‘green screens’ to provide visual relief.
- Use simple, clean geometric forms, and coordinated massing.
- Size openings in the parking garage to resemble large windows as in an office building.
- Use masonry materials that are predominantly light in color, but avoid unpainted concrete. Use of accent materials is encouraged.
- Avoid a sloping ramp appearance by providing level and uniform spandrels.
• Visually define and differentiate between pedestrian and vehicular entrances through appropriate architectural detailing.

d. Stairs and elevators should be located adjacent to a street on the exterior of the structure where lobbies can be exposed to outside view. Safe pedestrian street crossings should be taken into consideration.

e. The use of security cameras is encouraged and may be required by the Police Department as part of site plan approval.

f. Lighting levels should be equally distributed to provide uniform illumination over all parking areas. Photometric analysis will be required as part of site plan/architectural review.

g. Light sources should be shielded so that the source of the illumination is not seen from outside the structure.

h. The ground floor level of any parking structure must be protected with anti-graffiti coating.

7. Landscaping

A Landscape Master Plan for the Campus must be provided to the City at or before first site plan review submittal to provide for a unified concept for the Campus.

Streetscape concepts are provided for the three hierarchies of streets within the project, including the El Segundo Boulevard frontage, Hughes/Nash Street Extension, and Continental (see Exhibits 13-15, Streetscape Concepts). The Master Landscape Concept Plan must be consistent with these concepts and their associated plant palettes.

General

a. Entries into the project should include a consistent entry feature for the Campus as a whole. Entries should be provided in the following locations:

• Hughes Way at El Segundo Boulevard
• Hughes Way/Nash Street at the southern Campus boundary

b. Consistent tree species must be planted at Project entries, consistent with Exhibit 16, Corner Entry Concept.
PARKWAY TREE
LAGERSTROEMIA INDICA

CRAPE MYRTLE

SHRUBS
PHILOSOPHUM TOBIRA 'WHEELER'S DWARF'

WHEELER'S DWARF TOBIRA

DESCRIPTION
EL SEGUNDO BOULEVARD WILL HAVE A NEW CLASS I BIKE TRAIL ALONG THE STREET FRONITAGE. DUE TO THE EXISTING POWER LINES, THE PARKWAY WILL BE PLANTED WITH CRAPE MYRTLES BECAUSE OF IT'S SMALL SCALE AND FLOWERING CHARACTERISTICS. WHEELER'S DWARF TOBIRA WILL BE USED IN THE PARKWAY, SO THAT IT CAN BE EASILY MAINTAINED AWAY FROM THE BIKE PATH CLEAR ZONE.

EXHIBIT 13
EL SEGUNDO BOULEVARD STREETSCAPE CONCEPT
SECONDARY ARTERIAL STREET
HUGHES NW/NASH STREET EXTENSION

MEDIAN TREE
PLATANUS ACERIFOLIA
LONDON PLANE TREE

PARKWAY TREE
RHUS LANCEA
AFRICAN SUMAC

SHRUBS
LEYMUS CONDENSATUS 'CANYON PRINCE'
CANYON PRINCE WILD RYE
LIQUISTRA JAPONICA 'TEXANUM'
TEXAS PRIVET

GROUND COVER
TRACHEOSPERMA JASMONEIDES
STAR JASMINE

DESCRIPTION
The secondary arterial street (Hughes/Nash) will be planted with London Plane trees in the medians to match the existing London Plane trees found on South Hughes Way. This will create a continuous and consistent landscape character for the street corridor. The parkways will be planted with Rhus Lancea trees to provide shade for the streetscape. A hedge of Texas Privet shrubs will be used in the parkways to provide screening of the adjacent uses and Canyon Prince Wild Rye will be used in the medians under the London Plane trees.

EXHIBIT 14
HUGHES/NASH EXTENSION STREETSCAPE CONCEPT
EXHIBIT 15
CONTINENTAL STREETSCAPE CONCEPT
EXHIBIT 16
CORNER ENTRY CONCEPT

Description:
The corner entry area will be defined by a 50’ radius, as measured from intersection of extending the R.O.W. lines. The corners will feature date palms to create a bold and visually interesting entry statement. A Texas privet hedge will provide an evergreen backdrop and star jasmine will provide flowers to the entry area.
c. All areas not covered by buildings, walkways, driveways, parking spaces, and service areas must be landscaped (with drought tolerant plantings and sustainable hardscapes in accordance with the City’s water conservation requirements).

d. Landscaping should enhance the quality of the Project by framing and softening the appearance of buildings, defining site functions, screening undesirable views and buffering incompatible uses.

e. Landscaping at the perimeter of buildings is encouraged to soften the transition between building and parking lot. Parking lot landscaping must be distributed evenly to provide for consistent design and shading.

f. Landscaped areas should generally incorporate a combination of planting materials utilizing a three tiered system consisting of: 1) trees, 2) shrubs or vines, 3) groundcover/ornamental grasses. Landscaping should be in scale with the adjacent buildings and be of appropriate size at maturity.

g. Placement of landscaping should not interfere with the lighting of the Project area or restrict access to utilities.

h. Landscaping should be utilized to define edges, buffer adjacent properties, screen parking areas and storage areas.

i. Street trees should be spaced appropriately (in adequately sized and landscaped parkway strips or in tree-wells within wider sidewalks or plazas) to emphasize and reinforce the spatial definition between the building, pedestrian environment and the street.

j. In order to reduce the heat-island effect, space parking lot trees to achieve shading at ratios required by the development regulations of this Specific Plan. Trees must adequately shade parking lots and provide sufficient area for water quality requirements.

k. Textured paving materials should be used in pedestrian areas such as pedestrian courtyards and plaza areas for safety and to provide visual interest.
l. Paving materials should include pervious hardscape materials to facilitate water treatment and reduce runoff.

m. Bio-retention areas can be used to detain/percolate run-off in planted swales, raised open-bottomed planters, etc.

n. Site furnishings including, but not limited to, fixed and moveable seating, trash and recycling receptacles, bike racks, and pedestrian scaled lighting should be of durable and sustainable materials.

o. Design and selection of site furniture should include considerations for the security, safety, comfort and convenience of the user.

p. A unified site furniture “look” is encouraged. The color and appearance of site furniture products should be selected to complement other design elements.

8. Walls and Fences

a. Wall and fence design should complement the Project’s architecture. Landscaping may be used to soften the appearance of the wall surface.

b. Wall and fencing materials must be made of a durable material. Wall and fencing materials may consist of wrought iron, tubular steel, stone, stucco, or brick. Solid walls should incorporate pilasters with decorative caps and offsets, consistent with the overall architecture.

c. Landscaping should be used to soften the appearance of the wall surfaces and deter graffiti.

d. Security fencing must be of high quality design. Razor wire is not permitted. Chain link fencing is not permitted in any areas that are visible from any public or private rights-of-way.

e. Walls and fences must be protected with anti-graffiti coating.
9. **Lighting Design**

   a. The type and location of parking area and building lighting must prevent direct glare on to adjacent properties.

   b. Pedestrian scale lighting should be present at all entries, plazas, courtyards, parking lots, pedestrian ways, and other areas where nighttime pedestrian activity is expected.

   c. Lighting design of fixtures and their structural support should be architecturally compatible with the architecture of the Project.

   d. When appropriate, wall-mounted lighting may be incorporated. Wall-mounted lights should be compatible with the building’s architectural style.

10. **Signage**

   a. A Master Sign Program must be prepared for the South Campus Specific Plan at or before the first site plan review submittal. Unless specifically modified by this Specific Plan, all signage must comply with ESMC requirements.

   b. Billboards, pole signs, and signs incorporating flashing or blinking lights are not permitted within this Specific Plan area.

   c. The character of the signage, including the location, size, height, design and lighting must be in keeping with the architectural character and monument style of the overall Project.

   d. Signs should make a positive contribution to the desired character of the Project and overall streetscape and provide for clear identification and wayfinding.

   e. Vehicle, bicycle and pedestrian circulation throughout the Project site, to parking and various destinations should be enhanced through a comprehensive system of directional signage and related wayfinding elements.
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VI. DEVELOPMENT STANDARDS

The following standards are intended to supplement the existing General Plan and ESMC. Where this Specific Plan is inconsistent with the ESMC, the Specific Plan prevails. Where this Specific Plan does not specifically regulate, development must comply with the standards and requirements set forth in the ESMC.

A. PERMITTED USES

Uses within the Specific Plan area are governed by the following Table, by district: Wireless facilities are permitted subject to the requirements of ESMC Chapter 15-19.

<table>
<thead>
<tr>
<th>Use</th>
<th>CMU</th>
<th>O/I MU</th>
<th>REC/OS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alternative fuel stations</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Cafes</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Data Centers</td>
<td>C</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Financial institutions</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>General Offices, including medical and dental</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>General storage and warehousing</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>General storage and warehousing (Raytheon Company only)</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Health Clubs</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>High and medium bay labs</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>High and medium bay labs (Raytheon Company only)</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Light Industrial uses</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Light Industrial uses (Raytheon Company only)</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Movie and Entertainment Facilities</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Multimedia Related Offices</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Postproduction Facilities</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Public facilities, including, but not limited to, fire and police facilities, post offices, and libraries.</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Public Utilities</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Recreation Facilities (public and private)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Research and Development, including scientific research and experimental development laboratories</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Restaurants, full service</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Restaurants, fast food</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Retail uses (excluding off site sale alcohol sales)</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
</tbody>
</table>
### Table IV-1 [continued]
#### Allowable Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>CMU</th>
<th>O/I MU</th>
<th>REC/OS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Effects Studios</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Studio/sound stage(s) and other support facilities</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Trade and vocational schools for adults</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Any use customarily incidental to a permitted use, including the storage of hazardous materials associated with any allowable use.</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Drive-through or walk-up services related to financial operations.</td>
<td>A</td>
<td>A</td>
<td>--</td>
</tr>
<tr>
<td>The on-site sale and consumption of alcohol at restaurants and cafes.</td>
<td>AUP</td>
<td>AUP</td>
<td>--</td>
</tr>
<tr>
<td>The off-site sale of alcohol at retail establishments.</td>
<td>AUP</td>
<td>AUP</td>
<td>--</td>
</tr>
<tr>
<td>Drive-through restaurants</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Hotels (provided that the existing deed restriction is removed)</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Outdoor dining, exempting outdoor dining at restaurants where outdoor dining comprises 20% or less of the total dining area of the restaurant, but not exceeding two hundred (200) square feet of floor area.</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Laser/optical targets</td>
<td>A/AUP</td>
<td>A/AUP</td>
<td>--</td>
</tr>
<tr>
<td>Parking structures and surface parking lots</td>
<td>A</td>
<td>P/A</td>
<td>P/A</td>
</tr>
<tr>
<td>Radar towers</td>
<td>A/AUP</td>
<td>A/AUP</td>
<td>A/AUP</td>
</tr>
<tr>
<td>Video arcades, defined as any business with three or more video or arcade machines.</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>All uses that are not permitted, conditionally permitted, or determined to be similar uses as specified above.</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>All uses that are involved with the storage of waste materials as the primary business.</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Freight Forwarding</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Gasoline and Diesel Service Stations</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Mini-storage</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Residential Uses</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td><strong>Note:</strong> Pursuant to the ESMC, uses of a similar nature which are unlisted in Table IV-1 may be considered by the Director of Planning and Building Safety, subject to appeal to the Planning Commission.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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*Draft Page 58 October 2015*
B. DEVELOPMENT STANDARDS

1. Lot Area
   a. The minimum building lot area is 10,000 gross square feet.

2. Height
   a. Buildings and structures within the Campus cannot exceed 200 feet in height, measured from finished grade. Exceptions to building height are permitted in accordance with ESMC §15-2-3.
   b. Structures cannot interfere with the operation of the MTA Green Line.

3. Setbacks
   a. 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.
   b. 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.
   c. 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.

4. Lot Frontage
   a. A minimum of 100 feet of frontage must be provided for all lots whether on a dedicated public street or a private street. Parcels exclusively devoted to right-of-way purposes are excluded from minimum lot frontage requirements.
5. **Floor Area**

a. The South Campus Specific Plan is currently developed with 1,802,513 net square feet of development. Development in the Campus is limited to an additional 1,916,376 net square feet of floor area, as specified herein, for a total pre-dedication of public right-of-way net FAR of 0.60 distributed over the entire Campus area and not required as a maximum FAR on any individual lot as permitted in Section B.6 below. The maximum amount of developed floor area within the Specific Plan must not exceed 3,718,889 net square feet as permitted by this Specific Plan.

b. For purposes of this Specific Plan, application of a floor area ratio results in net building square footage. Gross floor area is the sum of the net floor area plus an additional twelve percent (12%) of net floor area for all proposed new construction.

c. Net floor area consists of the area of all floors or levels included within the exterior surrounding walls of a building or structure. The total space devoted to high or medium bay labs may be multiplied by a factor of 0.5 to determine the net floor area. Space devoted to the following is not included when determining the total net floor area within a building or structure:

1. Elevator shafts;
2. Stairwells;
3. Courts or atriums uncovered and open to the sky;
4. Rooms exclusively holding building operating equipment;
5. Parking spaces at or above grade and access thereto;
6. Structures devoted exclusively for parking;
7. Restrooms in common areas of nonresidential buildings.

d. Gross floor area consists of the area included within the surrounding exterior walls of a building or portion thereof, exclusive of garages, vent shafts, and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls is the usable area under the horizontal projection of the roof or floor above. For new construction, after the date of adoption of this plan, gross floor area is defined as specified in section VI.B.5.b. above.

6. **Floor Area Ratio and Transfer of Development Rights**

a. FAR may be transferred from any parcel within the boundaries of the Campus (the “Donor Site”) to any other parcel within the boundaries of the Campus, whether contiguous or non-contiguous, within the Specific Plan area (the “Receiver Site”) upon the written consent of the owners of both the Donor Site and Receiver Site. Any FAR transferred from a Donor Site
is deducted from that parcel’s base FAR. The overall FAR for the entire Campus cannot exceed a net 0.60 as computed in accordance with the above, based on pre-dedication of public right-of-way, but any individual parcel may exceed such FAR. Transfer of FAR may be accomplished by submitting a letter from the applicant to the Director of Planning and Building Safety before the City issues building permits for the Receiver Site which would utilize the transferred FAR. The Director will maintain records of such transfers and the current density allocations, if any, of all of the properties within the Specific Plan area. In addition, the owner of Donor Site must record a covenant acceptable to the Director and the City Attorney memorializing such transfer of FAR. No approval from the City is required for such transfer.

b. Regardless of any transfer of FAR, no building can exceed the applicable development standards set forth in this Specific Plan.

7. Walls and Fences

a. All walls and fences must comply with ESMC §15-2-4.

8. Accessory Structures

a. Radar towers, dishes, laser/optical targets, and other similar structures are permitted as accessory structures only subject to approval of an Administrative Use Permit.

C. CIRCULATION

1. Transportation Demand Management (TDM) Plan, that identifies trip reduction methods in accordance with the guidelines set forth in ESMC Chapter 15-16 and Chapter 15-17, must be prepared for development within the Campus. A TDM Plan must be submitted for City review concurrent with the first site plan application within the campus.

2. The maximum number of total daily trips, as well as A.M. and P.M. peak hour vehicle trips for new development within the Specific Plan area, as determined in accordance with the Trip Generation tables set forth in Appendix A, cannot exceed the table below, unless a subsequent traffic report is prepared and approved by the Director of Planning and Building Safety that identifies potential impacts and proposes feasible measures to mitigate previously unidentified new impacts. To ensure that peak traffic does not exceed these thresholds, a trip inventory analysis must be prepared, acceptable to the Director of Planning and Building Safety, to maintain a cumulative accounting of total square footage by land use as well as the cumulative number of A.M. and P.M. peak hour trips. The trip inventory must be updated and submitted upon the filing of each building permit request.
### AM Peak Hour Trips

<table>
<thead>
<tr>
<th></th>
<th>In</th>
<th>Out</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM</td>
<td>2634</td>
<td>408</td>
<td>3042</td>
</tr>
</tbody>
</table>

### PM Peak Hour Trips

<table>
<thead>
<tr>
<th></th>
<th>In</th>
<th>Out</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>PM</td>
<td>631</td>
<td>2489</td>
<td>3120</td>
</tr>
</tbody>
</table>

### Total Daily Trips

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>26,585</td>
</tr>
</tbody>
</table>

3. Public and private streets must be designed and constructed in accordance with the General Plan and in the overall right-of-way size identified in the General Plan.

   a. The connection of Hughes Way with Nash Street must be constructed to the standards of a secondary arterial street identified in the Circulation Element of the General Plan.

   b. The extension of Continental Boulevard to Hughes Way must be constructed to the standards of a commercial collector street identified in the Circulation Element of the General Plan.

   c. The private street connecting Continental Boulevard and Nash Street must be constructed to the standards of a local commercial street identified in the Circulation Element of the General Plan.

### D. PARKING AND LOADING

1. Parking and loading spaces must be provided in accordance with ESMC Chapter 15-15, except as provided below.

2. Within the O/I MU District or for office/industrial uses within the CMU District, parking lots or structures may serve multiple lots and buildings. Up to 100% of the required parking for an individual lot in the O/I MU District or for office/industrial uses within the CMU District, may be provided off-site subject to the following standards:

   a. Parking must be located within 300 feet of the lot it serves.
b. Pedestrian pathways must be provided connecting parking lots or structures with the buildings they serve. Where off-site parking is across a project roadway, a crosswalk must be provided.

c. Reciprocal parking and access easements or covenants must be recorded before the City issues a building permit and must be shown or noted on the applicable site plans.

d. Parking lots and driveways may straddle lot lines subject to provisions in a reciprocal parking and access easement or covenant. Such documents must provide provisions for shared maintenance.

3. For retail and restaurant uses within the CMU District, up to 20% of the required parking for an individual lot in may be provided off-site with approval by the Director of Planning and Building Safety, subject to the following performance standards:

a. Parking must be located within 150 feet of the lot it serves.

b. Pedestrian pathways must be provided connecting parking lots or structures with the buildings they serve. Where off-site parking is across a project roadway, a crosswalk must be provided.

c. Other conditions may be applied by the Director as part of site plan approval.

d. Requests for over 20% off-site parking require Planning Commission review and approval and may include such conditions as the Planning Commission may lawfully impose.

4. For retail and restaurant uses within the CMU District, parking lots may service multiple lots or buildings subject to the following standards:

a. Reciprocal parking and access easements or covenants must be recorded before issuance of a building permit and must be shown or noted on the applicable site plans.

b. Parking lots and driveways may straddle lot lines subject to provisions in a reciprocal parking and access easement or covenant. Private access roads that connect parking lots with a right-of-way may encroach into a required landscape setbacks on interior property lines. Such documents must provide provisions for shared maintenance and landscaping.

5. The number of required parking spaces may be modified subject to the approval of
a Transportation Systems Management Plan, as specified in the ESMC Chapter 15-16 “Developer Transportation Demand Management.”

6. The Director of Planning and Building Safety may modify the required number of parking spaces up to a maximum of 10% based on the submittal and approval of a parking demand study or shared parking analysis. Additionally, for any use for which the number of parking spaces is not listed in ESMC Chapter 15-15, the Director of Planning and Building Safety shall specify the required number of spaces based on a parking demand study.

7. The Planning Commission may modify the required number of parking spaces up to a maximum of 20% based on the submittal of a parking demand/shared parking study.

8. Notwithstanding items 6 and 7 above, the Director of Planning and Building Safety may also grant uses with significantly different peak hours of operation up to a 20% parking reduction, without approval of the Planning Commission. Any request for such shared parking must meet the following requirements:
   
a. A parking study must be submitted by the applicant demonstrating that there will not be substantial conflict in the peak hours or parking demand for the uses for which the joint use is proposed.
   
b. The number of parking stalls which may be credited against the requirements of the structures or uses involved cannot exceed the number of stalls reasonably anticipated to be available during differing hours of operation.
   
c. A written agreement must be executed by all parties concerned, to the satisfaction of the Director of Planning and Building Safety and the City Attorney assuring the continued availability of the number of stalls designed for joint use.

9. Preferential parking must be provided for carpools and vanpools.


11. The Raytheon Company recreation facility within the Specific Plan area is not required to provide parking beyond that already provided for daytime, weekday users.

E. LANDSCAPING

Landscaping is a critical criterion when evaluating development proposals in the Campus. This section will ensure that adequate landscaping area and permanent maintenance is provided for all
new development. This mandate is also in accordance with the City’s requirements to landscape commercial and industrial areas.

Landscaped areas must be provided and permanent irrigation systems installed in the landscaped areas at: 1) the Campus entry areas, 2) around the perimeter of the buildings in the setbacks, 3) within the required setbacks along the property perimeter and, 4) in the Vehicular Use Areas (VUAs) as defined in ESMC §15-1-6.

A Landscape Master Plan must be prepared for the Campus to ensure a unified appearance implementing the intent of the Design Guidelines and objectives of this Specific Plan. The Landscape Master Plan must be submitted to the City at or before the first site plan review submittal within the Campus.

ALL LANDSCAPING

1. Landscaping must conform to the City’s Water Conservation in Landscaping requirements as set forth in ESMC Chapter 10-2.

CAMPUSS ENTRIES

Campus entries must be provided at the following locations:

- Nash Street at El Segundo Boulevard
- Hughes Way/Nash Street at the southern campus boundary

Entry landscaping must be in substantial conformance with the entry concepts outlined in the Design Guidelines of this Specific Plan.

BUILDING PERIMETER LANDSCAPING

1. Except as otherwise allowed by this Plan, a minimum horizontal depth of five feet of landscape materials, excluding curbs, must be provided around each building. In instances where two buildings are separated by ten feet, the landscape requirement may be reduced to allow for pedestrian walkways/access.

PROPERTY PERIMETER LANDSCAPING

1. One shade tree must be provided for every 25 feet of street frontage.

2. The following encroachments are permitted into the landscaped setback areas:

   a. Parking may encroach into the landscaped setback up to a maximum of fifty percent of the required setback area, provided a minimum landscaped setback of five feet is maintained except as permitted in Specific Plan § VI.D.2.

   b. “Architectural landscape features” including fountains, free-standing
arbors/pergolas, and public art, may encroach into the landscaped setback area subject to site plan review, provided a minimum landscaped setback of five feet is maintained. The features may cover a maximum of twenty five percent of the total area of the setback, and be a maximum of twenty feet in height.

VEHICULAR USE AREAS

1. Vehicular Use Areas (VUA) include parking lots and loading areas. Landscaping in the VUAs must cover a minimum of five percent of the VUA and be distributed uniformly throughout the VUA. Such landscaping is in addition to the required property perimeter and building perimeter landscaping. The figure to the right represents a typical parking area within the Campus.

   a. A minimum of 5 foot landscape buffers must be provided at all parking lot edges to screen parking lots and provide shading.

   b. Planting areas containing trees must have a minimum width of 5 feet.

   c. Each parking space must be located within 30 feet of a tree. Trees are required to provide shade and parking lot/loading area screening

F. PUBLIC SAFETY

In an effort to ensure the safety of employees and visitors to the Campus, the following strategies must be incorporated into site development:

1. Lighting must be adequate throughout the Campus and shielded to minimize off-site illumination. Submittal of photometric studies is required as part of any site plan review submittal which includes parking lots, and parking structures in the Specific Plan area.

2. The site design and operation must comply with fire and police safety regulations
with regard to site layout, building configurations, landscape design, and infrastructure requirements.

3. Street lighting must be provided in accordance with ESMC requirements.

G. SIGNAGE

1. Signage within the Campus must conform to the signage regulations of the ESMC except as established and approved in a Master Sign Program for the Campus.

2. The following signs are not permitted within the Campus:
   - Billboards, as defined in the ESMC; and
   - Pole signs; and
   - Signs incorporating flashing or blinking lights.

3. A Master Sign Program for the entire Campus must be developed and submitted for review and approval by the Planning Commission before or concurrent with the first site plan review for a project within the Specific Plan. The Master Sign Program must include the following elements:
   - Campus Master signage (entryways, common sign design throughout Campus);
   - Sign standards developed for each of the three uses allowed: industrial, commercial and office;
   - Provisions for way finding and decorative elements such as banners;
   - General features that all signs in the Campus are required to comply with; and
   - Regulations for temporary signs (including construction signs).

H. SUSTAINABILITY

1. All new development must have buildings designed to be energy efficient, at least 15% above Title 24 requirements.

2. The Project areas must include Stormwater management practices that treat Stormwater runoff from 90% of the average rainfall on the site using structural and non-structural management measures.

3. Preferential parking must be provided for carpools and vanpools at the rate of not less than 10 percent of total employee parking.
4. Bicycle parking must comply with the ESMC.

5. Shower facilities must be provided for buildings of 25,000 square feet or greater.

6. Exterior lighting must be energy efficient and designed to minimize light pollution.

7. Low-emitting building materials must be utilized.

8. Roof structures must be designed to support future solar panels.

9. Reclaimed water must be utilized for all landscaped areas.

10. A Pedestrian Walkway for direct access to the Green Line Station from the project site that meets ADA minimum width requirements.

I. ENCLOSED USES

All uses must be conducted wholly within an enclosed building except for the following:

1. Electrical distribution stations, adequately screened from public rights-of-way and public view, as determined by the Director of Planning and Building Safety.

2. Outdoor restaurants and cafes incidental to the permitted use, provided they comply with the provisions of ESMC §15-2-16.

3. Recreational facilities customarily conducted in the open.

4. Radar towers, antennas, dishes, and laser/optical targets, provided they comply with the screening requirements of ESMC § 15-2-8.
VII. ADMINISTRATION

A. INTRODUCTION

Unless regulated by this Specific Plan, development will be administered and enforced by the City in accordance with the ESMC. This Specific Plan supersedes any conflicts with ESMC zoning regulations.

1. The Director of Planning and Building Safety may grant administrative use permits in accordance with ESMC Chapter 15-22.

2. The Director of Planning and Building Safety may make other administrative determinations using the same procedures set forth in ESMC Chapter 15-22.

3. The Director of Planning and Building Safety may grant adjustments and administrative adjustments in accordance with ESMC Chapter 15-24.

4. The Planning Commission may grant conditional use permits in accordance with ESMC Chapter 15-23.

B. MUNICIPAL CODE REFERENCES

All section references in the Specific Plan refer to the El Segundo Municipal Code (ESMC) as adopted at the time of building permit application submittal.

C. MODIFICATIONS

1. Major Modifications

The following modifications constitute a Major Modification and require an amendment to this Specific Plan:

a. Any decrease in the required building setbacks as set forth in Section VI.B.3 above;

b. Any increase in the total developable square footage of the entire Specific Plan in excess of the maximum allowable development intensity allowed under the Specific Plan;

c. Any increase in height of buildings or structures on the Property above 200 feet;

d. Any increase in the maximum number of A.M. and P.M. peak hour vehicle trips for the Specific Plan as specified in Section VI.C.2 above, unless a subsequent traffic report has been prepared to the reasonable satisfaction of
the Director that identifies potential impacts and proposes feasible mitigation measures to mitigate such impacts and otherwise complies with CEQA;

e. Any change in use to a use which is not permitted under the Specific Plan, except as approved by the Director in accordance with Chapter 15-22 of the ESMC;

f. Any change in the land use plan categories identified in Exhibit 5 of this plan.

g. Any decrease in the minimum required lot area;

h. Any decrease in the minimum required lot frontage;

i. Any material modification that requires modification to the EIR other than an Addendum; and

j. Any modification deemed by the Director of Planning and Building Safety as major and requiring amendment to this Specific Plan.

2. Minor Modifications

Any modification to this Specific Plan not listed above as a “major modification,” including a use approved subject to an Administrative Use Permit, is a Minor Modification. The Developer may make Minor Modifications without amending this Specific Plan upon the administrative approval of the Director of Planning and Building Safety or designee, provided that such modifications are consistent with the Development and Design Standards, Applicable Rules, and Project Approvals. Such Minor Modifications may include:

- Modifications to the streetscape palette with the concurrence of the City’s urban forester.

- Modifications to infrastructure sizing based upon final engineering plans approved by the City.

- Relocation of the Raytheon Recreation Facility to a parcel or parcels of the same size (7.54 acres) or larger and having similar access. Should this occur, a revised land use plan shall be provided updating the land use plan of this document (Exhibit 5).

- Modifications to the conceptual plan (Exhibit 6), Vesting Tentative Map (Exhibit 7) and Conceptual Utility Plans (Exhibits 8, 9, 10, 11 and 12) that do not exceed the new development vehicle trip cap, do not increase the number of parcels and do not require subsequent CEQA environmental
review may be deemed minor by the Director of Planning and Building Safety.

- Adjustments, Administrative Adjustments, Administrative Determinations subject to the requirements in Section VII.A, above.

D. SITE PLAN REVIEW

1. Overview

In order to develop a Project that is in conformance with the uses, density, approved FAR, Design Guidelines and trip generation of this Specific Plan, a Site Plan Review ("SPR") application shall be filed with the Department of Planning and Building Safety.

2. Application for Site Plan Review - Contents

The Site Plan Review Application must conform to the following. The number of copies required for submittal will be determined by City policy at time of submittal:

a. A "Development Status Tracking Table" must be submitted to the Director of Planning and Building Safety for review by the Planning and Building Safety Department as part of any site plan submittal within the Specific Plan area. This table must specify the development request for the site plan including the following information:

- Specific Plan parcel area(s) and the allocation of intensity by land use as defined in Section III herein;

- A revised Land Use table for the Specific Plan area by phase, showing updated land use distribution and intensity as modified by the site plan submittal; and

- Submittal of a traffic report analyzing the trip generation for the land use(s) and demonstrating that the maximum number of vehicle trips (trip ceiling) is not exceeded.

c. Plans and landscape plans for projects must be prepared by a registered architect and a licensed landscape architect respectively.

c. Site Plan. A fully dimensioned site plan, drawn to scale and showing:

1. Location of existing and proposed structures, including signs, showing dimensions from property line;

2. Location, size and species of existing trees or natural attributes;
3. Location of off-street parking. The number of parking spaces (specifying handicapped, compact and regular spaces), type of paving, direction of traffic flow, parking stall dimensions, and areas for turning and maneuvering vehicles;

4. Location and dimension of driveway approaches, off-street loading areas, street and highway dedications;

5. Refuse disposal and recycling;

6. Location, height, and material of existing and/or proposed fences and walls;

7. Means of screening all vents, pipes, antennas and machinery placed on roofs;

8. Location, height and specifications of all existing and/or proposed exterior lighting;

9. Location of all utility pipes, valves, vaults and similar appurtenances; and

10. Location of structures on abutting lots showing dimensions to property line.

d. Photometric Analysis for parking lots and parking structures.

e. Elevation Drawings. Elevation drawings dimensioned and fully illustrating all sides of the proposed structures. These drawings must include:

1. Location of signs and size, height, color, material and type of illumination of all signs. A Master Sign Plan must be submitted when the development includes two or more tenants;

2. Location, size and style of architectural features, such as awnings, doors, windows and other wall openings; and

3. All exterior materials and their colors.

f. Landscape Plan. A preliminary landscape plan showing the location and design of the following listed items:

1. Existing trees (by species and size) proposed to be retained, removed or relocated on the site;
2. Landscaped areas and the numbers, varieties and sizes of plant materials to be planted therein and all other landscape features;

3. Softscape, hardscape (walkways, paving, textured concrete) and lighting; and

4. All submittal material required by ESMC Chapter 10-2.

g. Colors and Materials. A materials and colors board showing all colors and materials, with color chips and textures keyed to the principal plan elements where those components are found.

h. Floor Plans.

i. Photo Board. Showing subject site, and all surrounding properties.

j. Rendering/Illustration. One set of color elevation drawings or a color rendering. The Director of Planning and Building Safety may require, at his/her discretion, a computer model where such is necessary to evaluate scale, massing and architectural treatment.

3. Site Plan Review - Procedure

a. The Director of Planning and Building Safety must review the application to ensure there is consistency with the Specific Plan within 30 days after the Director deems the application complete.

b. CEQA Review, if required, must be conducted in accordance with applicable law.

c. The Site Plan Review must be timely scheduled for public hearing before the Planning Commission, which date should not exceed 45 days after the completion of the public review period of the environmental documentation, or within 30 days from the date the application is deemed complete if no further environmental review is required. The Planning Commission must render its decision in writing, either approving, approving with conditions, or denying the Site Plan Review application, stating the reasons for such action. The decision of the Planning Commission is final unless appealed to the City Council.

d. Any aggrieved person may appeal the Planning Commission’s decision to the City Council. Such appeal must be filed in writing with the Department of Planning and Building Safety within ten (10) days after the date of the written decision by the Planning Commission. Upon receipt of such an appeal and the payment of the appropriate filing fee, the matter must be scheduled for consideration by the City Council no more than 45 days after
the date of receipt of the appeal.

e. The Site Plan is valid for two years from the date of approval. If construction does not commence within such time, but the applicant has diligently pursued the Project plan review process, the Director of Planning and Building Safety may extend the Site Plan approval for up to two additional years.

f. After the Site Plan is approved, the Director of Planning and Building Safety may approve minor changes in the Site Plan or its conditions if the Director finds that there are practical reasons for such changes, that such changes do not substantially vary from the previously approved site plan and applicable law and that such changes do not involved deviations from the design’s intent.

4. Site Plan Review Criteria

The purpose of the Site Plan Review procedure is to ensure that the development provides a cohesive visual identity and coordinated design character for the Specific Plan area of high quality. The overall coordinated design character must be expressed in the site planning, architecture, landscaping, lighting, and signage. The architectural design is to be compatible in character, massing and materials consistent with the conceptual plan depicted in this Plan.

In approving the Site Plan Review the Planning Commission, or City Council on appeal, must consider the following factors:

a. The dimensions, shape and orientation of the parcel;

b. The placement of buildings and structures on the parcel;

c. The height, setbacks, bulk and building materials;

d. The building materials and design;

e. The distance between buildings or structures;

f. The location, number and layout of off-street parking and loading spaces;

g. The internal vehicular patterns and pedestrian safety features;

h. The location, distribution, amount and type of landscaping materials and the sustainability of the landscaping material with the El Segundo climate in compliance with the applicable climate zone;
i. The placement, photometrics, height and direction of illumination of light standards;

j. The location, number, size and height of signs;

k. The location, height and materials of walls, fences or hedges;

l. The location and method of screening refuse and storage areas, roof equipment, pipes, vents, utility equipment and all equipment not contained in the main buildings of the development;

m. Compliance with all applicable development standards including, but not limited to, height, setbacks, FAR, trip generation, and off-street parking requirements; and,

n. Consistency with the Design Guidelines of this Specific Plan.

5. Approval Criteria

The Planning Commission, or City Council on appeal, may approve the Site Plan Review if it finds that the site plan, architecture and landscape design, with conditions if necessary are consistent with this Specific Plan.

6. Exempt Activities

The following is a list of activities which are exempt from the site plan review process. This list is not all-inclusive; the Director of Planning and Building Safety may exempt other activities not listed:

a. All interior changes and alterations

b. Demolition of Buildings E-20, E-21, E-23, or E-24

c. Exterior mechanical equipment (heating, air conditioning, water heater) designed with mechanical equipment screening compatible with the architecture of the building to which it is adjacent or affixed.

d. Minor exterior repairs costing less than $50,000 in 2015 dollars, indexed for inflation to the Consumer Price Index (CPI).

e. Reglazing, new mullions

f. Re-landscaping consistent with the landscape palette

g. Repainting

h. Reroofing with similar style roofing materials
E. AMENDMENT

In accordance with the Government Code §§ 65450-65457, Specific Plans must be prepared, adopted and amended in the same manner as General Plans except that Specific Plans may be adopted by resolution or by ordinance.

This Specific Plan may be amended as necessary by ordinance. Said amendment or amendments do not require a concurrent General Plan amendment unless the Director of Planning and Building Safety determines that the proposed amendment would substantially affect General Plan goals, policies, objectives or programs.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

The El Segundo South Campus Specific Plan and related entitlements were approved in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines (Guidelines), and City policies adopted to implement the CEQA and the Guidelines.

An Environmental Impact Report was prepared and certified by the City Council which establishes the development thresholds shown in Table VII-1 below.

<table>
<thead>
<tr>
<th>EIR Project</th>
<th>Net Floor Area</th>
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</thead>
<tbody>
<tr>
<td>Existing Site Facilities</td>
<td>1,802,513 square feet</td>
</tr>
<tr>
<td>The Conceptual Site Plan and Application Materials evaluated within the EIR document.</td>
<td>1,930,000 square feet (including 13,624 square feet of demolition and replacement)</td>
</tr>
</tbody>
</table>

The CEQA clearance indicated above analyzes the effects of 1,930,000 net square feet of incremental development by the Project, 13,624 of which is anticipated to be replacement of existing facilities with allowed uses.

Any portion of the Project that is developed consistent with the Conceptual Site Plan evaluated for this Specific Plan is exempt from further CEQA analysis unless an event specified in Public Resources Code § 21166 occurs as to the Specific Plan.
APPENDIX A
El Segundo South Campus Specific Plan Trip Generation Rates, Credits, and Caps

The following two tables are to provide data for maintaining a trip inventory analysis for the build-out of the Specific Plan. A table maintaining a cumulative accounting of total square footage by land use as well as the cumulative number of A.M. and P.M. peak hour trips generated by new development within the Specific Plan area must be generated by the project applicant and verified by the City. The trip inventory must be updated and submitted upon the filing of site plan review application and verified before a building permit is issued.

The traffic-generating characteristics of most of the components of the Project are identified in the Institute of Transportation Engineers’ (ITE) *Trip Generation, 9th Edition*. With mixed-use projects there are many opportunities for interaction amongst the various uses. The interaction is likely to reduce the number of trips entering and leaving the site ("internal capture"). Additionally, many of the individual uses will attract vehicles already on the surrounding street network ("diverted/pass-by"). These are trips that are already on the roadway network and are diverted to the Project. Furthermore, since the Specific Plan is adjacent to the El Segundo Metro Green Line station, the following table takes into consideration credits for transit usage, as well as for "internal capture" and "diverted/pass-by."

---

**Appendix A – Table 1**

**Project Trip Ceiling**

*for trips associated with new development within the ESSCSP area.*

<table>
<thead>
<tr>
<th>AM Peak Hour Trips</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>In</td>
<td>2634</td>
<td></td>
</tr>
<tr>
<td>Out</td>
<td>408</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>3042</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PM Peak Hour Trips</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>In</td>
<td>631</td>
<td></td>
</tr>
<tr>
<td>Out</td>
<td>2489</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>3120</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Daily Trips</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>26,585</td>
</tr>
</tbody>
</table>
### Appendix A – Table 2
Summary of Trip Generation Rates and Trip Credits

**RAYTHEON SOUTH CAMPUS SPECIFIC PLAN DRAFT TRAFFIC IMPACT ANALYSIS**
**SUMMARY OF TRIP GENERATION RATES AND TRIP CREDITS**

<table>
<thead>
<tr>
<th>Use</th>
<th>AM Peak-Hour Formula (per 1,000 gross square feet)</th>
<th>PM Peak-Hour Formula (per 1,000 gross square feet)</th>
<th>Average Daily Trips Formula (per 1,000 gross square feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>T = 0.96 (A)</td>
<td>T = 3.71 (A)</td>
<td>T = 42.70 (A)</td>
</tr>
<tr>
<td>Internal Capture</td>
<td>-</td>
<td>Less 1%</td>
<td>Less 2%</td>
</tr>
<tr>
<td>Diverted/Pass-By</td>
<td>-</td>
<td>Less 34%</td>
<td>-</td>
</tr>
<tr>
<td>General Light Industrial</td>
<td>T = 0.92 (A)</td>
<td>T = 0.97 (A)</td>
<td>T = 6.97 (A)</td>
</tr>
<tr>
<td>Internal Capture</td>
<td>-</td>
<td>Less 1%</td>
<td>Less 1%</td>
</tr>
<tr>
<td>Warehouse</td>
<td>T = 0.30 (A)</td>
<td>T = 0.32 (A)</td>
<td>T = 3.56 (A)</td>
</tr>
<tr>
<td>Internal Capture</td>
<td>-</td>
<td>Less 1%</td>
<td>Less 1%</td>
</tr>
<tr>
<td>Office</td>
<td>T = 1.56 (A)</td>
<td>T = 1.49 (A)</td>
<td>T = 11.03 (A)</td>
</tr>
<tr>
<td>Transit Credit*</td>
<td>Less 5%</td>
<td>Less 5%</td>
<td>Less 5%</td>
</tr>
<tr>
<td><strong>Other Possible Uses</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health/Fitness Club</td>
<td>T = 1.41 (A)</td>
<td>T = 3.53 (A)</td>
<td>T = 32.93 (A)</td>
</tr>
<tr>
<td>Hotel</td>
<td>T = 0.53 (R)</td>
<td>T = 0.60 (R)</td>
<td>T = 8.17 (R)</td>
</tr>
<tr>
<td>Medical/Dental Office</td>
<td>T = 2.39 (A)</td>
<td>T = 3.57 (A)</td>
<td>T = 36.13 (A)</td>
</tr>
<tr>
<td>Supermarket</td>
<td>T = 3.40 (A)</td>
<td>T = 9.48 (A)</td>
<td>T = 102.24 (A)</td>
</tr>
<tr>
<td>Quality Restaurant</td>
<td>T = 0.81 (A)</td>
<td>T = 7.49 (A)</td>
<td>T = 89.95 (A)</td>
</tr>
<tr>
<td>High-Turnover (Sit-Down) Restaurant</td>
<td>T = 10.81 (A)</td>
<td>T = 9.85 (A)</td>
<td>T = 127.15 (A)</td>
</tr>
<tr>
<td>Fast-Food Restaurant without Drive-Through Window</td>
<td>T = 43.87 (A)</td>
<td>T = 26.15 (A)</td>
<td>T = 716.00 (A)</td>
</tr>
<tr>
<td>Coffee/Donut Shop without Drive-Through Window</td>
<td>T = 108.38 (A)</td>
<td>T = 40.75 (A)</td>
<td>T = 818.58 (A)</td>
</tr>
</tbody>
</table>

**Notes**

* 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.

T: Trip ends
A: Building area in 1,000 sq. ft.
R: Rooms
APPENDIX B
EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN
LEGAL DESCRIPTION

THAT PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN CASE NO. 11629, SUPERIOR COURT OF SAID COUNTY ON JUNE 21, 1890, IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, A COPY OF SAID MAP APPEARING IN THE FILES OF THE COUNTY SURVEYOR OF SAID COUNTY AS CLERK’S FILED MAP NO. 218, BOUNDED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SECTION 18; BOUNDED ON THE EAST BY THE WESTERLY LINE AND THE NORTHERLY PROLON GATION THEREOF OF TRACT NO. 26556, AS SHOWN ON MAP RECORDED IN BOOK 675 PAGES 93 TO 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; BOUNDED ON THE SOUTHEAST BY THE NORTHWESTERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO PACIFIC ELECTRIC RAILWAY CO., RECORDED MAY 27, 1913 AS INSTRUMENT NO. 210 IN BOOK 5750 PAGE 43 OF DEEDS, RECORDS OF SAID COUNTY AND BOUNDED ON THE SOUTHWEST BY THE NORTHEASTERLY LINE OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MARCH 6, 1930 AS INSTRUMENT NO. 535 IN BOOK 9840 PAGE 33, OFFICIAL RECORDS OF SAID COUNTY.

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, 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.”

ASSESSOR’S PARCEL NOs. 4138-014-047 AND 4138-014-013
CITY COUNCIL ORDINANCE
EXHIBIT C

DEVELOPMENT AGREEMENT
DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF EL SEGUNDO
AND
RAYTHEON COMPANY

2000 El Segundo Boulevard
El Segundo, California 90245

THIS AGREEMENT MUST BE RECORDED WITHIN TEN DAYS OF EXECUTION BY
ALL PARTIES HERETO PURSUANT TO THE REQUIREMENTS OF GOVERNMENT
CODE § 65868.5
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DEVELOPMENT AGREEMENT

This Development Agreement is made and entered into by and between the CITY OF EL SEGUNDO ("City"), a general law city and municipal corporation, and RAYTHEON COMPANY ("Raytheon" or "Developer"), a Delaware corporation, as of this ___ day of ____, 2015. City and Developer are also individually referred to as "Party" and collectively as "Parties." In consideration of the mutual covenants and agreements contained in this Agreement, City and Developer agree as follows:

1. Definitions. Unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in this Agreement. Words and phrases not defined in this Section will have the meaning set forth in this Agreement; the El Segundo Municipal Code; or in common usage.

   "Agreement" means this Development Agreement between the City and Raytheon.

   "Applicable Rules" means:

   • The El Segundo General Plan, as it existed on the Application Date, as modified by the Project Approvals;

   • The El Segundo Municipal Code, as it existed on the Effective Date, as modified by the Project Approvals;

   • The El Segundo South Campus Specific Plan as adopted;

   • Such other laws, ordinances, rules, regulations, and official policies governing permitted uses of the Campus, density, design, improvement, development fees, and construction standards and specifications applicable to the development of the Campus in force at the time of the Effective Date, which are not in conflict with this Agreement.

   "Application Date" means December 8, 2011, the date on which the last of the Project Approval applications was deemed complete by the City.

   "Approved Plans" means a plan for any aspect of the Project, including, without limitation, the Site Plan, signage plans, and landscaping and irrigation plans, which are approved by City in accordance with the Development Standards, Applicable Rules and Project Approvals.


   "Campus" means that 142.28 acre property located at 2000 El Segundo Boulevard in El Segundo, California more particularly described in attached Exhibit "A," which is incorporated by reference.
“CEQA” means the California Environmental Quality Act (Public Resources Code § 21000, et seq.) including the regulations promulgated thereunder (14 Cal. Code of Regulations §15000, et seq., the “CEQA Guidelines”).

“City Council” means the City Council of the City of El Segundo.

“Developer” means Raytheon Company and its successors in interest.

“Development Standards” means the design and development standards that are applicable to the Project.

“Director” means the Director of Planning and Building Safety, or designee.

“Effective Date” means the date on which the Enabling Ordinance becomes effective in accordance with Government Code § 36937.


“Existing Development” means that development which exists on the Campus on the Effective Date, as more specifically set forth in attached Exhibit “B,” which is incorporated by reference.

“Enabling Ordinance” means Ordinance No. _____, approving this Development Agreement.

“Future Approvals” means such subsequent discretionary and ministerial entitlements, including permits, which are required to develop the Project in addition to the Project Approvals, and which are applied for by Developer and approved by City.

“New Development” means any development constructed within the Specific Plan area after the Effective Date.

“Person” must mean a natural person or any entity.

“Project” means the development of the Campus in accordance with the Project Approvals.

“Project Approvals” means:

- Final Environmental Impact Report No. EA-905, as certified by Resolution No. ____;

- Mitigation Monitoring Program for Final Environmental Impact Report No. EA-905, as adopted by Resolution No. ____;

- General Plan Amendment No. 11-01, as approved by Resolution No. ____ including a change in the Land Use Map;
• El Segundo South Campus Specific Plan No. 11-01, as adopted by Ordinance No. ___;
• Zone Change No. 11-02, as approved by Ordinance No. ____ , including a change in the Zoning Map;
• Zone Text Amendment No. 11-01, as approved by Ordinance No. ____;
• Vesting Map No. 71551, as approved by Resolution No. ___; and
• This Agreement.

“Specific Plan” or “ESSCSP” means the El Segundo South Campus Specific Plan.

“Subsequent Rules” means any changes to the Applicable Rules, including, without limitation, any change by means of an ordinance, initiative, resolution, policy, order or moratorium, initiated or instituted for any reason whatsoever and adopted by the City Council, the Planning Commission or any other board, agency, commission or department of the City, or any officer or employee thereof, or by the electorate, which would, absent this Agreement, otherwise be applicable to the Campus.

“Transferee” means a Person which assumes in whole or in part the rights and obligations under this Agreement with respect to all or a portion of the Campus.

“Uniform Codes” means those Uniform Codes adopted by reference in the ESMC in accordance with Government Code §§ 50022.2, et seq. as required by applicable law including, without limitation, Health and Safety Code § 18944.5 and Title 24 of the California Code of Regulations. The Uniform Codes govern building and construction standards including, without limitation, the building, plumbing, electrical, mechanical, grading, sign, and fire standards.

2. Recitals. This Agreement is made with respect to the following facts and for the following purposes, each of which is acknowledged as true and correct by the Parties:

2.1 Pursuant to Government Code § 65865, et seq., City is authorized to enter into a binding contractual agreement with any person having a legal or equitable interest in real property for the development of such property.

2.2 Developer is the owner of the Campus.

2.3 Developer desires to develop the Campus in accordance with the El Segundo South Campus Specific Plan.

2.4 By this Agreement, City desires to obtain the binding agreement of Developer to develop the Campus in accordance with the Project Approvals and Applicable Rules. In consideration thereof, City agrees to limit the future exercise of certain of its governmental and proprietary powers to the extent specified in this Agreement.
2.5 By this Agreement, Developer desires to obtain the binding agreement of City to permit the development of the Campus in accordance with the Project Approvals and Applicable Rules. In consideration thereof, Developer agrees to waive its rights to challenge legally the restrictions and obligations set forth in this Agreement.

2.6 City and Developer have acknowledged and agreed that the consideration that is to be exchanged pursuant to this Agreement is fair, just and reasonable.

2.7 This Agreement is intended to provide flexible entitlements, within the parameters set forth herein and subject to the terms and conditions hereof, to meet the changing market demands that are likely to occur throughout the Term of this Agreement.

2.8 The Project uses are consistent with the General Plan, as amended through General Plan Amendment No. GPA 11-01.

2.9 Development of the Project will further the comprehensive planning objectives contained within the General Plan, and will result in public benefits including, among others, better circulation in the northeast quadrant of the City.

2.10 All of the Campus is subject to this Agreement.

3. **Binding Effect.** The burdens of this Agreement are binding upon, and the benefits of the Agreement inure to, each Party and each successive successor in interest thereto and constitute covenants that run with the land.

3.1 **Constructive Notice and Acceptance.** Every Person who acquires any right, title or interest in or to any portion of the Campus in which Developer has a legal interest is, and must be, conclusively deemed to have consented and agreed to be bound by this Agreement, whether or not any reference to this Agreement is contained in the instrument by which such person acquired such right, title or interest.

3.2 **Rights to Transfer.** Developer may assign or transfer in whole or in part its rights and obligations under this Agreement with respect to the Campus, or any portion thereof, to any Transferee at any time during the term of this Agreement without approval of City, including through provision of a long-term ground lease. For purposes of this Agreement, the Transferee must be considered the "owner" of that portion of the Campus which is covered by such transfer.

3.3 **Liabilities Upon Transfer.** Upon the delegation of the duties and obligations under this Agreement and the sale, transfer or assignment of all or any portion of the Campus, Developer will be released from its obligations under this Agreement with respect to the Campus, or portion thereof, so transferred arising subsequent to the effective date of such transfer, if (i) Developer has provided to City prior or subsequent written notice of such transfer and (ii) Transferee has agreed in writing to be subject to all of the provisions hereof applicable to the portion of the Campus so transferred by executing an Assignment and Assumption Agreement in the form of attached Exhibit "C," which is incorporated by reference. Upon any transfer of any portion of the Campus and the express assumption of Developer's obligations under this Agreement by such Transferee, City agrees to look solely to Transferee for compliance by such Transferee with the provisions of this Agreement as such provisions relate to the portion of the Campus acquired by such Transferee.
Any such Transferee must be entitled to the benefits of this Agreement as "Developer" hereunder and is subject to the obligations of this Agreement applicable to the parcel(s) transferred. A default by any Transferee only affects that portion of the Campus owned by such Transferee and does not cancel or diminish in any way Developer's rights hereunder with respect to any portion of the Campus not owned by such Transferee. The Transferee is responsible for satisfying the good faith compliance requirements set forth in Section 8 below relating to the portion of the Campus owned by such Transferee, and any amendment to this Agreement between the City and a Transferee must only affect the portion of the Campus owned by such Transferee.

3.4 Resumption of Rights. If Transferee defaults with respect to any provision of this Agreement, Developer may, but must not be obligated to, resume Transferee's obligations upon written notification to City.

4. Development of the Campus. The following provisions, in addition to Applicable Rules, govern the development and use of the Campus. However, nothing affects any Existing Development on the Campus which is allowed to continue in its current location and under its current development standards.

4.1 Entitlement to Develop. The Developer is granted the vested right to develop the Project on the Campus subject to the Applicable Rules, the Project Approvals and any Future Approvals.

4.2 Permitted Uses, Density, Height and Dedication of Land for Public Purposes. The permitted and conditionally permitted uses of the Campus as well as the density or intensity of use, the maximum height and size of buildings and provisions for reservation or dedication of land for public purposes are set forth in the Project Approvals and Applicable Rules.

4.3 Development Standards. The Development Standards applicable to the Campus are set forth in the Project Approvals and Applicable Rules.

4.4 Building Regulations. Nothing in this Agreement precludes City from applying changes occurring from time to time in the Building Regulations, provided that such changes (a) are found by City to be necessary to the health or safety of the citizens of the City, (b) are generally applicable to all similar types of property in the City, and (c) do not prevent or unreasonably delay development of the Project in accordance with this Agreement.

4.5 Subsequent Rules. Subsequent Rules cannot be applied by City to any part of the Campus unless Developer gives City written notice of its election to have such Subsequent Rule applied to the Campus, in which case such subsequent change is deemed to be an Applicable Rule.

4.6 Fees, Exactions, Mitigation Measures, Conditions, Reservations and Dedications.

4.6.1 All fees, exactions, mitigation measures, conditions, reservations and dedications of land for public purposes that are applicable to the Project are set forth in the Project Approvals, the Applicable Rules and this Agreement.

4.6.2 Except as otherwise provided in this Agreement, and specifically excluding fees set by entities not controlled by City that are collected by City, City can only charge and
impose those fees and exactions, including, without limitation, dedications and any other fee relating to development or the privilege of developing, which are in effect on a City-wide basis as of the Effective Date.

4.6.3 Developer must pay the impact fees listed in attached Exhibit "D," which is incorporated by reference.

4.6.4 This Section cannot be construed to limit the authority of City to charge normal and customary application, processing, and permit fees, including legal and environmental processing costs, for land use approvals, building permits and other similar permits, for Future Approvals, which fees are designed to reimburse City's actual expenses attributable to such application, processing and permitting and are in force and effect on a City-wide basis at such time as applications for such approvals are filed with City.

4.6.5 Nexus/Reasonable Relationship Challenges. Developer consents to, and waives any rights it may have now or in the future to challenge the legal validity of, the conditions, requirements, policies or programs required by this Agreement or Applicable Rules including, without limitation, any claim that they constitute an abuse of the police power, violate substantive due process, deny equal protection of the laws, effect a taking of property without payment of just compensation, or impose an unlawful tax.

4.7 Use of Easements. Notwithstanding the provisions of the Applicable Rules, easements dedicated for vehicular and pedestrian use are permitted to include easements for underground drainage, water, sewer, gas, electricity, telephone, cable, environmental remediation and other utilities and facilities so long as they do not unreasonably interfere with pedestrian and/or vehicular use.

4.8 Timing of Development. In Pardee Construction Co. v. City of Camarillo (Pardee), 37 Cal.3d 465 (1984), the California Supreme Court held that the failure of the parties therein to provide for the timing or rate of development resulted in a later-adopted initiative restricting the rate of development to prevail against the parties' agreement. City and Developer intend to avoid the result in Pardee by acknowledging and providing that Developer has the right, without obligation, to develop the Campus in such order and at such rate and times as Developer deems appropriate within the exercise of its subjective business judgment, subject to the Term of this Agreement.

In furtherance of the Parties' intent, as set forth in this Section, no future amendment of any existing City ordinance or resolution, or future adoption of any ordinance, resolution or other action, that purports to limit the rate or timing of development over time or alter the sequencing of development phases, whether adopted or imposed by the City Council or through the initiative or referendum process, applies to the Campus. However, nothing in this Section must be construed to limit City's right to enforce Developer's obligation pursuant to this Agreement to provide all infrastructure required by the Project Approvals and this Agreement.

Notwithstanding the above, Developer must be required to build the on-site and off-site infrastructure required for the Project in accordance with the Project Milestones and Thresholds that are listed in Exhibit E, attached hereto and incorporated herein by reference.
4.9 **Moratorium.** No City-imposed moratorium or other limitation (whether relating to the rate, timing or sequencing of the development or construction of all or any part of the Campus, whether imposed by ordinance, initiative, resolution, policy, order or otherwise, and whether enacted by the City Council, an agency of City, the electorate, or otherwise) affecting parcel or subdivision maps (whether tentative, vesting tentative or final), building permits, occupancy certificates or other entitlements to use or service (including, without limitation, water and sewer) approved, issued or granted within City, or portions of City, applies to the Campus to the extent such moratorium or other limitation is in conflict with this Agreement. However, the provisions of this Section do not affect City’s compliance with moratoria or other limitations mandated by other governmental agencies or court-imposed moratoria or other limitations.

4.10 **Infrastructure.**

4.10.1 **Infrastructure Capacity.** Subject to Developer’s installation of infrastructure in accordance with the requirements of the Project Approvals, this Agreement, and any Future Approvals, City acknowledges that it will have sufficient capacity in its infrastructure, services and utility systems, including, without limitation, traffic circulation, storm drainage, flood control, electric service, sewer collection, sewer treatment, sanitation service and, except for reasons beyond City’s control, water supply, treatment, distribution and service, to accommodate the Project. To the extent that City renders such services or provides such utilities, City agrees that it will serve the Project and that there is no restriction on hookups or service for the Project except for reasons beyond City’s control.

4.10.2 **Infrastructure Phasing Flexibility.** Notwithstanding the provisions of any phasing requirements in the Project Approvals or any Future Approvals, Developer and City recognize that economic and market conditions may necessitate changing the order in which the infrastructure is constructed. Therefore, City and Developer agree that should it become necessary or desirable to develop any portion of the Project’s infrastructure in a manner that differs from the order set forth in this Agreement, Developer and City will collaborate and City will permit any modification requested by Developer so long as the modification continues to ensure adequate infrastructure is available to serve that portion of the Project being developed and is in compliance with Section 4.12 of this Agreement.

4.10.3 **Infrastructure Completion.** No building permit, final inspection or Certificate of Occupancy will be unreasonably withheld, conditioned, or delayed by City if all infrastructure required to serve the portion of the Campus covered by the building permit, final inspection or Certificate of Occupancy is in place or is suitably guaranteed to be completed (by covenant, bond, letter of credit or otherwise) to the reasonable satisfaction of the City before completion of construction and all of the other relevant provisions of the Project Approvals and any Future Approvals are satisfied.

4.10.4 **Prevailing Wages.** In the event any infrastructure improvements are paid for in whole or in part out of public funds, as contemplated by Labor Code § 1720, Developer must pay prevailing wages for the construction of such improvements to the extent required by Applicable Law.
4.11 Term. The term of this Agreement is ten (10) years from the Effective Date (the "Term"). However, Developer or City is entitled to, by written notice to the other Party before the Agreement’s expiration, one (1) five (5)-year extension, provided that the requesting Party is not in material default of this Agreement at such time beyond any applicable period to cure provided for by Section 12 below. Before the expiration of such five (5)-year extension, the Parties may mutually agree to further extensions. In the event of litigation challenging this Agreement, the Term is automatically suspended for the duration of such litigation and resumes upon final disposition of such challenge and any appeal thereof upholding the validity of this Agreement. In the event that a referendum petition concerning this Agreement is duly filed in such a manner that the ordinance approving this Agreement is suspended, then the Term is deemed to commence upon City Council certification of the results of the referendum election approving this Agreement.

4.12 Term of Map(s) and Other Project Approvals. Pursuant to California Government Code §§ 66452.6(a) and 65863.9, the term of any subdivision or parcel map that has been or in the future may be processed on all or any portion of the Campus and the term of each of the Project Approvals will be extended for a period of time through the scheduled termination date of this Agreement as set forth in Section 4.11 above, including any extensions thereto pursuant to Section 4.13 above.

4.13 Satisfaction of Mitigation Measures and Conditions. In the event that any of the mitigation measures or conditions required of Developer are implemented by others, Developer is conclusively deemed to have satisfied such mitigation measures or conditions, consistent with CEQA. If any such mitigation measures or conditions are rejected by a governmental agency with jurisdiction, Developer may implement reasonably equivalent substitute mitigation, consistent with CEQA, to the City’s satisfaction, in lieu of the rejected mitigation measures or conditions. Such substitution is deemed to be a Minor Modification pursuant to the ESSCSP.

4.14 In Lieu Credits. The City must grant Developer in lieu credits, as appropriate, and as specified herein and for those matters set forth on attached Exhibit "F," which is incorporated by reference.

5. Developer Agreements.

5.1 General. Developer must comply, or cause compliance, with: (i) this Agreement; (ii) the Project Approvals including, without limitation, all mitigation measures required by the determination made pursuant to CEQA; and (iii) all Future Approvals for which it is the applicant.

5.2 Maintenance Obligations. Developer must maintain all portions of the Campus visible from a public street and in its possession or control, including improvements thereon, in a clean, neat and orderly manner. Developer’s maintenance obligations survive any termination or expiration of this Agreement.

5.3 Sales and Use Tax.

5.3.1 In the event the contract price for any work on the Project is valued at ten million dollars ($10,000,000) or more, Developer agrees to report, on a State Board of Equalization Tax Return, any purchases of tangible personal property made in connection with the finishing of and/or installation of materials, or fixtures for the Project, when such purchases were made without
sales or use tax due. Developer must indicate the City as a registered job site location on the State Board of Equalization Tax Return. In such event, Developer must also obtain a permit or a sub-permit from the State Board of Equalization indicating the City as the registered job site location, in accordance with State Board of Equalization Operations Memorandum No. 1023.

5.3.2 Developer further agrees that if Developer retains contractors or subcontractors to perform a portion of work in the Project, and said contracts or subcontracts are valued at ten million dollars ($10,000,000) or more, said contracts or subcontracts must contain the provisions set forth in Section 5.3.1 above.

5.3.3 The Director of Finance of the City is authorized to relieve Developer, and Developer’s contractors and subcontractors, from the requirements set forth in this Section 5.3 upon proof to the reasonable satisfaction of the Director of Finance that Developer and/or its contractors or subcontractors have made good faith efforts to obtain said permit or sub-permits, but were denied the same by the State Board of Equalization.

5.4 Developer’s Project must, at a minimum, comply with the current Cal Green Standards.

6. City Agreements.

6.1 Expedited Processing. The City must process in an expedited manner all plan checking, excavation, grading, building, encroachment and street improvement permits, Certificates of Occupancy, utility connection authorizations, and other ministerial permits or approvals necessary, convenient or appropriate for the grading, excavation, construction, development, improvement, use and occupancy of the Project in accordance with City’s accelerated plan check process under the Applicable Rules. Without limiting the foregoing, if requested by Developer, City agrees to utilize private planners and plan checkers (upon Developer’s request and at Developer’s cost) and any other available means to expedite the processing of Project applications, including concurrent processing of such applications by various City departments.

6.2 Processing Cooperation and Assistance. To the extent permitted by law, City must reasonably cooperate with Developer in securing any and all entitlements, authorizations, permits or approvals which may be required by any other governmental or quasi-governmental entity in connection with the development of the Project or the Campus. Without limiting the foregoing, City must reasonably cooperate with the Developer in any dealings with federal, state and other local governmental and quasi-governmental entities concerning issues affecting the Campus. City must keep Developer fully informed with respect to its communications with such agencies which could impact the development of the Campus. City must not take any actions to encourage any other governmental or quasi-governmental entities from withholding any necessary approvals and any such contrary actions on the part of the City must be considered a breach of this Agreement by City.

6.3 Processing During Third Party Litigation. The filing of any third party lawsuit(s) against City or Developer relating to this Agreement, the Project Approvals, any Future Approvals or to other development issues affecting any portion of the Campus or the Project
must not hinder, delay or stop the development, processing or construction of the Project, approval of applications for any Future Approvals, or issuance of ministerial permits or approvals, unless the third party obtains a court order preventing the activity. City must not stipulate to or cooperate in the issuance of any such order.

6.4 Reimbursement for City's Efforts on Behalf of Developer. To the extent that City, on behalf of Developer, attempts to enter into binding agreements with other entities in order to ensure the availability of certain permits and approvals or services necessary for development of the Project as described in this Agreement, Developer must reimburse City for all costs and expenses incurred in connection with seeking and entering into any such agreement. Any fees, assessments or other amounts payable by City pursuant to any such agreement must be borne by Developer except where Developer notified City in writing, before City entering into such agreement, that it does not desire for City to execute such agreement.

6.5 City's Efforts to Defend and/or Enforce Multi Agency Agreements. Developer must defend and indemnify – to the extent set forth in this Agreement – City in any challenge by any person to any such agreement, and must reimburse City for any costs and expenses incurred by City in enforcing any such agreement.

7. Traffic Improvements.

7.1 Nash Street.

7.1.1 At such time that the Nash Street connection is required under the terms of the Agreement, Developer must build the Nash Street extension consistent with the General Plan Secondary Arterial roadway classification and as shown on Vesting Map No. 71551.

7.1.2 The Nash Street extension must be completed before Phase II of Vesting Map No. 71551 is recorded or a certificate of occupancy being issued for any new development which would cause the trip cap of 89 a.m. peak hour, 225 p.m. peak hour trips, or 3,775 daily trips to be exceeded.

7.1.3 Developer will receive in lieu credit against City’s traffic impact fees for the actual cost of construction of the Nash Street extension. Developer must submit appropriate documentation to City to verify the construction costs.

7.1.4 When the Nash Street extension is complete, Developer must offer for dedication the street and public improvements associated with the street to City (collectively, “Nash Street Improvements”).

7.1.5 When City accepts the Nash Street extension and improvements, Developer will not be responsible for maintenance of the public street improvements including, without limitation, sidewalks, signs, roadways, street lights, and lighting fixtures. Public use of the Nash Street extension is not permitted until City accepts such dedication.

7.1.6 Developer agrees to cooperate with City in creating a landscaping and lighting assessment district to cover only the maintenance costs of the landscape and lighting portion of the Nash Street improvements and will not protest the formation of any such district.
The costs of the assessment engineer and other direct set-up costs of the assessment district will be included in the assessment costs to be levied against the affected properties.

7.2 Continental Boulevard Public Access.

7.2.1 Developer must build the extension of the Continental Boulevard roadway located on Parcel 25 consistent with the General Plan Secondary Arterial roadway classification (as shown on Vesting Map No. 71551) before phase II of Vesting Map No. 71551 is recorded. The Developer must build the extension of the Continental Boulevard roadway located on Parcel 21 consistent with the General Plan Collector roadway classification (as shown on Vesting Map No. 71551) before phase III of Vesting Map No. 71551 is recorded.

7.2.2 Continental Boulevard, and the extension thereof, must remain a private roadway, except as specified in Sections 7.2.3 and 7.2.4 below. The private roadway may be fenced, and/or guarded and/or gated.

7.2.3 If at any time buildings along Continental Boulevard are sold, leased, or used by any third party that is not an affiliate of Raytheon, Developer must provide a public access easement to City for this street. For purposes of this section, an affiliate includes a subsidiary or partner of Raytheon.

7.2.4 Notwithstanding Section 7.2.3, Developer may offer Continental Boulevard to City for dedication. If City accepts Continental Boulevard and its improvements, Developer will not be responsible for maintenance of the public street improvements including, without limitation, sidewalks, signs, roadways, street lights, and lighting fixtures.

7.2.5 Developer agrees to cooperate with City in creating a landscaping and lighting assessment district to cover only the maintenance costs of the landscape and lighting portion of the Continental Boulevard improvements and will not protest the formation of any such district. The costs of the assessment engineer and other direct set-up costs of the assessment district will be included in the assessment costs to be levied against the affected properties.

7.2.6 Developer agrees to a 20-year irrevocable offer of dedication to the City of Parcel 26 of Vesting Map No. 71551. This dedication may be accepted by the City at such time the City permits circulation through the adjacent golf course and that portion of Continental Boulevard connecting Parcel 26 and El Segundo Boulevard is made accessible to the public.

7.3 El Segundo Boulevard Improvements.

7.3.1 Developer must complete the El Segundo Boulevard roadway improvements consistent with the General Plan Major Arterial classification and as shown on Vesting Map No. 71551, based on the following phasing criteria:

7.3.1.1 If either Parcel 15 or 16 of Vesting Map No. 71551 is developed, the required roadway improvements must be completed on the El Segundo Boulevard frontage of both Parcels 15 and 16 before City issues a certificate of occupancy for any new building in that area.
7.3.1.2 If Parcel 14 of Vesting Map No. 71551 is developed, the required roadway improvements must be completed on the El Segundo Boulevard frontage of Parcel 14 before City issues a certificate of occupancy for any new building in that area.

7.3.1.3 If Parcels 1, 2, 3, or 4 of Vesting Map No. 71551 are developed, then the required roadway improvements must be completed on the El Segundo Boulevard frontage for all parcels within the Specific Plan area with El Segundo Boulevard frontage before City issues a certificate of occupancy for any new building in such areas.

7.3.2 Developer is responsible for all construction costs relating to the El Segundo Boulevard roadway improvements, including the cost of roadway construction, retaining walls, pole relocation and Class 1 bicycle path (see Section 7.4), except as specified below.

7.3.2.1 Notwithstanding the above, Developer is not responsible for relocation of any infrastructure that is not directly on the El Segundo Boulevard frontage and located within the Campus. The SCE towers at the corner of El Segundo and Sepulveda Boulevards are specifically excluded from Developer's responsibility under this Section 7.3.2.

7.3.2.2 Developer is entitled to receive in lieu credit against City’s traffic impact fees for the actual cost of construction of the El Segundo Boulevard improvements. Developer must submit documentation acceptable to City to verify the construction costs. No credit will be given for the value of the land area required for the El Segundo Boulevard widening.

7.3.2.3. Developer’s costs will be offset by any grants provided to City for such improvements by any outside agency. City must use its best efforts to seek any and all available grants.

7.3.3 As an alternative to construction, Developer may pay a portion of the required traffic mitigation fees as a lump sum. This lump sum would cover the costs of El Segundo Boulevard improvements located in the plan area within 275 feet east of the Sepulveda Boulevard intersection. This area includes three (3) utility poles Developer has identified as having significant relocation costs. This lump sum would be required before the first building permit for new development in the Campus is issued. The amount of the lump sum will be based on a revised estimate of the costs associated with improvements within the El Segundo Boulevard right-of-way where Developer would like City to proceed with improvements instead of the Developer.

7.4 El Segundo Boulevard Bicycle Path.

7.4.1 Developer must construct a Class 1 bicycle path on El Segundo Boulevard during the same period in which the El Segundo Boulevard Improvements discussed in Section 7.3 above or installed, subject to the following:

7.4.1.1 For lots with frontage on that portion of El Segundo Boulevard located east of the future extension of Continental Boulevard and west of the future extension of Nash Street, the bicycle path may be located within the required building setback areas as long as a five foot distance is maintained between the bicycle path and any building or structure.
7.4.1.2 In order to facilitate the 4th travel lane under the Green-Line light rail overpass, the El Segundo Boulevard bike path must be routed south of the overpass supports and through the Metro Station area. An easement must be provided over Parcel 14 of Vesting Map No. 71551 to allow this routing. No building setback modifications are required due to such rerouting as long as a five foot distance between the bicycle path and any building is maintained.

7.4.1.3 Developer is not responsible for the cost of relocation any infrastructure that is not directly on the El Segundo Boulevard frontage of the Campus, including without limitation, the SCE tower at the corner of El Segundo and Sepulveda Boulevards.

7.4.2 Developer is entitled to receive in lieu credit against City’s traffic impact fees for the actual cost of construction of the El Segundo Boulevard bicycle path. Developer must submit documentation acceptable to City to verify the construction costs. No credit will be given for the value of the land area under the El Segundo Boulevard bike path.

7.4.3 Developer’s costs will be offset by any grants provided to the City of El Segundo by any outside agency relating to the construction of the bicycle path along El Segundo Boulevard.

7.5 Nash Street Extension Bicycle Lane.

7.5.1 Developer must construct a Class II bicycle lane in each direction of the Nash Street extension.

7.5.2 The Class II bicycle lane will be integrated into the Nash Street roadway.

7.5.3 Construction costs for the bicycle lane are considered to be part of the overall Nash Street roadway extension and are Developer’s responsibility.

7.5.4 The width of the Class II bicycle lanes are included within the overall Right of Way width of the Nash Street Extension. This is illustrated in the Vesting Map No. 71551 exhibit entitled “Typical Section: Secondary Arterial Street.” No additional public right-of-way will be required for the bicycle lane.

7.6 Green Line Station.

7.6.1 Developer must pay $75,000 towards the construction of bicycle parking facilities at or adjacent to the Metro Green Line El Segundo Station. The $75,000 payment must be made before City issues a certificate of occupancy is issued for any building included in Phase II. Developer is entitled to receive in lieu credit against City’s traffic impact fees for this payment.

7.6.2 Developer must allow a pedestrian easement across one or a combination of parcels 13,14 and/or 24 of Vesting Map No. 71551 to allow direct pedestrian access to the Green Line station. The walkway must be completed before a certificate of occupancy is issued for any building on parcel 13 or 14. The walkway must be paved and compliant with ADA requirements with a minimum width of five feet.
7.7 **Coral Circle Connection.** Developer agrees to provide City with a 20-year irrevocable offer of dedication of Parcels 20 and 22 of Vesting Map No. 71551. This dedication may be accepted by City at such time City enters agreements with adjacent landowners located at 363-365 Coral Circle and 401 Coral Circle to obtain public street access across their property for a roadway to connect Nash Street to Coral Circle. The offer of dedication will allow for fee simple ownership of Parcels 20 and 22 to be transferred to the owners of 363-365 Coral Circle and 401 Coral Circle, and a public street dedication for a portion of the two parcels to the City for a roadway consistent with the “Local Commercial Street” General Plan Circulation Element Street Classification.

7.8 **Traffic Fee In Lieu Credits.** Except as otherwise specified herein, Developer will be entitled to in lieu credits against the City’s traffic impact fees for all required traffic mitigation measures within the City of El Segundo’s jurisdiction that are constructed or paid by Developer. Developer is not entitled to any in lieu credits for mitigation measures outside of the City’s jurisdiction.

8. **Utilities**

8.1 City must maintain all City-owned public utilities located in public or private streets within the Campus. Any utilities located on private property must be the responsibility of Developer, or its successor in interest.

8.2 City is contemplating a capacity upgrade in the El Segundo sewer line.

8.2.1 Up to 2,142,457 square feet of development, the total amount of new development allowed by the Specific Plan, must be able to access sewer service in the El Segundo Boulevard sewer trunk line after completion of the sewer line upgrade provided that Developer contributes twenty-five percent (25%) up to a maximum amount of $375,000.00 toward completion of the sewer upgrade.

8.2.2 Developer must make its contribution at the time the City awards the sewer improvement project, but no later than December 31, 2018, for Developer to obtain access to the El Segundo Boulevard sewer trunk line.

8.2.3 Upon payment, City must reserve a portion of the available capacity in the existing fifteen inch (15”) line up to a net increase of 30,212 gallons per day for Developer and Developer is entitled to connect to the existing line through a temporary sewer connection. Developer is entitled to make a permanent connection to the upgraded line once the sewer capacity upgrade project is completed.

9. **Recreational Access.** The Specific Plan provides for 7.54 acres of land to be used for Open Space and Recreational purposes. This land must remain private and only available to Raytheon employees. However, should Developer sell more than twenty percent (20%) of ESSCSP Campus Area (i.e., at least 28.44 acres), to a user other than Raytheon or a Raytheon affiliate, Developer must provide non-Raytheon or Raytheon affiliated employees within the ESSCSP area with permanent access to the 7.54-acre recreational area within the Campus. The access must be formalized through agreements between Raytheon and the purchaser(s) of the property.
10. **Payments after Approval.**

10.1 **Six Annual Payments.** The Developer must make six annual payments of $500,000 each to the City. Payments will start on March 31, 2016 and occur annually on March 31st, with the final payment due on March 31, 2021. These $500,000 payments will be deposited to the City’s General Fund and may be used for any general purpose identified by the City Council in its sole discretion.

10.2 **Payment in Year 10.** If the Nash Street extension, identified in Section 7.1, is not completed within 10 years of the effective date of the City Council Ordinance approving the Specific Plan and related entitlements, then the Developer is required to make a $5,000,000 payment not later than the anniversary date that the Ordinance became effective (e.g., if the Ordinance became effective December 1, 2015, then payment would be due not later than December 2, 2025). This payment will be deposited to the City’s General Fund and may be used for any general purpose identified by the City Council in its sole discretion.

10.3 **Building Permit Fee.** Before building permits are issued for any new development (not existing at time of project approval) in the project area, the Developer must pay a $0.50 per gross square-foot fee. All revenue from this fee will be deposited to the City’s General Fund and may be used for any general purpose identified by the City Council in its sole discretion.

11. **Uniform Codes and Standard Specifications**

11.1 Nothing in this Agreement prevents City from applying Uniform Codes to the Project provided that the provisions of any such Uniform Code:

11.1.1 apply to the Project only to the extent that such code is in effect on a City wide basis;

11.1.2 with respect to those portions of any such model code that have been adopted by City without amendment, be interpreted and applied in a manner consistent with the interpretation and application of such code pursuant to California Law.

11.2 Nothing in this Agreement prevents City from applying to the Project “standard specifications” for public improvements (e.g., streets, storm drainage, parking lot standards, driveway widths) as the same may be adopted or amended from time to time by City, provided that the provisions of any such standards and specifications apply only to the extent they are in effect on a citywide basis and do not conflict with standards contained in the Specific Plan. As they concern the Project or the Project Site, to the extent any City Law or other City ordinance, regulation, standard, or specification conflicts with the Specific Plan, the Specific Plan controls unless otherwise provided herein.

11.3 **State and Federal Law.** As provided in Government Code § 65869.5, in the event that state or federal laws or regulations, enacted after the Vesting Date ("Changes in the Law") prevent or preclude compliance with one or more provisions of this Agreement, such provisions
of the Agreement will be, by operation of law, modified or suspended, or performance thereof delayed, as and to the extent may be necessary to comply with such Changes in the Law. In the event any state or federal resources agency (i.e., California Department of Fish and Game, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, Regional Water Quality Control Board/State Water Resources Control Board), in connection with its final issuance of a permit or certification for all or a portion of the Project, imposes requirements ("Permitting Requirements") that require modifications to the Project, then the parties will work together in good faith to incorporate such changes into the Project; provided, however, that if Developer appeals or challenges any such Permit Requirements, then the parties may defer such changes until the completion of such appeal or challenge.

12. Demonstration of Good Faith Compliance

12.1 Review of Compliance. In accordance with Government Code § 65865.1, this Section 12 and the Applicable Rules, once each year, on or before each anniversary of the Effective Date ("Periodic Review"), the Director will review the extent of Developer's good faith substantial compliance with the terms and provisions of this Agreement as well as the performance by the City of its obligations under this Agreement.

12.2 Good Faith Compliance. During each Periodic Review, Developer must demonstrate that, during the preceding twelve (12) month period, that it has been in good faith compliance with this Agreement. For purposes of this Agreement, the phrase "good faith compliance" means that Developer has demonstrated that it acted in a commercially reasonable manner (taking into account the circumstances which then exist) and in good faith in and has substantially complied with Developer's material obligations under this Agreement.

12.3 City Report - Information to be Provided to Developer. At least fourteen (14) days before the annual Effective Date the City must deliver to Developer a copy of all staff reports prepared in connection with a Periodic Review, any prior staff reports generated during the review period, written comments from the public and, to the extent practical, all related exhibits concerning such Periodic Review ("City Report").

12.4 Developer's Report. No later than the annual Effective Date, Developer must submit a written status report to the Director addressing the good faith compliance issue and any issues raised by the City Report provided to Developer in accordance with Section 12.3 above.

12.5 Notice Of Non-Compliance; Cure Rights. If, after reviewing the Developer's Report, the Director reasonably concludes on the basis of substantial evidence that as to any parcel or parcels comprising the Campus, Developer has not demonstrated that it is in good faith compliance with this Agreement the Director may issue and deliver to Developer a written Notice of Violation as set forth in Section 14 below.

12.6 Public Notice of Finding. Any appeal of the Director's determination (including any appeal by Developer) must be filed within twenty (20) days following such decision. Filing such an appeal tolls the cure period specified in the Notice of Violation. Notwithstanding section 17, an appeal regarding the Notice of Violation must be heard directly by the City Council at a duly-noticed public hearing and the City Council must issue a final decision. Not in limitation of
the forgoing, Developer retains the right to challenge City’s issuance of any final decision pursuant to Code of Civil Procedure § 1094.5 without complying with the procedures set forth in Section 13.4 below.

12.7 Failure of Periodic Review. The City’s failure to review, at least annually, compliance by Developer with the terms and conditions of this Agreement does not constitute nor can it be asserted by any Party as a breach by any other Party of this Agreement. If the City fails to provide the City Report by the Effective Date, Developer will be deemed to be in good faith compliance with this Agreement.

13. Excusable Delays. Performance by any Party of its obligations in this Agreement is excused during any period of “Excusable Delay,” as defined, provided that the Party claiming the delay gives notice of the delay to the other Party as soon as reasonably possible after the same has been ascertained. For purposes hereof, Excusable Delay means delay that directly affects, and is beyond the reasonable control of, the Party claiming the delay, including without limitation: (a) civil commotion; (b) riot; (c) strike, picketing or other labor dispute; (d) shortage of materials or supplies; (e) damage to work in progress or delays by reason of fire, flood, including flood due to rains, earthquake, windstorm, or other casualty; (f) reasonably unforeseeable delay caused by a reasonably unforeseeable restriction imposed or mandated by a governmental entity other than City; (g) litigation brought by a third party attacking the validity of a Project Approval, a Future Approval or any other action necessary for development of the Campus; (h) delays caused by any default by the other Party; or (i) delays due to the presence or remediation of hazardous materials. The Term of this Agreement, including any extensions, will automatically be extended by any period of Excusable Delay.


14.1 Default. Either Party to this Agreement will have breached this Agreement if it materially breaches any of the provisions of this Agreement and the same is not cured within the time set forth in a written notice of violation (the “Notice of Violation”) from the non-breaching Party to the breaching Party, which period of time is not less than ten (10) days following receipt of written notice from the non-breaching Party for monetary defaults, and not less than sixty (60) days following receipt of written notice from the non-breaching Party for non-monetary defaults from the date that the notice is deemed received, provided if the breaching Party cannot reasonably cure a non-monetary default within the time set forth in the notice, then the breaching Party will not be in default if it commences to cure the default within such time limit and diligently effects such cure thereafter. If City determines that a default may have occurred, City may choose to terminate this Agreement in which case it must give written notice to Developer of its intention to terminate and comply with the notice and public hearing requirements of Government Code §§ 65867 and 65868. At the time and place set for the hearing on termination, Developer will be given an opportunity to be heard. If the City Council finds based upon the evidence that Developer is in breach of this Agreement, the City Council may modify or terminate this Agreement; provided, however, if Developer initiates a resolution of dispute in accordance with the provisions of Section 14.4 below within sixty (60) days following the City Council’s determination that Developer is in breach of this Agreement, the City Council’s decision to modify or terminate this Agreement is stayed until the issue has been resolved through informal procedures, mediation, or court proceedings.
14.2 **Content of Notice of Violation.** Every Notice of Violation must state with specificity that it is given pursuant to this Section of the Agreement, the nature of the alleged breach, (including references to the pertinent provisions of this Agreement), the portion of the Campus involved, and the manner in which the breach may be satisfactorily cured. Notice must be given in accordance with Section 23 hereof.

14.3 **Remedies for Breach.** The Parties agree that the remedies for breach of this Agreement are limited to the remedies expressly set forth in this subsection. The remedies for breach of this Agreement by City or Developer are limited to injunctive relief and/or specific performance.

14.4 **Resolution of Disputes.** City and Developer agree to attempt to settle any claim, dispute or controversy arising from this Agreement through consultation and negotiation in good faith and in a spirit of mutual cooperation. If those attempts fail, the dispute may be mediated by a mediator chosen jointly by City and Developer within thirty (30) days after notice by one of the parties demanding non-binding mediation. Neither party may unreasonably withhold consent to the selection of a mediator, and City and Developer will share the cost of the mediation equally. The parties may agree to engage in some other form of non-binding alternate dispute resolution (“ADR”) procedure in lieu of mediation. Any dispute that cannot be resolved between the parties through negotiation or mediation within two months after the date of the initial demand for non-binding mediation may then be submitted to a court of competent jurisdiction in the County of Los Angeles, California.

14.5 **Attorneys Fees and Costs.** Each party to this Agreement agrees to waive any entitlement of attorneys’ fees and costs incurred with respect to any dispute arising from this Agreement. The parties will each bear their own attorneys’ fees and costs in the event of any dispute.

15. **Mortgagee Protection.** This Agreement does not prevent or limit the Developer, in any manner, at Developer’s sole discretion, from encumbering the Campus or any portion thereof or any improvements thereon by any mortgage, deed of trust or other security device. City acknowledges that the lender(s) providing such financing (“Mortgagee”) may require certain Agreement interpretations and agrees, upon request, from time to time, to meet with Developer and representatives of such lender(s) to provide within a reasonable time period City’s response to such requested interpretations. City will not unreasonably withhold its consent to any such requested interpretation, provided that such interpretation is consistent with the intent and purposes of this Agreement. Any Mortgagee of a mortgage or a beneficiary of a deed of trust or any successor or assign thereof, including without limitation the purchaser at a judicial or non-judicial foreclosure sale or a person or entity who obtains title by deed-in-lieu of foreclosure on the Campus must be entitled to the following rights and privileges:

15.1 **Mortgage Not Rendered Invalid.** Neither entering into this Agreement nor a breach of this Agreement will defeat, render invalid, diminish, or impair the priority of the lien of any mortgage or deed of trust on the Campus made in good faith and for value. No Mortgagee has an obligation or duty under this Agreement to perform Developer’s obligations, or to guarantee such performance, before taking title to all or a portion of the Campus.
15.2 *Request for Notice to Mortgagee.* The Mortgagee of any mortgage or deed of trust encumbering the Campus, or any part thereof, who has submitted a request in writing to the City in the manner specified herein for giving notices, is entitled to receive a copy of any Notice of Violation delivered to the Developer.

15.3 *Mortgagee’s Time to Cure.* City must provide a copy of any Notice of Violation to the Mortgagee within ten (10) days of sending the Notice of Violation to Developer. The Mortgagee has the right, but not the obligation, to cure the default for a period of sixty (60) days after receipt of such Notice of Violation or such longer period of time as may be specified in the Notice. Notwithstanding the foregoing, if such default is a default which can only be remedied by such Mortgagee obtaining possession of a Campus, or any portion thereof, and such Mortgagee seeks to obtain possession, such Mortgagee has until sixty (60) days after the date of obtaining such possession to cure or, if such default cannot reasonably be cured within such period, to commence to cure such default, provided that such default is cured no later than one (1) year after Mortgagee obtains such possession.

15.4 *Cure Rights.* Any Mortgagee who takes title to all of the Campus, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or a deed in lieu of foreclosure, will succeed to the rights and obligations of Developer under this Agreement as to the Campus or portion thereof so acquired; provided, however, in no event is such Mortgagee liable for any defaults or monetary obligations of Developer arising before acquisition of title to the Campus by such Mortgagee, except that any such Mortgagee is not entitled to a building permit or occupancy certificate until all delinquent and current fees and other monetary or non-monetary obligations due under this Agreement for the Campus, or portion thereof acquired by such Mortgagee, have been satisfied.

15.5 *Bankruptcy.* If any Mortgagee is prohibited from commencing or prosecuting foreclosure or other appropriate proceedings in the nature of foreclosure by any process or injunction issued by any court or by reason of any action by any court having jurisdiction of any bankruptcy or insolvency proceedings involving Developer, the times specified in Section 14.3 above will be extended for the period of the prohibition, except that any such extension cannot extend the Term of this Agreement.

15.6 *Disaffirmation.* If this Agreement is terminated as to any portion of the Campus by reason of (i) any default or (ii) as a result of a bankruptcy proceeding, this Agreement is disaffirmed by a receiver, liquidator, or trustee for Developer or its property, City, if requested by any Mortgagee, will negotiate in good faith with such Mortgagee for a new development agreement for the Project as to such portion of the Campus with the most senior Mortgagee requesting such new agreement. This agreement does not require any Mortgagee or the City to enter into a new development agreement pursuant to this Section.

16. **Estoppel Certificate.** At any time and from time to time, Developer may deliver written notice to City and City may deliver written notice to Developer requesting that such Party certify in writing that, to the knowledge of the certifying Party: (i) this Agreement is in full force and effect and a binding obligation of the Parties; (ii) this Agreement has not been amended, or if amended, the identity of each amendment; and (iii) the requesting Party is not in breach of this Agreement, or if in breach, a description of each such breach. The Party receiving such a request
must execute and return the certificate within thirty (30) days following receipt of the notice. The failure of City to deliver such a written notice within such time constitutes a conclusive presumption against City that, except as may be represented by Developer, this Agreement is in full force and effect without modification, and that there are no uncured defaults in the performance of the Developer. The Director is authorized to execute, on behalf of City, any Estoppel Certificate requested by Developer. City acknowledges that a certificate may be relied upon by successors in interest to Developer who requested the certificate and by holders of record of deeds of trust on the portion of the Campus in which that Developer has a legal interest.

17. **Administration of Agreement.**

17.1 **Appeal of Determinations.** Any decision by City staff concerning the interpretation or administration of this Agreement or development of the Campus in accordance herewith may be appealed by Developer to the Planning Commission, and thereafter, if necessary, to the City Council pursuant to the El Segundo Municipal Code. Developer cannot seek judicial review of any staff decision without first having exhausted its remedies pursuant to this Agreement. Final determinations by the City Council are subject to judicial review subject to the restrictions and limitations of California law.

17.2 **Operating Memoranda.** The provisions of this Agreement require a close degree of cooperation between City and Developer. During the Term of this Agreement, clarifications to this Agreement and the Applicable Rules may be appropriate with respect to the details of performance of City and Developer. If and when, from time to time, during the terms of this Agreement, City and Developer agree that such clarifications are necessary or appropriate, they will effectuate such clarification through a memorandum approved in writing by City and Developer (the "Operating Memoranda"), which, after execution, will be attached hereto and become part of this Agreement and the same may be further clarified from time to time as necessary with future written approval by City and Developer. Operating Memoranda are not intended to and do not constitute an amendment to this Agreement but are mere ministerial clarifications, therefore public notices and hearings are not required. The City Attorney is authorized, upon consultation with, and approval of, the Developer, to determine whether a requested clarification may be effectuated pursuant to this Section or whether the requested clarification is of such character to constitute an amendment hereof which requires compliance with the provisions of Section 18 below. The authority to enter into such Operating Memoranda is hereby delegated to the Director, and the Director is hereby authorized to execute any Operating Memoranda hereunder without further City Council action.

17.3 **Certificate of Performance.** Upon the completion of the Project, or the completion of development of any parcel within the Project, or upon completion of performance of this Agreement or its earlier revocation and termination, City must provide Developer, upon Developer's request, with a statement ("Certificate of Performance") evidencing said completion or revocation and the release of Developer from further obligations hereunder, except for any ongoing obligations hereunder. The Certificate of Performance must be signed by the appropriate agents of Developer and City and be recorded in the official records of Los Angeles County, California. Such Certificate of Performance is not a notice of completion as referred to in Civil Code § 3093.
18. **Amendment or Termination by Mutual Consent.** Except as otherwise set forth herein, this Agreement may only be amended or terminated, in whole or in part, by mutual consent of City and Developer, and upon compliance with the provisions of Government Code §§ 65867 and 65867.5.

19. **Indemnification/Defense.**

19.1 **Indemnification.** Developer 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 Project, this Agreement, Developer’s performance of this Agreement, and all procedures with approving this Agreement (collectively, “Discretionary Approvals”), except to the extent such is a result of the City’s sole negligence or intentional misconduct. 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 Discretionary Approvals, Developer 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, except to the extent such action is a result of the City’s sole negligence or intentional misconduct. For purposes of this Section “the City” includes the City of El Segundo’s elected officials, appointed officials, officers, and employees.

19.2 **Defense of Agreement.** If City accepts Developer’s indemnification and defense as provided in Section 19.1 above, City agrees to and must timely take all actions which are necessary or required to uphold the validity and enforceability of this Agreement, the Discretionary Approvals, Project Approvals, Development Standards and the Applicable Rules. This Section 18 will survive the termination of this Agreement.

20. **Cooperation in the Event of Legal Challenge.**

20.1 **Third Party Challenges.** In the event of any administrative, legal or equitable action or other proceeding instituted by any person or entity not a party to the Agreement challenging the validity of any provision of this Agreement, challenging any Approval, or challenging the sufficiency of any environmental review of either this Agreement or any Approval under CEQA (each a “Third Party Challenge”), each party must cooperate in the defense of such Third Party Challenge, in accordance with this Section. Developer agrees to pay City’s costs of defending a Third Party Challenge, including all court costs and reasonable attorney’s fees expended by City (including the time and cost of the City Attorney) in defense of any Third Party Action, as well as the time of City’s staff spent in connection with such defense. Developer may select its own legal counsel to represent Developer’s interests in any Third Party Challenge at Developer’s sole cost and expense. City agrees that it will not enter into a settlement agreement to any Third Party Challenge without Developer’s written consent. Developer’s obligation to pay City’s costs in the defense of a Third Party Challenge does not extend to those costs incurred on appeal unless otherwise authorized by Developer in writing.

20.2 **Third Party Challenges Related to the Applicability City Laws.** The provisions of this Section will apply only in the event of a legal or equitable action or other proceeding, before a court of competent jurisdiction, instituted by any person or entity not a party to the Agreement challenging the applicability to the Project or Project Site of a conflicting City Law (a “Third Party Enforcement Action”):
20.2.1 In the event of a Third Party Enforcement Action, City must (i) promptly notify Developer of such action or proceeding, and (ii) stipulate to Developer’s intervention as a party to such action or proceeding unless Developer has already been named as a respondent or real party in interest to such action or proceeding. In no event will City take any action that would frustrate, hinder, or otherwise complicate Developer’s efforts to intervene, join or otherwise participate as a party to any Third Party Enforcement Action. As requested by Developer, City must use its best efforts to ensure that Developer is permitted to intervene, join or otherwise participate as a party to any Third Party Enforcement Action. If, for any reason, Developer is not permitted to intervene, join or otherwise participate as a party to any Third Party Enforcement Action, the parties to this Agreement agree to cooperate, to the maximum extent permitted by law, in the defense of such action or proceeding. For purposes of this Section, the required cooperation between the parties includes, without limitation, developing litigation strategies, preparing litigation briefs and other related documents, conferring on all aspects of the litigation, developing settlement strategies, and, to the extent permitted by law, jointly making significant decisions related to the relevant litigation, throughout the course thereof.

20.2.2 City's costs of defending any Third Party Enforcement Action, including all court costs, and reasonable attorney’s fees expended by City (including the time and cost of the City Attorney) in defense of any Third Party Enforcement Action, as well as the time of City's staff spent in connection with such defense (the “Enforcement Action Defense Costs”), will be paid in accordance with this Agreement. Notwithstanding the forgoing, in no event will the Enforcement Action Defense Costs extend to, nor will Developer or the Project be obligated to pay, any costs incurred on appeal unless otherwise authorized by Developer in writing;

20.2.3 City must not enter into a settlement agreement or take any other action to resolve any Third Party Enforcement Action without Developer’s written consent. City cannot, without Developer’s written consent, take any action that would frustrate, hinder or otherwise prevent Developer’s efforts to settle or otherwise resolve any Third Party Enforcement Action.

20.2.4 Provided that City complies with this Section and provided that Developer is a party to the relevant Third Party Enforcement Action, Developer agrees to be bound by any final judgment (i.e., following all available appeals) arising out of a Third Party Enforcement Action and further agrees that no default under this Agreement will arise if such final judgment requires City to apply to the Project or Project Site a City Law that conflicts with Applicable Law or this Agreement.

21. **Time of Essence.** Time is of the essence for each provision of this Agreement of which time is an element.

22. **Effective Date.** This Agreement becomes operative on the Effective Date.

23. **Notices.** Any notice that a party is required or may desire to give the other must be in writing and may be sent by: i) personal delivery; or ii) by deposit in the United States mail, postage paid, registered or certified mail, return receipt requested; or iii) by overnight delivery using a nationally recognized overnight courier, providing proof of delivery; or iv) by facsimile or
electronic delivery, evidenced by confirmed receipt, addressed as follows (subject to the right of a party to designate a different address for itself by notice similarly given):

If to City:  
City of El Segundo  
350 Main Street  
El Segundo, California 90245  
Attention: City Manager  
Phone: 310 524-2301  
Fax: 310 322-7137  
E-Mail: gcarpenter@elsegundo.org

With a Copy to:  
City of El Segundo  
350 Main Street  
El Segundo, California 90245  
Attention: Director of Planning and Building Safety  
Phone: 310 524-2346  
Fax: 310 322-4167  
E-mail: slls@elsegundo.org

With a Copy to:  
City of El Segundo  
350 Main Street  
El Segundo, California 90245  
Attention: Planning Manager  
Phone: 310 524-2340  
Fax: 310 322-4167  
Email: kchristensen@elsegundo.org

With a Copy to:  
Hensley Law Group  
2600 W. Olive Avenue, Suite 500  
Burbank, California 91505  
Attention: Mark D. Hensley, Esq.  
Phone: 818/333-5120  
Fax: 818/333-5121  
E-Mail: mhensley@hensleylawgroup.com

If to Developer:  
Raytheon Company  
2000 El Segundo Boulevard  
Main Station 5158  
El Segundo, California 90245  
Attention: Director of Facilities and Real Estate  
Phone: 310/647-8880  
Fax: 310/647-9348  
E-Mail: scott_pozza@raytheon.com

With a Copy to:  
Raytheon Company
Any notice given by mail is deemed to have been given as of the date of delivery (whether accepted or refused) established by United States Post Office, return receipt, or the overnight carrier’s proof of delivery, as the case may be. Notices given in any other manner are effective only if and when received by the party to be notified between the hours of 8:00 a.m. and 5:00 p.m., local time of the recipient, of any business day with delivery made after such hours deemed received the following business day. A party’s address may be changed by written notice to the other party effective upon actual receipt of such notice. After a transfer of all or a portion of the Campus pursuant to Sections 3.2 and 3.3, Developer must be copied on all correspondence whether by City or Transferee relating to such transferred property.

24. **Entire Agreement.** This Agreement contains the entire agreement between the Parties regarding the subject matter hereof, and supersedes in its entirety all prior agreements or understandings, oral or written. This Agreement cannot be amended, except as expressly provided herein.

25. **Waiver.** No waiver of any provision of this Agreement constitutes a waiver of any other provision, whether or not similar; nor must any such waiver constitute a continuing or subsequent waiver of the same provision. No waiver is binding, unless it is executed in writing by a duly authorized representative of the Party against whom enforcement of the waiver is sought.

26. **Ambiguities or Uncertainties.** The parties hereto have mutually negotiated the terms and conditions of this Development Agreement and this has resulted in a product of the joint drafting efforts of both parties. Neither party is solely or independently responsible for the preparation or form of this agreement. Therefore, any ambiguities or uncertainties are not to be construed against or in favor of either party.

27. **Supersession of Subsequent Laws of Judicial Action.** The provisions of this Agreement must, to the extent feasible, be modified or suspended as may be necessary to comply with any new law or decision issued by a court of competent jurisdiction, enacted or made after the effective date which prevents or precludes compliance with one or more provisions of this Agreement. Immediately after enactment of any such new law, or issuance of such decision, the parties must meet and confer in good faith to determine the feasibility of any such modification or suspension based on the effect such modification or suspension would have on the purposes and intent of this Agreement.

28. **Severability.** If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement is effective to the extent the remaining provisions are not rendered impractical to perform, taking into consideration the purposes of this Agreement.
29. **Relationship of the Parties.** Each Party acknowledges that, in entering into and performing under this Agreement, it is acting as an independent entity and not as an agent of any other Party in any respect. Nothing contained herein or in any document executed in connection herewith must be construed as creating the relationship of partners, joint ventures or any other association of any kind or nature between City and Developer, jointly or severally.

30. **No Third Party Beneficiaries.** This Agreement is made and entered into for the sole benefit of the Parties and their successors in interest. No other person or party must have any right of action based upon any provision of this Agreement.

31. **Recordation of Agreement and Amendments.** This Agreement and any amendment thereof must be recorded with the County Recorder of the County of Los Angeles by the City Clerk of City.

32. **Cooperation Between City and Developer.** City and Developer will execute and deliver to the other all such other and further instruments and documents as may be reasonably necessary to carry out the purposes of this Agreement. Upon satisfactory performance by Developer, and subject to the continuing cooperation of the Developer, City will commence and in a timely manner proceed to complete all steps necessary for the implementation of this Agreement and development of the Project or Campus in accordance with the terms of this Agreement.

33. **Rules of Construction.** The captions and headings of the various sections and subsections of this Agreement are for convenience of reference only, and they do not constitute a part of this Agreement for any other purpose or affect interpretation of the Agreement. Should any provision of this Agreement be found to be in conflict with any provision of the Applicable Rules or the Project Approvals or any Future Approvals, the provisions of this Agreement control.

34. **Governing Law and Venue.** This Agreement is made, entered into, and executed in the County of Los Angeles, California, and the laws of the State of California govern its interpretation and enforcement. Any action, suit or proceeding related to, or arising from, this Agreement must be filed in the appropriate court having jurisdiction in the County of Los Angeles.

35. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which must be deemed an original, but all of which constitute one and the same instrument.

36. **Weekend/Holiday Dates.** Whenever any determination is to be made or action to be taken on a date specified in this Agreement, if such date falls upon a Saturday, Sunday or other holiday specified in Government Code § 6700, including the entire day on Good Friday, the date for such determination or action must be extended to the first business day immediately thereafter.

37. **Not a Public Dedication.** Except as otherwise expressly provided herein, nothing herein contained is a gift or dedication of the Campus, or of the Project, or any portion thereof, to the general public, for the general public, or for any public use or purpose whatsoever, it being the intention and understanding of the Parties that this Agreement be strictly limited to and for the purposes herein expressed for the development of the Project as private property. Developer has the right to prevent or prohibit the use of the Campus, or the Project, or any portion thereof, including common areas and buildings and improvements located thereon, by any person for any purpose which is not consistent with the development of the Project. Any portion of the Campus
conveyed to the City by the Developer as provided herein can be held and used by the City only for the purposes contemplated herein or otherwise provided in such conveyance, and the City will not take or permit to be taken (if within the power or authority of the City) any action or activity with respect to such portion of the Campus that would deprive the Developer of the material benefits of this Agreement, or would in any manner interfere with the development of the Project as contemplated by this Agreement.

38. **Releases.** City agrees that upon written request of Developer and payment of all fees and performance of the requirements and conditions required by Developer by this Agreement, the City must execute and deliver to Developer appropriate release(s) of further obligations imposed by this Agreement in form and substance acceptable to the Los Angeles County Recorder’s Office or as otherwise may be necessary to effect the release.

39. **Consent.** Where the consent or approval of City or Developer is required or necessary under this Agreement, the consent or approval will not be unreasonably withheld, delayed or conditioned.

**IN WITNESS WHEREOF,** Developer and City of El Segundo have executed this Development Agreement on the date first above written.

**CITY:**

CITY OF EL SEGUNDO, a municipal corporation

By: __________________________
     _________________, Mayor

**ATTEST:**

___________________________
Tracy Weaver,  
City Clerk

**APPROVED AS TO FORM:**  
MARK D. HENSLEY, City Attorney

By: __________________________
     Karl H. Berger, Assistant City Attorney

**DEVELOPER:**

RAYTHEON COMPANY
EXHIBIT A

CAMPUS DESCRIPTION

THAT PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN CASE NO. 11629, SUPERIOR COURT OF SAID COUNTY ON JUNE 21, 1890, IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, A COPY OF SAID MAP APPEARING IN THE FILES OF THE COUNTY SURVEYOR OF SAID COUNTY AS CLERK’S FILED MAP NO. 218, BOUNDED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SECTION 18; BOUNDED ON THE EAST BY THE WESTERLY LINE AND THE NORTHERLY PROL prolongation thereof of TRACT NO. 26556, AS SHOWN ON MAP RECORDE in BOOK 675 PAGES 93 TO 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; BOUNDED ON THE SOUTHEAST BY THE NORTHWESTERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO PACIFIC ELECTRIC RAILWAY CO., RECORDE MAY 27, 1913 AS INSTRUMENT NO. 210 IN BOOK 5750 PAGE 43 OF DEEDS, RECORDS OF SAID COUNTY AND BOUNDED ON THE SOUTHWEST BY THE NORTHEASTERLY LINE OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MARCH 6, 1930 AS INSTRUMENT NO. 535 IN BOOK 9840 PAGE 33, OFFICIAL RECORDS OF SAID COUNTY.

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, 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.”

ASSESSOR’S PARCEL NOs. 4138-014-047 AND 4138-014-013
# EXHIBIT B

## EXISTING DEVELOPMENT

<table>
<thead>
<tr>
<th>Building</th>
<th>Use</th>
<th>Net Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-1</td>
<td>Office, Lab/R&amp;D, Warehouse</td>
<td>1,055,479</td>
</tr>
<tr>
<td>E-2</td>
<td>Office, Lab/R&amp;D, Warehouse</td>
<td>41,518</td>
</tr>
<tr>
<td>E-3</td>
<td>Office, Lab/R&amp;D, Warehouse</td>
<td>35,137</td>
</tr>
<tr>
<td>E-4</td>
<td>Office, Lab/R&amp;D, Warehouse</td>
<td>642,871</td>
</tr>
<tr>
<td>E-5</td>
<td>Office, Lab/R&amp;D, Warehouse</td>
<td>24,865</td>
</tr>
<tr>
<td>E-6</td>
<td>Office</td>
<td>2,261</td>
</tr>
<tr>
<td>E-7</td>
<td>Office, Lab/R&amp;D, Warehouse</td>
<td>54,924</td>
</tr>
<tr>
<td>E-20</td>
<td>Storage</td>
<td>7,076</td>
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<tr>
<td>E-21</td>
<td>Office, Warehouse</td>
<td>4,500</td>
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<tr>
<td>E-23</td>
<td>Restrooms</td>
<td>2,330</td>
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<tr>
<td>E-24</td>
<td>Recreation</td>
<td>1,530</td>
</tr>
<tr>
<td>Rain Shelter</td>
<td>Rain Shelter</td>
<td>2,100</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1,874,591</td>
</tr>
</tbody>
</table>
EXHIBIT C

Recording Requested By and
When Recorded Mail To:
Raytheon Company
[address and attention]

ASSIGNMENT AND ASSUMPTION AGREEMENT

This ASSIGNMENT AND ASSUMPTION AGREEMENT ("Agreement") is made and
entered into by and between Raytheon Company, ("Assignor"), and
___________________________, a ______________________ ("Assignee").

RECITALS

A. The City of El Segundo ("City") and Assignor entered into that certain
Development Agreement dated ______________, 2015 (the "Development Agreement"), with
respect to the real property located in the City of El Segundo, State of California more
particularly described in Exhibit "A" attached hereto (the "Project Site"), and

B. Assignor has obtained from the City certain development approvals and permits
with respect to the development of the Project Site, including without limitation, approval of
___________________________ for the Project Site (collectively, the "Project Approvals").

C. Assignor intends to sell, and Assignee intends to purchase that portion, of the
Project Site more particularly described in Exhibit "B" attached hereto (the "Transferred
Property").

D. In connection with such purchase and sale, Assignor desires to transfer all of the
Assignor's right, title, and interest in and to the Development Agreement and the Project
Approvals with respect to the Transferred Property. Assignee desires to accept such assignment
from Assignor and assume the obligations of Assignor under the Development Agreement and
the Project Approvals with respect to the Transferred Property.

THEREFORE, the parties agree as follows:

1. Assignment. Assignor hereby assigns and transfers to Assignee all of Assignor's
right, title, and interest in and to the Development Agreement and the Project Approvals with
respect to the Transferred Property. Assignee hereby accepts such assignment from Assignor.

2. Assumption. Assignee expressly assumes and agrees to keep, perform, and fulfill
all the terms, conditions, covenants, and obligations required to be kept, performed, and fulfilled
by Assignor under the Development Agreement and the Project Approvals with respect to the
Transferred Property, including without limitation those obligations specifically allocated to the
Transferred Parcel as set forth on Exhibit "C" attached hereto.
3. **Effective Date.** The execution by City of the attached receipt for this Agreement must be considered as conclusive proof of delivery of this Agreement and of the assignment and assumption contained herein. This Agreement must be effective upon its recordation in the Official Records of Los Angeles County, California, provided that Assignee has closed the purchase and sale transaction and acquired legal title to the Transferred Property.

4. **Remainder of Project.** Any and all rights or obligations pertaining to such portion of the Project Site other than the Transferred Property are expressly excluded from the assignment and assumption provided in Sections 1 and 2 above.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the dates set forth next to their signatures below.

“ASSIGNOR”
RAYTHEON COMPANY

Date: ________________, ________________
By: ________________________________
Its: ________________________________

By: ________________________________
Its: ________________________________

“ASSIGNEE”
__________________________________
a ________________________________

Date: ________________, ________________
By: ________________________________
Its: ________________________________
RECEIPT BY CITY

The attached ASSIGNMENT AND ASSUMPTION AGREEMENT is received by the City of El Segundo on this ___ day of ________________, ______.

CITY OF EL SEGUNDO

By: ______________________________________________________
    Director of Planning and Building Safety

STATE OF CALIFORNIA   )
 ) SS:
COUNTY OF ___________ )

On ________________, 20___, before me, ________________________, a Notary Public, personally appeared ________________________, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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 ________________________________
(Seal)

STATE OF CALIFORNIA   )
 ) SS:
COUNTY OF ___________ )

On __________________, 20___, before me, ________________________, a Notary Public, personally appeared ________________________, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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 ____________________________ (Seal)
EXHIBIT D

DEVELOPMENT FEE SCHEDULES

Schedule 1 - Development Impact Fee per square-foot - 2015

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Police</th>
<th>Fire</th>
<th>Parks</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>$0.45</td>
<td>$0.43</td>
<td>$0.41</td>
<td>$1.29</td>
</tr>
<tr>
<td>Office</td>
<td>$0.52</td>
<td>$0.51</td>
<td>$0.48</td>
<td>$1.51</td>
</tr>
<tr>
<td>Industrial</td>
<td>$0.25</td>
<td>$0.24</td>
<td>$0.23</td>
<td>$0.72</td>
</tr>
</tbody>
</table>

Fee Adjustment. The 2015 Fee Schedule is applicable until December 31, 2019. After January 1, 2020, fees will adjust to the City’s 2020 Development Impact Fee Schedule and, pursuant to City Council Resolution No. 4687, will automatically adjust on an annual basis concurrent with the adoption of the City’s capital improvement plan each fiscal year. The method for annual inflation adjustment is established as set forth in Exhibit A, “Public Facilities Impact Fee Study.”

Schedule 2 - Traffic Congestion Mitigation Fee

The El Segundo South Campus Specific Plan establishes a trip ceiling for the project. The trip ceiling for peak hour trip generation is 3,042 AM Peak Hour Trips and 3,120 PM Peak Hour Trips from new development.

The Traffic Congestion Mitigation Fee Rate per PM Peak Hour Generated Trip is $2,564, pursuant to City Council Resolution No. 4443.
## EXHIBIT E

### PROJECT MILESTONES AND THRESHOLDS

<table>
<thead>
<tr>
<th>Project Item</th>
<th>Threshold or Milestone</th>
<th>Required Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 annual payments of $500,000 each to the City’s General Fund.</td>
<td>First annual payment is due on March 31, 2016. The final payment is due on March 31, 2021.</td>
<td>Total payment of $3,000,000 over six years payable in six annual $500,000 payments.</td>
</tr>
<tr>
<td>Payment of $5,000,000 to the City’s General Fund ten years after project approval.</td>
<td>If the Nash Street Roadway Extension is not completed within 10 years of the effective date of the City Council ordinance approving the ESSCSP, then a $4,000,000 payment is due 10 years after project approval.</td>
<td>Total payment of $5,000,000 payable in its entirety 10 years after project approval.</td>
</tr>
<tr>
<td>$0.50 per gross square foot fee for all new development (floor area not existing on the site on the project approval date) is required.</td>
<td>The $0.50 per gross square-foot fee is required before issuance of City building permits for any new floor area on the project site.</td>
<td>Payment of 0.50 per gross square foot fee to the City’s General Fund before issuance of building permits.</td>
</tr>
<tr>
<td>Intersection Improvements-Mitigation Measures TRA-1 through TRA-9</td>
<td>Before Certificate of Occupancy is issued for any building in ESSCP Phase II (buildings in project area adding trips in excess of Phase I Peak Period Trip cap of 225 trips)</td>
<td>Proof of Payment of all applicable fair share mitigation fees must be provided to the Director of Planning and Building Safety and Director of Public Works.</td>
</tr>
<tr>
<td>Nash Street Roadway Extension, including Class II bicycle lane</td>
<td>Before Certificate of Occupancy is issued for any building in ESSCP Phase II (buildings in project area adding trips in excess of Phase I Peak Period Trip cap of 225 trips)</td>
<td>Completion of street and all associated public improvements.</td>
</tr>
<tr>
<td>Continental Boulevard Extension</td>
<td>Before any building located along Continental Boulevard is sold, leased, or used by</td>
<td>Developer must provide a dedication or public access easement to City for Continental Boulevard.</td>
</tr>
<tr>
<td>Parcel</td>
<td>Requirement Details</td>
<td>Affirmative Action</td>
</tr>
<tr>
<td>--------</td>
<td>---------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>Parcel 26</td>
<td>Within 30 days of the effective date of the City Council ordinance approving the ESSCSP.</td>
<td>20-year irrevocable offer to Dedicate</td>
</tr>
<tr>
<td>Parcels 20 and 22</td>
<td>Within 30 days of the effective date of the City Council ordinance approving the ESSCSP.</td>
<td>20-year irrevocable offer to dedicate</td>
</tr>
<tr>
<td>El Segundo Boulevard Improvements, including Class I bicycle path</td>
<td>Before a certificate of occupancy is issued for any building on Parcel 15 or 16 of Vesting Map No. 71551.</td>
<td>Required roadway improvements must be completed on the El Segundo Boulevard frontage of Parcels 15 and 16</td>
</tr>
<tr>
<td>El Segundo Boulevard Improvements, including Class I bicycle path</td>
<td>Before a certificate of occupancy is issued for any building on Parcel 14 of Vesting Map No. 71551.</td>
<td>Required roadway improvements must be completed on the El Segundo Boulevard frontage of Parcel 14</td>
</tr>
<tr>
<td>El Segundo Boulevard Improvements, including Class I bicycle path</td>
<td>Before a certificate of occupancy is issued for any building on Parcels 1, 2, 3 or 4 of Vesting Map No. 71551.</td>
<td>Required roadway improvements must be completed on the El Segundo Boulevard frontage for all parcels within the Specific Plan area with El Segundo Boulevard frontage.</td>
</tr>
<tr>
<td>Green Line Station Bicycle Parking Facilities contribution</td>
<td>Before Certificate of Occupancy is issued for any building in ESSCP Phase II (buildings in project area adding trips in excess of Phase I Peak Period Trip cap of 89 a.m or 225 pm trips or 3775 daily trips).</td>
<td>Confirmation that the $75,000 contribution has been transferred to either the City or LACMTA.</td>
</tr>
<tr>
<td>Green Line Station Pedestrian Easement</td>
<td>Before Certificate of Occupancy is issued for any building on Parcel 13 or 14 of Vesting Map No. 71551.</td>
<td>Complete construction of a paved walkway at least five feet in width and compliant with ADA requirements.</td>
</tr>
<tr>
<td>El Segundo Boulevard City sewer trunk line access for new development in the ESSCSP area.</td>
<td>Before December 31, 2015</td>
<td>Contribute 20% of the cost of the El Segundo sewer trunk line up-grade up to a maximum of $375,000.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Non-Raytheon employee access to 7.54 acre Recreational Area.</td>
<td>If 28.44 acres of the Specific Plan area is sold to user that is not Raytheon or a Raytheon affiliated company.</td>
<td>Access must be provided to the recreational area for all persons employed within the Specific Plan area. Access must be formalized through agreements between Raytheon and owners of land within the Specific Plan area.</td>
</tr>
</tbody>
</table>
## EXHIBIT F

### FEE/IN-LIEU CREDITS

<table>
<thead>
<tr>
<th>Project Item</th>
<th>Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost of the Nash Street Extension and Associated Improvements</td>
<td>Traffic Impact Mitigation Fee credit for the actual cost of construction. Appropriate documentation verifying costs must be provided and accepted by the City.</td>
</tr>
<tr>
<td>El Segundo Boulevard Improvements, including Class I bicycle path</td>
<td>Traffic Impact Mitigation Fee credit for the actual cost of construction. Appropriate documentation verifying costs must be provided and accepted by the City.</td>
</tr>
<tr>
<td>Intersection Improvements within the City of El Segundo</td>
<td>Traffic Impact Mitigation Fee credit for the required fair share fee paid to the City of El Segundo.</td>
</tr>
<tr>
<td>Environmental Impact Report Mitigation Measures TRA-1 to TRA-5</td>
<td></td>
</tr>
<tr>
<td>Bicycle Parking Facilities for the Metro Green Line El Segundo Station</td>
<td>$75,000 payment may be credited against Traffic Impact Mitigation Fee.</td>
</tr>
</tbody>
</table>
CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code ("ESMC"), the Raytheon Company, agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Environmental Impact Report for Environmental Assessment No. EA-905, General Plan Amendment and General Plan Map Amendment No. GPA 11-01, Specific Plan No. SP 11-01, Zone Change and Zoning Map Amendment No. ZC 11-01, Zone Text Amendment No. ZTA 11-01, Development Agreement No. DA 11-02, and Subdivision No. SUB 11-02 for Vesting Tentative Map (VTM) No. 71551 ("Project Conditions").

Planning and Building Safety Department

1. 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.

2. The applicant must comply with all mitigation measures identified in the Final Environmental Impact Report prepared for the Project. A Mitigation Monitoring and Reporting Program (MMRP) was prepared as part of the environmental review for the project and is attached as Exhibit "F" to this Resolution. The mitigation measures of the MMRP are incorporated into these conditions of approval by reference. 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.

3. Before the City issues building permits located on sites within the ESSSCP, the applicant must submit site specific landscape and irrigation plans to the Planning and Building Safety Department and the Parks and Recreation Department for review and approval to demonstrate compliance with the City’s Water Conservation regulations and Guidelines for Water Conservation in Landscaping (ESMC §§10-2-1, et seq.). The landscaping and irrigation must be completely installed before the City issues a final Certificate of Occupancy.

4. 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.

5. 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.

6. 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.

7. 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.

8. The applicant must record a 20-year irrevocable offer of dedication of Parcel 26 of Tentative Vesting Map No. 71551 in accordance with the El Segundo South Campus Specific Plan and Section 7.2.6 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.

9. The applicant must complete the El Segundo Boulevard roadway and associated right-of-way improvements in accordance with Section 7.3 of the Development Agreement. The design and construction of the El Segundo roadway and associated improvements is subject to review and approval by the Director of Public Works and Director of Planning and Building Safety.

10. The applicant must construct a Class I bicycle path on El Segundo Boulevard in accordance with the El Segundo South Campus Specific Plan and Section 7.4 of the Development Agreement.

11. 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.

12. The applicant must pay $75,000 towards the construction of bicycle parking facilities at or adjacent to the Metro Green Line El Segundo Station in accordance with Section 7.6.1 of the Development Agreement.
13. The applicant must allow a pedestrian easement across one or a combination of Parcels 13, 14 and/or 24 of Vesting Map No. 71551 to allow direct pedestrian access to the Metro Green Line Light Rail Station in accordance with the El Segundo South Campus Specific Plan and Section 7.6.1 of the Development Agreement. Before recordation, the pedestrian easement must be reviewed and approved by the Director of Planning and Building Safety, the Director of Public Works and the City Attorney.

14. The applicant must record a 20-year irrevocable offer of dedication of Parcels 20 and 22 of Vesting Map No. 71551 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.

15. To obtain access to sewer service in El Segundo Boulevard a 25% payment by the applicant towards the cost of a sewer line capacity upgrade, up to $375,000, in accordance with Section 8.2 of the Development Agreement is required not later than December 31, 2018.

16. If the applicant sells more that 20% of the ESSCSP campus area (28.44 acres) to a user other than Raytheon or a Raytheon affiliate, then all employees within the ESSCSP area must be provided access to the 7.54 acre Open Space and Recreational area in accordance with Section 9 of the Development Agreement.

17. The applicant must make annual $500,000 payments to the City as identified in Section 10 of the Development Agreement. Six annual payments are required starting on March 31, 2016 and ending on March 31, 2021. If the Nash Street roadway extension improvements are not completed within 10 years of the effective date of the City Council ordinance approving this project, an additional $5,000,000 payment to the City is required.

18. A $.50 per square foot fee for all new development on the site is required. All revenue from this fee will be deposited to the City's General Fund.

19. 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.

20. The applicant is required to submit building and engineering plans to Metro for any project site located within 100 feet of the Metro station or rail easement. Clearance of these plans from Metro is required before the City can issue a building permit. Metro requires an Engineering Review Fee for evaluation of any impacts based on adjacency and relationship of proposed new structures to the Metro existing structures.

21. The applicant is required to obtain a Metro Special Operation Permit for use of a pile driver or any other equipment in close proximity to a Metro aerial railway support structure at least one week before starting construction.

22. If required by Metro, the applicant must obtain a track allocation permit for any work within ten feet of a Metro aerial railway support structure. Permits allowing for single tracking or a power shutdown must be obtained from Metro at least two weeks before the start of construction.

23. The applicant must allow Metro representatives access to monitor any construction activity to ascertain if construction activity will have any impacts on Metro Right-of-Way.

24. Wayfinding signage to the Metro Green Line Station and other transportation facilities must be provided at appropriate locations within the Specific Plan area. These signs must be consistent with applicable Metro guidelines for wayfinding signage. The Director of Planning and Building Safety and the Director of Public Works must review and approve the location and appearance of wayfinding signs.

25. Before the City issues a certificate of occupancy for any new building within the ESSCSP, the applicant must contact Metro about employer transit pass programs. The applicant must provide verification of this contact to the Director of Planning and Building Safety.

26. Projects located within the ESSCSP must comply with the City’s Transportation Demand Management (TDM) regulations (ESMC §§15-17-1, et seq.). Evaluation for compliance with the City’s TDM regulations for specific projects will occur as part of the Site Plan Review process identified in ESSCSP § VII.D.
27. 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.

28. A Study Application Package for a second customer dedicated substation must be submitted to Southern California Edison before City approval of a Site Plan Review for any project that would require electrical service from a second substation within the ESSCSP area.

29. The applicant must submit six sets of project plans depicting the El Segundo roadway widening and intersection improvements for Southern California Edison review and approval before City approval of building permits for a building identified as part of Phase II in the EIR.

30. Trash and recycling enclosures must be provided and shown on site plans that are sufficiently large enough to store the necessary bins required for the regular collection of commercial solid waste and recyclable materials. The site plan with the location and dimensions of the trash and recycling enclosure and an elevation view of the enclosure must be provided to the Planning and Building Safety Department for review and approval before the City issues building permits.

31. A qualified cultural resources monitor must be present during earthmoving construction activities. The requirements and procedures set forth in Public Resources Code §§ 5097, et seq., must be implemented if human remains are discovered during site excavation.

32. Ground level mechanical equipment, refuse collectors, storage tanks, generators, and other similar facilities must be screened from view consistent with the development standards and design guidelines contained in the El Segundo South Campus Specific Plan.

33. Exterior lighting must be designed to minimize off-site glare.

34. Buildings must be designed to comply with all ESMC standards for the attenuation of interior noise.

35. At the time of plan check submittal for the first project within the ESSCSP area the applicant must submit funds to cover reasonable first year costs, including City consultant costs, of monitoring all conditions of approval and mitigation measures adopted in the
MMRP. Annually thereafter, the applicant is required to replenish funds sufficient to cover the reasonable costs, including City consultants' costs for each year. The Director of Planning and Building Safety, at the Director's discretion, may retain a consultant to coordinate and monitor compliance.

36. Before the City issues a grading permit, building permit, or certificate of occupancy, as applicable, the applicant must provide evidence to the Director of Planning and Building Safety that all mitigation measures in the MMRP are or will be implemented.

37. A Landscape Master Plan for the ESSCSP must be submitted to the City before it approves the first Site Plan Review within the Specific Plan area. This Landscape Master Plan is subject to review and approval by the Director of Planning and Building Safety.

38. An overall Master Sign Program for the ESSCSP must be submitted to the City before it approves the first Site Plan Review within the Specific Plan area. This Master Sign Program is subject to review and approval by the Director of Planning and Building Safety.

39. A Trip Budget tracking system, based on the criteria contained in Appendix A of the El Segundo South Campus Specific Plan, must be developed and approved by the Director of Planning and Building Safety. An update of the Trip Budget tracking system is required to be submitted with every Site Plan Review and Plan Check for projects located within the ESSCSP area.

40. The Project Trip Ceiling for the project is the maximum number of vehicle trips permitted for the project. The Project Trip Ceiling for new development within the ESSCSP area consists of:

- 3,042 AM Peak Hour Trips (2,634 In and 408 Out)
- 3,120 PM Peak Hour Trips (631 In and 2,489 Out)
- 26,585 Total Daily Trips

41. Before the City issues a building permit for the first building located within any Phase identified in the EIR, a reclaimed water facility plan must be submitted for review and approval by the Director of Planning and Building Safety and the Director of Public Works.

42. The project must meet all design criteria of the Specific Plan to the satisfaction of the Director of Planning and Building Safety.
Building Division Conditions

43. Before the City issues building permits, the applicant must submit a geotechnical/soils report, along with an associated grading plan that addresses the current code to the Planning and Building Safety Department for review and approval.

44. Before the City issues grading permits, the applicant must submit a soils report to the Planning and Building Safety Department for review and approval.

45. Before the City issues building permits, plans must show compliance with the version of the California Building Code, as adopted by the ESMC, in effect at the time of building permit application.

46. Before the City issues grading or building permit for any project within the Specific Plan area, the applicant must provide evidence to the reasonable satisfaction of the Director of Planning and Building Safety that all applicable permits from other agencies are obtained including, without limitation, the California Department of Transportation, Regional Water Quality Control Board (Los Angeles Region), South Coast Air Quality Management District, and Los Angeles County Department of Public Works.

Fire Department Conditions

47. The project must comply with all applicable requirements in the California Fire Code and the International Fire Code, as adopted by the ESMC, and El Segundo Fire Department regulations, in effect at the time of building permit application.

48. Before the City issues a building permit, the applicant must submit a Fire/Life Safety Plan to the Fire Chief (or designee) identifying fire safety precautions during demolition and construction, emergency site access during construction, permanent fire department access, fire hydrant locations and any existing or proposed fire sprinkler system and fire alarm systems.

50. Private fire main systems for each new building or parcel must be from an independent public water supply. There can be no sharing of private fire main systems between parcels.

51. The applicant must provide an automatic fire sprinkler system throughout each building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 13, both as adopted by the ESMC.

52. The applicant must provide the following conditions for any fire features as part of this project: A) A barrier must be provided around the fire feature to prevent accidental access into the fire feature; B) The distance between the fire feature and combustible material and furnishing must meet the fire feature’s listing and manufacturer’s requirements; and C) If the feature’s protective barrier exceeds ambient temperatures, all exit paths and occupant seating must be a minimum 36 inches from the fire feature.

53. Each building needs to be identified as a separate street address for emergency response purposes.

54. The project must provide on-site collection and dispersion (infiltration) of non-stormwater discharges from testing and maintenance of water-based fire protection systems (fire sprinklers and private fire main systems) and other non-stormwater discharges.

55. Any diesel-powered generators must be approved by the Fire Department, Environmental Safety Division, and provide for secondary containment, placarding, spill detection and prevention. Underground tanks require additional environmental monitoring requirements.

56. The applicant must provide the Environmental Safety Division of the El Segundo Fire Department an inventory of any and all chemicals used in facilities that exceeds 55 gallons, 500 pounds or 200 cubic feet.

57. The applicant, or designee, must contact Underground Service Alert before digging or excavating.

58. Restaurant and industrial activities must have segregated wastewater systems to ensure pre-treatment devices are adequately protected.
Public Works Department Conditions

59. All onsite utilities including, without limitation, water, electricity, gas, sewer and storm drains, must be installed underground. Contact Southern California Edison for required service and underground requirements.

60. The applicant must secure any required encroachment permits from the Public Works Department before commencing any work in the public right-of-way.

61. The project must comply with the latest National Pollution Discharge Elimination System (NPDES) requirements and provide Best Management Practices (BMPs) for sediment control, construction material control and erosion control.

62. Before the City issues a building permit, the location and sizes of all proposed water meters must be approved by the City's Water Division.

63. Acceptable water service connection points for future construction in the ESSCSP area is subject to review and approval by the Director of Public Works.

64. The location of existing water service lateral connection points in the ESSCSP area as well as existing and proposed fire hydrant connections area subject to review and approval by the Director of Public Works.

65. City water mains cannot be located on private property. The applicant must provide a main meter in the public right-of-way.

66. Wastewater facilities cannot have structures built over them.

67. Wastewater facilities cannot be designed with curves; they must be straight lines from manhole to manhole. If deviations are needed, they must be made at manholes.

68. A registered civil engineer must provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts, as follows, subject to review and approval from the Public Works Director, or designee:

- The design must follow the criteria contained in the most recent additions of both the Los Angeles County Department of Public Works Hydrology Manual and Standard Urban
Storm Water Mitigation Plan. Flows must remain in their historical drainage pattern so as not to impact neighboring properties.

- New development cannot increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.

69. Construction related parking must be provided on-site.

70. All record drawings (as-built drawings) and supporting documentation must be submitted to the Public Works Department before scheduling the project's final inspection.

**Police Department Conditions**

71. Before the City issues a building permit within the ESSCSP, the applicant must submit photometric light studies for Police Chief or designee review and approval. A site plan must be provided showing buildings, parking areas, walkways, and the point-by-point photometric calculation of the required light levels.

72. A schematic plan of the security camera systems for new structures must be submitted for Police Chief or designee review and approval before the City issues a building permit, and must be included as a page in the stamped approved set of plans.

73. Lighting devices must be enclosed and protected by weather and vandal resistant covers.

74. The location and design of crosswalks are subject to Police Chief or designee review and approval review and approval.

75. The location and design of future bicycle racks and bicycle parking areas are subject to Police Chief or designee review and approval.

76. The Police Chief or designee will review new buildings and tenant improvements within buildings during the plan check process. Interior and exterior improvements are subject to Police Chief or designee review and approval. Items subject to review include, but are not limited to, doors and hardware, roll-up doors, stairwells, exterior mounted ladders and trash dumpsters.

77. Street addressing must be a minimum of 6 inches high and must be visible from the street or driving surface, of contrasting color to the
background and illuminated during hours of darkness. Addressing must also be shown on plan elevations.

78. All landscaping must be low profile around perimeter fencing, windows, doors and entryways so as not to limit visibility or provide climbing access. Dense bushes cannot be clumped together in a manner that provides easy concealment.

Construction Conditions

79. Before any construction occurs within the plan area, the perimeter of the development site must be fenced with a minimum 6-foot high fence. The fence must be covered with a material approved by the Planning and Building Safety Director, or designee, to prevent dust from leaving the site.

80. Public sidewalks must remain open at all times.

81. All haul trucks hauling soil, sand, and other loose materials must either be covered or maintain two feet of freeboard.

82. Construction vehicles cannot use any route except the City's designated Truck Routes.

83. The applicant must develop and implement a construction management plan for any project located within the Specific Plan area. The construction management plan is subject to Director of Planning and Building Safety and Director of Public Work review and approval. The plan must include measures recommended by SCAQMD Rules 402 and 403.

84. During construction and operations, all waste must be disposed in accordance with all applicable laws and regulations. Toxic wastes must be discarded at a licensed, regulated disposal site by a licensed waste hauler.

Impact Fee Conditions

85. Pursuant to ESMC §§ 15-27A-1, et seq., and before building permits are issued, the applicant must pay a one-time fire services mitigation fee in accordance with City Council Resolution No. 4687.

86. Pursuant to ESMC §§ 15-27A-1, et seq., and before building permits are issued, the applicant must pay a one-time police services mitigation fee in accordance with City Council Resolution No. 4687.
87. Pursuant to ESMC §§ 15-27A-1, et seq., and before building permits are issued, the applicant must pay a one-time park services mitigation fee in accordance with City Council Resolution No. 4687.

88. Before building permits are issued, the applicant must pay the required sewer connection fees (as specified in ESMC Title 12-3).

89. Pursuant to ESMC §§ 15-27A-1, et seq., and before the City issues a certificate of occupancy for buildings within the Specific Plan, the applicant must pay a one-time traffic mitigation fee in accordance with City Council Resolution No. 4443.

90. Permittee agrees to pay City any development impact fees ("DIFs") that may be applicable to the Project. Permittee takes notice pursuant to Government Code § 66020(d) that City is imposing the DIFs upon the Project in accordance with the Mitigation Fee Act (Government Code § 66000, et seq.). The permittee is informed that it may protest DIFs in accordance with Government Code § 66020.

91. All required fees, adopted by agencies with jurisdiction over intersections and roadways affected by this Project and identified in the MMRP adopted for this project, must be calculated and collected by affected agencies before Certificates of Occupancy are issued for any building identified as part of Phase II in the EIR. Proof of fee payment must be provided to the Director of Planning and Building Safety.

92. Before building permits are issued, the applicant must pay the required School Fees. This condition does not limit the applicant's ability to appeal or protest the payment of these fees to the school districts(s).

Miscellaneous

93. Unless otherwise provided by the Development Agreement, the vesting tentative map will expire pursuant to Government Code § 66452.6 and ESMC § 14-1-12.

94. The Raytheon Company, 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-905, General Plan Amendment/General Plan Map Amendment No. GPA 11-01, Specific Plan No. SP 11-01, Zone Change and Zoning Map Amendment No. ZC 11-02, Zone Text Amendment No. ZTA 11-01, Development Agreement No. DA 11-02, and Subdivision No. 11-02 (VTM No. 71551). 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-905, General Plan Amendment/General Plan Map Amendment No. GPA 11-01, Specific Plan No. SP 11-01, Zone Change and Zoning Map Amendment No. ZC 11-02, Zone Text Amendment No. ZTA 11-01, Development Agreement No. DA 11-02, and Subdivision No. 11-02 (VTM No. 71551), the Raytheon Company, 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, Scott Pozza, on behalf of the Raytheon Company, certifies that they have read, understood, and agree to the Project Conditions listed in this document.

______________________________
Scott Pozza
Director - Facilities and Real Estate
Space and Airborne Systems
The Raytheon Company, a Delaware Corporation

P:\Planning & Building Safety\0 Planning - Old\PROJECTS (Planning)\901-925\EA-905\City Council\EA-905.CC reso.doc
EXHIBIT 3

OCTOBER 22, 2015

PLANNING COMMISSION STAFF REPORT

WITHOUT ATTACHMENTS
EL SEGUNDO PLANNING COMMISSION

MEETING DATE: October 22, 2015

AGENDA STATEMENT: Continued Business – Public Hearing

AGENDA DESCRIPTION: Continuation of a public hearing regarding the Planning Commission’s recommendation to the City Council for the El Segundo South Campus Specific Plan Project, a mixed-use commercial project, including adopting a specific plan including zoning regulations and zoning map; amending the General Plan and General Plan Map; approving a development agreement; and approving a vesting tentative map.

RECOMMENDED PLANNING COMMISSION ACTION: It is recommended that the Planning Commission reopen the continued public hearing; receive testimony; consider the evidence; and decide what recommendation to make for the City Council regarding the El Segundo South Campus project.

LOCATION: 2000-2100 East El Segundo Boulevard

APPLICANT’S REPRESENTATIVE: Mar Ventures, Inc.

APPLICANT/PROPERTY OWNER: The Raytheon Company c/o Al Adams

ATTACHED SUPPORTING DOCUMENTS:
1. February 12, 2015 Planning Commission Staff Report (minor corrections incorporated)
2. Revised Draft Planning Commission Resolution No. 2765 and exhibits including:
   a. Revised Draft Project Conditions of Approval
   b. Amendment to General Plan Land Use Designations subsection
   c. Amendment to General Plan Land Use Plan Southeast Quadrant subsection
   d. Amendment to 1992 General Plan Summary of Existing Trends Build-out
   e. General Plan Land Use Map Amendment
   f. Zoning Map Amendment
   g. Revised Draft El Segundo South Campus Specific Plan
   h. Revised Draft Development Agreement
   i. Mitigation Monitoring and Reporting Program
   j. Revised Environmental Findings of Fact and Statement of Overriding Considerations
   k. Final Environmental Impact Report including Mitigation Monitoring and Reporting Program, Response to Comments, and Errata Sheet (State Clearinghouse Document # 2012101081)
   l. Vesting Tentative Map (VTM) No. 71551
3. Draft City Council Ordinance
4. Applicant submitted Gross Fiscal Impact and Economic Benefit Analysis prepared by the Kosmont Companies (August 2015)
5. 11” x 17” Conceptual Site Plan
6. Conceptual Elevations/Renderings

ORIGINATED BY: Masa Alkire, AICP, Principal Planner

REVIEWED BY: Kimberly Christensen, AICP, Planning Manager

APPROVED BY: Sam Lee, Director of Planning and Building Safety

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I. Introduction

On December 8, 2011, the Raytheon Company filed an application for the El Segundo South Campus Specific Plan Project ("ESSCSP"). A copy of the staff report (without its attachments) considered by the Planning Commission during its February 12, 2015 meeting is included for your consideration. It provides a broad overview of the project proposed by the applicant.

At its February 12th meeting, the Planning Commission considered the project and continued the matter without making a decision.

During the course of the Planning Commission, the general topics of discussion and concern included adequacy of the proposed public benefits and development agreement terms; more detailed explanation and discussion of the Specific Plan land use plan; and the site plan review process for any future development in the plan area. Since that time, staff and the applicant’s representatives have met and updated the project. A summary of these updates are included in Section IX of this report.

II. Project Applications

While the specifics of the Project application were updated (as outlined in this staff report), the fundamental aspects of the discretionary approvals requested by the applicant remain the same:

1) Environmental Assessment No. EA 905 California Environmental Quality Act (CEQA) and State Clearing House (SCH) No. 2012101081 – An Environmental Impact Report (EIR) for Environmental Assessment No. EA-905 is proposed for the ESSCSP pursuant to the authority and criteria contained in CEQA and the CEQA Guidelines. (See Exhibit 2.k.). The City Council cannot approve the project without adopting findings of fact and a statement of overriding considerations.

2) General Plan Amendment/ General Plan Map Amendment No. GPA 11-01 – Amend the General Plan to Re-designate the project site from Light Manufacturing to El Segundo South Campus Specific Plan (ESSCSP).

3) Zone Change No. ZC 11-02 – Amend the Zoning Map to rezone the project site from the Light Manufacturing (M-1) Zone to the El Segundo South Campus Specific Plan (ESSCSP) Zone. The requested rezoning will allow for consistency with the proposed General Plan Amendment.

4) Specific Plan No. SP 11-01 – Designation of the El Segundo South Campus Specific Plan (ESSCSP) for the project site that establishes the development standards within the Specific Plan (See Exhibit 2.g.).

5) Zone Text Amendment No. ZTA 11-01 – Zone Text Amendment to add the El Segundo South Campus Specific Plan as ESMC § 15-3-2(A)(9) “El Segundo South Campus Specific Plan.”

6) Development Agreement No. DA 11-02 – Approve the Development Agreement to provide public benefits in exchange for development rights (ten-year entitlement with the option for a five year extension) (See Exhibit 2.h.).
7) **SUB 11-02 for Vesting Tentative Map (VTM) No. 71551** – A subdivision to allow the division of land into 26 separate parcels in three phases. (See Exhibit 2.i).

All items should be considered for recommendation to the City Council.

**III. Recommendation**

It is recommended that the Planning Commission reopen the public hearing that was opened on February 12, 2015. After considering the changes made to the project application, as specified in this staff report, the Planning Commission should decide whether to recommend that the City Council (1) approve the amended project; (2) deny the amended project; or (3) approve the amended project with changes identified by the Planning Commission following the consideration of evidence submitted during the public hearing. If adopted by the Planning Commission, the draft resolution included with this agenda item would implement the first recommendation; it could also be changed if the Planning Commission sought alterations to the proposed project. If, however, the Planning Commission seeks to recommend that the City Council deny the project, a different resolution would need to be drafted for Planning Commission consideration at a future meeting.

**IV. Background**

The attached February 12, 2015 Planning Commission staff report (with minor errors corrected) contains discussion of the following items:

- Background Project information.
- Site description.
- Proposed Specific Plan.
- Proposed Conceptual development scenario and plan.
- Originally proposed Development Agreement.
- Subdivision Map.
- Proposed General Plan Amendment and Rezoning.
- Proposed Zoning and General Plan Consistency.
- Environmental Review – summary of the CEQA process and EIR conclusions.

The discussion contained in the original report, as well as the supplemental information contained in this report comprise Staff’s analysis of the ESSCSP project.

**V. Summary of Planning Commission Deliberation**

The summary of the major topics raised by the Planning Commission during its February 12th meeting are included in Table 1. Table 1 consists of the issue area identified by the Commission and the Staff and Applicant response. In addition this report contains more extensive follow-up discussions for the following topics in these sections: Section VI – Land Use Plan Discussion; Section VII – Specific Plan Site Plan Review Process; and Section VIII – Development Agreement – Community Benefits.
<table>
<thead>
<tr>
<th>Planning Commissioner Topic</th>
<th>Staff and Applicant Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is the reason for reserving access to Parcel 26 (east of golf course)?</td>
<td>STAFF - There are no current City plans for a connection to the golf course. The City wants to maintain the possibility of access and the entitlement process is an opportunity to reserve access should the City wish to implement access at some future date.</td>
</tr>
<tr>
<td>Has CalTrans approved/authorized the El Segundo Blvd. roadway improvements?</td>
<td>STAFF - El Segundo Boulevard is not a CalTrans street. The City has jurisdiction over El Segundo roadway improvements.</td>
</tr>
<tr>
<td>Is there any guarantee of the Parcel 20/22 improvements (Coral Circle Connection) being completed?</td>
<td>STAFF - There is no guarantee. It is an option. The 20 year land reservation gives the City the opportunity to negotiate with adjacent Coral Circle landowners to obtain public roadway access in exchange for parking on Parcels 20 and 22.</td>
</tr>
<tr>
<td>Why is the land being subdivided? Is it the intention of the landowner to sell off the parcels? What is the rationale or reason on why the applicant is asking for this entitlement?</td>
<td>APPLICANT - No current plans are proposed to sell off the parcels. One goal of the specific plan is to potentially have Raytheon business affiliates locate adjacent to the existing company facility. Also the proposed commercial areas are intended to provide amenities to employees in the campus area.</td>
</tr>
<tr>
<td>Are any tenants lined up for the site?</td>
<td>APPLICANT - Raytheon has no plans before receiving planning entitlement approval.</td>
</tr>
<tr>
<td>Why subdivide the site into 26 parcels?</td>
<td>APPLICANT - The subdivision was developed based on necessary site circulation (new roadways). The separate parcels allows Raytheon to sell and lease-back sites, and allows the sale of sites to affiliate companies. 26 parcels is a not a large number in comparison to the 142 acre site and all parcels meet or exceed the required minimum lot size.</td>
</tr>
<tr>
<td>Why does the Nash St. Extension occur after Phase 1 is completed? Why not require the new roadway at the beginning of the project?</td>
<td>STAFF - Timing of Phase 1 is based on an impact sensitivity analysis at the El Segundo/Sepulveda intersection that demonstrates when added square footage triggers a traffic impact. It is a negotiated item in the DA. APPLICANT - The rationale for negotiating a delay in constructing the roadway until Phase Two is based on the site’s current entitlement, which currently allows for approximately 200,000 square feet of development with no roadway. Roadway construction will cost the applicant approximately $7 million dollars and 8 acres of land.</td>
</tr>
<tr>
<td>Were the El Segundo roadway improvements required as CEQA mitigation measures?</td>
<td>STAFF - The project’s EIR analysis does not include a widened El Segundo Boulevard. APPLICANT - The roadway is based on a General Plan Circulation Element requirement and it will accommodate a bike path.</td>
</tr>
<tr>
<td>There is a lack of clarity of what is the project approval. What are the size of the buildings, locations, and uses?</td>
<td>STAFF - The applicant is seeking a Specific Plan for the area, and is not a defined project. This is a “mini-zoning code” for the 132 acre site. See section VI of staff report which includes an analysis of the proposed land use plan and a comparison to the existing underlying zoning.</td>
</tr>
</tbody>
</table>
Is Raytheon going to remain a secured site? There is lack of detail on the future security measures in the plans.

STAFF - The plan included in the application is conceptual. The applicant is applying for a specific plan and any future improvements must comply with the development standards and review process included in the El Segundo South Campus Specific Plan.

Discussion of the Development Agreement public benefit items which include: $1,000,000 credit versus other monetary benefits, ESUSD benefits, immediate roadway improvements, public access to the relocated recreation area, and monetary benefits for the community pool.

STAFF - See Section VIII for discussion and analysis of the Development Agreement and the public benefits of the project.

Questions about how future projects are approved and how vehicle trip cap tracking is maintained.

STAFF - See Section VII for discussion and analysis of the Site Plan Review process included in the Specific Plan including vehicle trip cap inventory.

Discussion of the level of detail included in the project information. What is being approved?

STAFF - See Section VI for discussion and analysis of the Specific Plan Land Use Plan. This is a proposed mini-zoning document for the plan area. The analysis includes comparison to existing underlying zoning and adjacent zoning to the project area.

VI. Specific Plan Land Use Plan – Analysis and Comparison

Numerous times during the public hearing, the Planning Commissioners raised the issue that there was lack of clarity as to what is being approved. Multiple Commissioners were concerned that there was a lack of specific information on what will be built in the plan area. In response, please note that the applicant’s request is for a specific plan which will act as three “mini-zoning districts” for the 142-acre plan area. The major controls on the Specific Plan are an FAR of 0.6, based upon total project area, and a vehicle trip ceiling of 26,585 daily trips, 3,042 a.m. peak hour trips and 3,120 p.m. peak hour trips. The three “mini-zoning districts” would allow the site to be developed by Raytheon or by other entities as the project’s associated subdivision map creates parcels that can be sold.

The Commission also had questions on the level of detail of the Conceptual Plan that has been included in the project application. The Conceptual Plan is included in the application to illustrate potentially how build-out could occur under the regulations included in the “mini-zoning district.” The Conceptual Plan is a tool to allow project evaluation for CEQA purposes. There may be variation from the Conceptual Plan but as long as environmental impacts remain roughly proportional, such as the trip cap is not exceeded even if there is some deviation in the use mix ultimately built-out, then additional CEQA environmental analysis would not be necessary. If there is substantial deviation from the Conceptual Plan build-out scenario then subsequent CEQA documentation would be required.

The proposed land use controls contained in the El Segundo South Campus Specific Plan should be reviewed in detail. These land use controls are contained in Specific Plan Sections V
(Design Guidelines) and VI (Land Uses and Development Standards). The Planning Commission could then make a recommendation to the City Council on the Specific Plan component based on the Commission’s findings regarding the adequacy of the proposed land use controls in Specific Plan Sections V and VI.

The two tables below are intended to provide some context for the land use controls included in the proposed Specific Plan. The first table compares the proposed allowable land uses in the three ESSCSP sub-districts (CMU, O/I MU, and REC/OS) to the uses allowed in the M-1 (Light Manufacturing) and CO (Corporate Office) Zones. The second table compares the proposed ESSCSP development standards to the development standards for the M-1 and CO zones. The proposed ESSCSP is compared to M-1 and CO zones because the M-1 is currently the Project site’s underlying zoning and the CO Zone provides good context as a large portion of the City directly north of the Specific Plan area is zoned CO.

**Table 2—Comparison of allowed uses: ESSCSP sub-districts to M-1 and CO Zones**

<table>
<thead>
<tr>
<th>Use</th>
<th>CMU</th>
<th>O/I MU</th>
<th>REC/OS</th>
<th>M-1</th>
<th>CO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alternative fuel stations</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Assembly Halls</td>
<td>--</td>
<td>--</td>
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<td>C</td>
<td>--</td>
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<td>Data Centers</td>
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<td>A</td>
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<td>Emergency Shelters</td>
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<td>--</td>
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<td>Financial institutions</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>C</td>
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</tr>
<tr>
<td>General Offices</td>
<td>P</td>
<td>P</td>
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<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Medical and Dental Offices</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>General storage and warehousing</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>General storage and warehousing (Raytheon Company only)</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Health Clubs</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>High and medium bay labs</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>High and medium bay labs (Raytheon Company only)</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Light Industrial and Manufacturing Uses</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Light Industrial uses (Raytheon Company only)</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Movie and Entertainment Facilities</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Multimedia Related Offices</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Museums</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Postproduction Facilities</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Private Clubs</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>C</td>
<td>--</td>
</tr>
<tr>
<td>Public facilities, including, but not limited to, fire and police facilities, post offices, and libraries.</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Public Utilities</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Recreation Facilities (public and private)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Research and Development, including scientific research and experimental development laboratories</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Use</td>
<td>CMU</td>
<td>O/I MU</td>
<td>REC/OS</td>
<td>M-1</td>
<td>CO</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>-----</td>
<td>--------</td>
<td>--------</td>
<td>-----</td>
<td>----</td>
</tr>
<tr>
<td>On-Site sale and consumption of alcohol at bars.</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>The off-site sale of alcohol at retail establishments.</td>
<td>AUP</td>
<td>AUP</td>
<td>--</td>
<td>AUP</td>
<td>AUP</td>
</tr>
<tr>
<td>Drive-through restaurants</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Hotels (provided that the existing deed restriction is removed)</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Outdoor dining, exempting outdoor dining at restaurants where outdoor dining comprises 20% or less of the total dining area of the restaurant, but not exceeding two hundred (200) square feet of floor area.</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Laser/optical targets</td>
<td>A/AUP</td>
<td>A/AUP</td>
<td>--</td>
<td>A</td>
<td>--</td>
</tr>
<tr>
<td>Parking structures and surface parking lots</td>
<td>A</td>
<td>P/A</td>
<td>P/A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Radar towers</td>
<td>A/AUP</td>
<td>A/AUP</td>
<td>A/AUP</td>
<td>A</td>
<td>--</td>
</tr>
<tr>
<td>Video arcades, defined as any business with three or more video or arcade machines.</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>All uses that are involved with the storage of waste materials as the primary business</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Freight Forwarding</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Gasoline and Diesel Service Stations</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Mini-storage</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Residential Uses</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

AUP Administrative Use Permit
A Permitted Accessory Use
C Conditional Use
P Permitted Use

Table 2 identifies 50 land use categories found in the ESSCSP sub-districts (CMU, O/I MU and REC/OS) and the M-1 and CO Zones. The comparison identifies the following:

- 58% of the allowed uses are the same in the M-1 zone and the proposed ESSCSP.
- The ESSCSP is more restrictive than the M-1 Zone for 20% of the allowed uses.
- The ESSCSP is be less restrictive than M-1 Zoning for 14% of the allowed uses.
- The ESSCSP prohibits three uses currently allowed in the M-1 zone.
- The ESSCSP allows one use that is currently not allowed in the M-1 Zone.
- 60% of the allowed uses in the ESSCSP are the same as in the CO Zone.
- The ESSCSP allows 14 uses not allowed in the CO Zone.
- The CO zone allows four uses not allowed in the ESSCSP.
- The ESSCSP is less restrictive than the CO Zone for two uses.

### Table 3- Comparison of Development Standards: ESSCSP to M-1 and CO Zones

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>ESSCSP</th>
<th>M-1</th>
<th>CO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>10,000 s.f. minimum</td>
<td>10,000 s.f. minimum</td>
<td>10,000 s.f. minimum</td>
</tr>
<tr>
<td>Building Height</td>
<td>200 ft.</td>
<td>200 ft.</td>
<td>200 ft., 45 ft. west of Sepulveda, 40 ft. abutting residential</td>
</tr>
<tr>
<td>Setbacks, Street facing</td>
<td>25 ft. typical, some exceptions to 15 ft.</td>
<td>25 ft.</td>
<td>25 ft., 100 ft. abutting residential</td>
</tr>
<tr>
<td>Setbacks, Interior</td>
<td>15 ft.</td>
<td>15 ft. sides, 10 ft. rear</td>
<td>15 ft. 100 ft. abutting residential</td>
</tr>
<tr>
<td>Lot Frontage</td>
<td>100 ft.</td>
<td>100 ft.</td>
<td>100 ft.</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.6 FAR, based on size of project area (does not exclude 18 acres of city land dedications)</td>
<td>0.6 FAR, within boundaries of individual parcels.</td>
<td>0.8 FAR, within boundaries of individual parcels.</td>
</tr>
<tr>
<td>Transfer of Developmen t Rights</td>
<td>Allowed between parcels. No City approval required for transfer as long as consistent with the Conceptual Plan.</td>
<td>No FAR transfers allowed.</td>
<td>Transfers allowed to parcels east of Sepulveda. Planning Commission approval required.</td>
</tr>
<tr>
<td>Total Daily Trip Cap</td>
<td>Project site has cap for AM and PM trips.</td>
<td>None.</td>
<td>None.</td>
</tr>
<tr>
<td>Off-site Parking</td>
<td>O/I MU and office/industrial uses - Up to 100% with restrictions. Retail uses - 20% with restrictions.</td>
<td>20 spaces or 20% of parking can be approved by the Director. Over 20 spaces can be approved by the Commission.</td>
<td>20 spaces or 20% of parking can be approved by Director. Over 20 spaces can be approved by the Commission.</td>
</tr>
<tr>
<td>Parking Reductions</td>
<td>The Director can approve up to 10% based on a parking demand study, or 20% for shared parking to uses with significantly different peak hours of operation. The Commission can approve up to 20%, based on parking study.</td>
<td>The Director may approve 10% based on parking demand study. The Commission can approve up to 20% based on parking study.</td>
<td>Director may approve 10% based on parking demand study. The Commission can approve up to 20% based on parking study.</td>
</tr>
<tr>
<td>-------</td>
<td>------------------------------------------------------------------------------------------------</td>
<td>-------------------------------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td>Sustainability</td>
<td>Must meet Title 24 requirements (green building, etc.). In addition, buildings must be 15% more efficient than required by Title 24 and shower facilities must be provided in buildings 25,000 sf or larger.</td>
<td>Must meet Title 24 requirements (green building, etc.)</td>
<td>Must meet Title 24 requirements (green building, etc.)</td>
</tr>
</tbody>
</table>

The key differences between the ESSCSP and the M-1 and CO Zoning Districts are:

- The ESSCSP FAR calculation allows more land (such as streets) in the Specific Plan area to be included in FAR calculations than in the M-1 and CO zones.
- The ESSCSP allows for transfers of development rights (FAR) between parcels. This is not allowed in the M-1 zone and is allowed in the CO Zone with Planning Commission approval. The ESSCSP standard for transfer of development rights allows for more flexibility on how development occurs on individual parcels than would be allowed under M-1 or CO zoning.
- The ESSCSP overall vehicle trip cap is not required under either M-1 or CO zoning.

It should be noted that the Project site’s existing land use entitlements (Precise Plan No. 3-78 with subsequent amendments) limits the site to approximately 0.325 FAR. The current land use entitlements would not allow the project site to reach the 0.6 FAR maximum of the underlying M-1 zoning. The existing Raytheon Campus includes 0.29 FAR of development. It is likely the City would require a Precise Plan Amendment if the applicant sought to add any new land uses to the site (even those allowed by the underlying M-1 Zone) or add new buildings to the site to develop to the 0.325 FAR maximum allowed by the existing land use entitlements.

**VII. Specific Plan Site Plan Review Process**

Multiple Commissioners raised questions during the February 12, 2015 Planning Commission hearing about how future construction within the plan area would be approved. The Commissioners were concerned that approving the overall ESSCSP would grant an approval without sufficient information about the future physical development within the plan area.

The Specific Plan proposed by the applicant was carefully vetted by staff and the City Attorney’s office. While the Specific Plan does have unique development and design guidelines that only apply to the project area, nothing in the Specific Plan gives the applicant – or any other developer – an ability to by-pass the City’s usual scrutiny for all development projects within the City. As with any other project application submitted to the City, development proposals within the area would need to meet the specific zoning, design, size (i.e., FAR), and other land use requirements established by the Specific Plan. Some of these developments would be “by right,” i.e., the City would magisterially approve a project and issue a building permit; and others would require discretionary approvals by, at a minimum, the Planning Commission (e.g., conditional use permits). As with all projects, each application would receive an environmental evaluation to determine whether or not the project fit within the FEIR certified for the overall project, or would require a separate environmental analysis.
The following table is a comparison of the discretionary review process between the ESSCSP and the M-1 and CO Zones:

<table>
<thead>
<tr>
<th>Review Requirement</th>
<th>ESSCSP</th>
<th>M-1 and CO Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Uses – Smaller new construction projects</td>
<td>Planning Commission (PC) Site Plan Review (SPR) including design review, CEQA completed</td>
<td>Building Plan Check only, No PC, No design review, CEQA exempt</td>
</tr>
<tr>
<td>Permitted Uses – Larger new construction projects (15,000 sf + new building)</td>
<td>PC SPR including design review, CEQA completed unless project differs from Conceptual Plan.</td>
<td>PC CEQA review</td>
</tr>
<tr>
<td>Director Uses – Smaller new construction projects</td>
<td>Director discretionary approval of use, PC SPR including design review, PC consent on use, CEQA completed</td>
<td>Director discretionary approval of use, PC consent item, no design review, CEQA exempt</td>
</tr>
<tr>
<td>Director Uses – Larger new construction projects (15,000 sf + new building)</td>
<td>Director discretionary approval of use, PC SPR including design review, PC consent on use, CEQA completed unless project differs from Conceptual Plan.</td>
<td>Director discretionary approval of use, PC consent on use and PC CEQA review, no design review.</td>
</tr>
<tr>
<td>Conditionally Permitted Uses – Smaller new construction projects</td>
<td>Planning Commission CUP and SPR approval. CEQA completed unless project differs from Conceptual Plan.</td>
<td>PC CUP review. Likely CEQA exempt.</td>
</tr>
<tr>
<td>Conditionally Permitted Uses – Larger new construction projects (15,000 sf + new building)</td>
<td>Planning Commission CUP and SPR approval. CEQA completed unless project differs from Conceptual Plan.</td>
<td>Planning Commission CUP and CEQA review</td>
</tr>
</tbody>
</table>

VIII. Development Agreement - Community Benefits

The Planning Commission discussed the Development Agreement and the public benefits identified in the Development Agreement at length at its February 12, 2015 public hearing. Comments by the Commission and public included the following subjects:

- The Nash Street extension will not occur until development in Phase II begins. A Commissioner stated that the roadway segment should be built immediately so that the public may benefit from the traffic network improvements occurring sooner.
- A Commissioner raised concerns that the one million dollar payment was simply pre-payment of development impact fees that must be paid by the applicant in accordance with the El Segundo Municipal Code. The Commissioner questioned the adequacy of pre-payment of required fees as a public benefit, since there are examples in previous Development Agreements in the City where payments were not considered advanced payments or credits.
- A Commissioner identified that contribution to the El Segundo Unified School District (ESUSD) would be a desired public benefit and inquired about Raytheon’s current efforts to be a good partner with the ESUSD.
- A Commissioner inquired about how much public access will be provided to the 7.5-acre open space area identified in the Specific Plan. The Commissioner identified that greater community access to open space could be a public benefit that shows Raytheon cares about the community.

- A member of the public and Commissioners identified that contributions towards the City’s planned new municipal pool would be a great benefit. The member of the community identified that Raytheon would be contributing in the neighborhood of four million dollars for this project if the contribution was proportional to the benefit contributed by the developers of Plaza El Segundo. A Commissioner identified that the MEPS project contributed $500,000 towards the City’s aquatics fund.

The Planning Commission’s expectation was that the community benefits included in the Development Agreement be re-evaluated and modified before the item was returned to a Planning Commission hearing. Representatives of the Raytheon Company indicated willingness to discuss modifications to the Specific Plan and terms of the Development Agreement.

**Revised Development Agreement Terms**

After the February 12, 2015 Planning Commission hearing Raytheon Company representatives had numerous follow up discussions with City representatives. After these discussions the Raytheon formally approached the City with revised Development Agreement terms. The key items of the revised proposal are as follows:

---

**Table 5 – Raytheon Revised Development Agreement Items**

<table>
<thead>
<tr>
<th>Revised DA Item</th>
<th>Forecasted Public Benefit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Raytheon will pay required impact fees as the project is developed instead of a $1,000,000 pre-payment of impact fees. Raytheon proposes an additional $.50 per square foot fee for all future development at the site. This additional fee will be deposited in the City’s General Fund.</td>
<td>The additional $.50 per square-foot fee would result in $1,071,228 of additional general fund revenue if full build-out of the proposed plan occurs. The revenue could be used for any purpose the City chooses.</td>
</tr>
<tr>
<td>Raytheon proposes six annual $500,000 payments (beginning March 31, 2016 and ending March 31, 2021). These six annual payments will be deposited in the City’s General Fund.</td>
<td>The six payments total $3,000,000 in additional General Fund revenue. This revenue can be used by the City for any purpose.</td>
</tr>
<tr>
<td>If the Nash Street extension is not built within 10 years of project approval, an additional $5,000,000 payment to the City’s General Fund is required.</td>
<td>In 2026 the City will have either a new public road connecting Nash Street to Hughes Way or an additional $5,000,000 in General Fund revenue that can be used by the City for any purpose.</td>
</tr>
<tr>
<td>Raytheon and City staff discussed the following modification: “Access to the El Segundo Boulevard sewer line is only available to the new development in the ESSSCP area if Raytheon funds the lesser of 25% of the construction costs or $375,000 for the upgrade of the El Segundo wastewater line</td>
<td>The City previously wanted a commitment from Raytheon for the lesser of 20% or $375,000 contribution towards the upgrade work by 12/31/2015. City staff is in agreement with moving the must pay date to December 2018 given the length of time it has taken to obtain project approvals and the...</td>
</tr>
</tbody>
</table>

11
from 15 inches to 21 inches to increase the capacity at the time the City awards the project but no later than December 31, 2018.

The following items in the Draft Development Agreement are unchanged since the Planning Commission’s last review of this project: Nash Street roadway extension, Continental Boulevard public access, El Segundo Boulevard improvements, El Segundo Boulevard bike path, Green Line station bicycle parking, Coral Circle connection, traffic in lieu credits for EIR identified intersection improvements, and recreational area access for plan area employees.

The applicant submitted the Kosmont Gross Fiscal Impact and Economic Benefit Analysis and this document is attached for the Planning Commission’s review. The City is in the process of having the study peer reviewed by the City’s financial consultant.

IX. Specific Plan, Development Agreement and Resolution Revisions and Modifications

| Table 6 – Updates to Documents since the February 12, 2015 Planning Commission Hearing |
|---------------------------------------------|---------------------------------|
| **Document** | **Update Summary** |
| Project Resolution No. 2765 | Updates to the Resolution findings and conditions of approval taking into account new project modifications. |
| Draft Specific Plan | Consistent Use of REC/OS to denote the Recreation/Open Space District (Pages 21 and 29). Correction to Page 64 to identify the Director may approve a 10% parking reduction and correction to internal document references. Clarification to Minor Modifications section (Page 70) to identify that minor changes to Specific Plan’s maps and exhibits can be approved the Director. |
| Draft Development Agreement | Modification to the “Utilities” subsection to take into account revised terms. Modification of the “Payment at Approval” subsection to “Payments after Approval” take into account the required and potential developer payments to the City. Add “Additional Development Impact Fee” to document the additional $.50 per square foot fee for the general fund for all new development. |
| February 12, 2015 Staff Report | Correct PM trip error on page 6. Consistently use REC/OS as a term in the document. Correct the expiration date of the tentative map to match the term of the Development Agreement. |

X. Conclusion

Staff believes that the project, as revised by the Raytheon Company, addresses the concerns identified by the Planning Commission on February 12, 2015. Those changes should be evaluated by the Planning Commission so that it can make a recommendation to the City Council regarding this project.
EXHIBIT 4

FEBRUARY 12, 2015

PLANNING COMMISSION STAFF REPORT

WITHOUT ATTACHMENTS
CITY OF EL SEGUNDO
PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 12, 2015

SUBJECT: El Segundo South Campus Specific Plan Project (a Mixed Use Retail Development): Environmental Assessment No. EA-905; General Plan Amendment/General Plan Map Amendment No. GPA 11-01; Zone Change No. ZC 11-02, Specific Plan No. SP 11-01; Zone Text Amendment No. ZTA 11-01; Development Agreement No. DA 11-02; and Subdivision No. SUB 11-02 for Vesting Tentative Map (VTM) No. 71551.

APPLICANT: The Raytheon Company

REPRESENTATIVE: Mar Ventures, Inc.

PROPERTY OWNER: The Raytheon Company

REQUEST: Planning Commission recommendation to the City Council regarding a mixed-use commercial project including adopting a specific plan including zoning regulations and zoning map; amending the General Plan; approving a development agreement; and approving a vesting tentative map for the El Segundo South Campus Specific Plan.

PROPERTY INVOLVED: 2000-2100 East El Segundo Boulevard

STATE CLEARINGHOUSE: DOCUMENT NO.: 2012101081

I. Introduction

On December 8, 2011, the Raytheon Company submitted an application seeking approval of the El Segundo South Campus Specific Plan Project ("ESSCSP"). The ESSCSP proposes to construct a mix of uses including potential office, warehousing, light industrial and commercial (retail/restaurant) uses. The development would allow a maximum of 4,231,547 gross square-feet within the 142 acre project. This is 2,142,457 gross square-feet more development than existing conditions at the project site. Any future development for the overall project area would be subject to a maximum floor area ratio (FAR) of 0.60 and a vehicle trip ceiling of 26,585 daily trips, 3,042 a.m. peak hour trips and 3,120 p.m. peak hour trips. The ESSCSP would allow for transfers of uses and densities between land use types and planning areas within the Project area, as long as the ESSCSP maximum FAR and vehicle trip ceiling are not exceeded.
The project site is located at 2000-2100 East El Segundo Boulevard; it’s bounded by El Segundo Boulevard to the north. The elevated MTA Line and a mix of industrial and office development is located on Coral Circle to the east. A Union Pacific Railroad spur and the City of El Segundo sump is located to the south. A Southern California Edison high voltage transmission easement and the City golf course is located to the west.

The Project application includes a Conceptual Development Scenario that presents a potential implementation of the ESSCSP land uses and standards. This Conceptual Development Scenario includes 1,752,800 gross square-feet of new office, 148,960 gross square-feet of new retail/restaurant development, 91,840 gross square-feet of new warehouse space, 168,000 gross square-feet of new light industrial development, demolition of 19,142 square-feet of existing development and the existing 2,089,090 gross square-foot Raytheon Company facility. The required California Environmental Quality Act (CEQA) analysis is based on the Conceptual Development Scenario.

A Development Agreement between the City and the Raytheon Company is proposed as part of the project approvals. Items included in the draft Development Agreement include: 1) the Raytheon Company completing a roadway extension to connect Nash Street to South Hughes Way; 2) improvements to the East El Segundo Boulevard frontage of the project area to add a 4th vehicle travel lane and dedicated bicycle path; and 3) a $1,000,000 nonrefundable payment within 30 days of project approval.

II. Project Applications

1) Environmental Assessment No. EA 905 California Environmental Quality Act (CEQA) and State Clearing House (SCH) No. 2012101081. – An Environmental Impact Report (EIR) for Environmental Assessment No. EA-905 is proposed for the ESSCSP pursuant to the authority and criteria contained in CEQA and the CEQA Guidelines. (See Exhibit 1.k). As explained below, the City Council cannot approve the project without adopting findings of fact and a statement of overriding considerations.

2) General Plan Amendment/ General Plan Map Amendment No. GPA 11-01 – Amend the General Plan to Re-designate the project site from Light Manufacturing to El Segundo South Campus Specific Plan (ESSCSP).

3) Zone Change No. ZC 11-02 – Amend the Zoning Map to rezone the project site from the Light Manufacturing (M-1) Zone to the El Segundo South Campus Specific Plan (ESSCSP) Zone. The requested rezoning will allow for consistency with the proposed General Plan Amendment.

4) Specific Plan No. SP 11-01 – Designation of the El Segundo South Campus Specific Plan (ESSCSP) for the project site that establishes the development standards within the Specific Plan (See Exhibit 1.g.).
5) **Zone Text Amendment No. ZTA 11-01** – Zone Text Amendment to add the El Segundo South Campus Specific Plan as ESMC § 15-3-2(A)(9) “El Segundo South Campus Specific Plan.”

6) **Development Agreement No. DA 11-02** – Approve the Development Agreement to provide public benefits in exchange for development rights (ten-year entitlement with the option for a five year extension) (See Exhibit 1.h.).

7) **SUB 11-02 for Vesting Tentative Map (VTM) No. 71551** – A subdivision to allow the division of land into 26 separate parcels in three phases. (See Exhibit 1.i.).

All items should be considered for recommendation to the City Council.

III. **Recommendation**

Staff recommends that the Planning Commission open a public hearing to consider the facts in this report and public testimony. Based upon the evidence from the public hearing, the Planning Commission should consider adopting Resolution No. 2765 recommending that the City Council approve Environmental Assessment No. EA-905 certifying the Environmental Impact Report (EIR) for the El Segundo South Campus Specific Plan with Findings of Fact and a Statement of Overriding Considerations (SOC); and adopting General Plan Amendment/General Plan Map Amendment No. GPA 11-01; Zone Change and Zoning Map Amendment No. ZC 11-02; Specific Plan No. SP 11-01; Zone Text Amendment No. ZTA 11-01; Development Agreement No. DA 11-02; and Subdivision SUB 11-02 for Vesting Tentative Map (VTM) No. 71551, with conditions.

IV. **Background**

The Raytheon Company currently operates facilities located in 11 buildings at its existing 142.28 gross acre "south campus" site (2000-2100 East El Segundo Boulevard). The existing facilities were originally approved in 1978 (Ordinance No. 960), when the Hughes Corporation received City approval for Precise Plan No. 3-78 allowing a maximum of 2,575,000 square feet of development on the mostly unimproved site. Hughes Corporation purchased the site from Chevron Land and Development Company to relocate the Hughes Aircraft Company corporate headquarters and the Electro-Optical Data Systems Group engineering and manufacturing facilities. The Raytheon Company merged with Hughes Corporation in 1997.

The original Precise Plan had a 0.42 FAR and consisted of an office tower in the northwest portion of the site and a low-profile complex in the central-east portion of the site. As the site developed, various changes to the original approval were made, including the 1981 deletion of the office tower which was replaced by a 16 acre recreational area (Ordinance No. 1001). An official precise plan map was established in 1983, when the Hughes Corporation requested an amendment to construct additional storage facilities (Ordinance No. 1049). In 1987, the City Council approved the last amendment to the Precise Plan (Ordinance No. 1103) allowing an additional 23,000 square-feet of development. The existing entitlement restricts the site to
2,017,903 net square-feet of development. The site is currently improved with 1,802,513 net square-feet of development. There is the potential to develop an additional 215,390 net square-feet under the existing entitlement.

Existing development at the site has an FAR of 0.29. The existing M-1 zoning of the site allows for a 0.60 FAR. The existing Precise Plan limits development to less FAR than allowed under M-1 zoning. The current entitlement restricts FAR to approximately 0.325. The site was zoned Commercial-Manufacturing (C-M) when the Precise Plan was approved in 1978. C-M zoning did not have a maximum FAR restriction at that time. By 1988 (Ordinance No. 1115), C-M zoning was limited to 1.0 FAR. In the early 1990s City-wide zoning updates rezoned the site M-1.

Site Description

The project site is addressed as 2000-2100 East El Segundo Boulevard is located in the southeast quadrant of the City. The project site is a level 142-acre site (APNs 4138-014-013 and -047). The property is currently developed with the Raytheon Company's Space and Airborne Systems (SAS) facility, which is approximately 2,089 million gross square-feet of development. The existing development is a mix of office, laboratory, manufacturing and warehouse uses with office making up 1.2 million gross square feet of current development. There are private outdoor recreational facilities located on the northwestern portion of the site. There are twenty surface parking lots on the site, providing 6,873 parking spaces. Elevated Metro Green Line light rail track right-of-way runs along the eastern edge of the property.

Figure 1 - Existing Site Condition
Surrounding Land Uses

North: Areas to the north are zoned Corporate Office (CO) and Urban Mixed-Use North (MU-N) and consist of low and mid-rise development. Further to the northeast is the Los Angeles Air Force Base, which is zoned Public Facilities (P-F).

South: Areas located to the south are zoned Light Industrial (M-1), Open Space (O-S) and Urban Mixed Use-South (MU-S). Uses include a Union Pacific Railroad spur, City Pump Station No. 18 (a retention basin), a Federal Express distribution facility and the Plaza El Segundo commercial center.

East: Areas located to the east are zoned M-1. Uses include the elevated Metro Green Line track and station, and a light industrial area with buildings containing industrial, religious, educational, and commercial uses.

West: Areas located to the west are zoned Neighborhood Commercial (C-2), Heavy Industrial (M-2), O-S, and P-F. Uses include a Southern California Edison high voltage transmission easement, the Lakes at El Segundo municipal golf course, the West Basin Municipal Water District water recycling facility and the Chevron refinery.

V. Project Components

El Segundo South Campus Specific Plan (ESSCSP)

Specific Plans create "mini-zoning" regulations for land uses within particular areas of the City. All future development plans and entitlements within the Specific Plan boundaries must be consistent with the standards set forth in the adopted Specific Plan, even when they may be different from the general regulations within the ESMC. The ESSCSP is intended to provide flexibility for the Raytheon Company to either expand its existing operations or develop new mixed use development that would be compatible with the existing Raytheon Campus facilities and the surrounding area.

A draft version of the Specific Plan was completed in the fall of 2012. The City initiated the Project's environmental review process with a Notice of Preparation of the Draft Environmental Impact Report (EIR) on October 29, 2012. The Planning Commission may recommend changes to the Draft Specific Plan including modifications to the design guidelines and development standards. Any substantive changes to the Specific Plan may require modification to the project’s environmental review. This may include re-writing and re-circulation of the EIR.

Development Concept. A mixed-use concept is proposed with flexibility on the location and density of development within the plan area through mechanisms allowing the transfer of land use types and density. All development in the project area would be subject to the following requirements:

- The overall FAR of the ESSCSP area cannot exceed 0.60, based on the gross acre size of the site (142.2-acres). This allows a maximum of 1,930,000 net
square feet of new development and 3,718,889 net square-feet of total site development (combined existing and new development).

- Comply with the allowable uses identified in the Specific Plan Development Standards. Table IV-1 in the Specific Plan identifies the allowable uses, which include: office, financial institutions, light industrial, research and development, movie and entertainment facilities, data center, storage and warehousing, health clubs, recreational facilities, restaurants and cafés, retail and hotels (subject to existing deed restrictions). Prohibited uses include waste materials storage, freight forwarding, mini-storage and residential.

- The total number of traffic trips for new development cannot exceed the trip ceiling of: 3,120 PM new peak hour trips (631 PM peak hour inbound trips and 2,489 PM peak hour outbound trips), 3,459 3,042 AM new peak hour trips (2,634 AM inbound trips and 408 AM outbound trips) and 26,585 new total daily trips.

Figure 2 – Land Use Plan
Land Use Plan. The Specific Plan area is comprised of three land use designations: 1) Commercial/Office Mixed Use (CMU); 2) Office/Industrial Use (O/I MU); and Recreation/Open Space (REC/OSP). The location of each land use designation is identified in Figure 2—Land Use Plan. The Land Use Designations can be summarized as follows:

- The Commercial/Office Mixed Use (CMU) designation is applied to six parcels fronting El Segundo Boulevard (about 24 acres). The CMU allows for a wide range of office and commercial uses as the El Segundo Boulevard frontage of these parcels make them appropriate for commercial land uses such as office, retail, and restaurants.

- The Office/Industrial Mixed Use (O/I MU) designation is applied to 11 parcels in the interior of the site and totals approximately 86.62 acres. This designation allows for commercial, office, warehousing and light industrial uses. The range of uses would allow for the expansion of the existing Raytheon Campus or development for other users.

- The Recreation/Open Space (REC/OSP) designation includes the 7.54 acre private outdoor recreational facility (Parcel 11), remnant parcels near the existing overhead Metro Green Line, and a potential right-of-way parcel (Parcel 26) on the western edge of the site.

Design Guidelines. The ESSCSP Design Guidelines are intended to help promote high-quality commercial/industrial development. The subjects included are:

- Site Planning. Links between components; opportunities for open space amenities; building orientation; and design/location of accessory buildings.
- Access and Parking. Shared access points; clear identification of driveway and building entries; appropriate screening; and surface parking design.
- Architecture. Building massing, orientation, articulation and architectural detail.
- Color and Materials. Consistent and complementary color treatment in the project area; building material durability and use of sustainable materials.
- Screening and Mechanical Equipment. Screening of ground and roof-mounted equipment; compatibility of screening devices; loading area locations.
- Parking Structures. Concealing vehicles; exterior appearance; compatibility with surrounding uses; and lighting and security.
- Landscaping. Campus entryways treatments; streetscape treatments; water conservation guidelines; building site guidelines; and parking area guidelines.
- Walls and Fences. Materials and integration with landscaping.
- Lighting Design. Location; pedestrian lighting; and parking lot lighting.
- Signage. Master Sign program required; provision of wayfinding signs; character and compatibility of signs.

Development Standards. Specific Plan Section VI identifies Development Standards. When an issue, condition or situation occurs which is not provided for in Section VI or
the other standards contained in the ESSCSP, then compliance with the standards of the ESMC is required. The following table summarizes ESSCSP standards:

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Uses</td>
<td>• Office, Financial, Light Industrial, Research and Development, Movie and Entertainment, Data Center, Storage and Warehousing, Health Club, Recreational, Restaurant and Café, Retail, Hotel.</td>
</tr>
<tr>
<td>Lot Area</td>
<td>• 10,000 gross square feet minimum.</td>
</tr>
<tr>
<td>Building Height</td>
<td>• 200-foot maximum.</td>
</tr>
</tbody>
</table>
| Setbacks                   | • 25 feet adjacent to public right-of-ways.  
                             | • 15 feet adjacent to public right-of-ways for Parcels 15 and 16. 
                             | • 15 feet from an interior lot line. |
| Lot Frontage               | • Minimum of 100 feet |
| Floor Area                 | • Maximum of 3,718,889 net square feet. (0.60 FAR pre ROW dedication). |
| Development Transfer       | • FAR may be transferred between plan area parcels. |
| Walls and Fences           | • ESMC §15-2-14 is applicable. |
| Parking and Loading        | • Compliance with ESMC §15-15 "Off-Street Parking" and §15-16 "Transportation Demand Management"  
                             | • 100% off-site parking allowed for O/I MU District and office/industrial uses in CMU District. 
                             | • CMU District Retail and restaurant uses can have up to 20% of required parking off-site. |
| Landscaping                | • ESMC Chapter 10-2 “Water Conservation in Landscaping” applicable. 
                             | • Campus Entry landscaping required. 
                             | • Building Perimeter: 5 feet of landscaping required. 
                             | • Property Perimeter: 1 shade tree per 25 feet. 
                             | • Vehicle Use Area: 5-foot buffer around parking, each parking space must be within 30 feet of a tree. |
| Signs                      | • A master sign program with standards for all uses within the plan area must be reviewed and approved by the Planning Commission before approval of the first site plan within the plan area. |
| Sustainability             | • Exceed Title 24 by 15%. |

Administration. Planning Commission Site Plan Review is required for development proposals within the Specific Plan area to ensure Plan compliance. The Site Plan Review application must include: a “Development Tracking Table” identifying project trip generation, site plan, floor plans, elevations, landscape plans, and renderings.
Conceptual Development Scenario and Conceptual Site Plan

The applicant submitted a Site Plan for the Conceptual Development Scenario to allow for evaluation of potential Project impacts. This Conceptual Site Plan is Exhibit 6 of the Specific Plan and EIR Exhibit No. 3-8 (see Exhibit 2). The Conceptual Site Plan demonstrates how Specific Plan development could be implemented. The Conceptual Site Plan was the basis of the Project's CEQA evaluation. The ultimate land uses will be determined when Site Plan Reviews are submitted. Site Plan Review requests must comply with Specific Plan FAR and trip budget limitations and Development Standards. If a Site Plan Review application remains within the EIR's analysis, then no additional environmental evaluation would be required. However, if a Site Plan Review request deviates substantially from the development anticipated under the Conceptual Development Scenario, then subsequent CEQA environmental review will be required as part of the Site Plan Review process.

The Conceptual Development Scenario Site Plan includes the following:

- 1,788,889 net square-feet of existing development on Parcels 5, 12, 17, and 18.
- 133,000 net square-feet of retail development on Parcels 14, 15 and 16. 83,000 net square-feet of retail on Parcels 15 and 16 are considered Phase 1 of the project.
- 82,000 net square-feet of warehouse and 150,000 net square-feet of light industrial on Parcel 6. This new development is considered new Raytheon development.
- 1,565,000 net square-feet of new office on Parcels 1, 2, 3, 4, 7, 8, 9, 10, and 13.
- A 7.54-acre private outdoor recreational facility on Parcel 11.
- The Nash Street Extension is identified as Parcel 19. A private roadway south of Continental Boulevard is identified as Parcels 21 and 25.
- Parcels 20 and 22 have been identified as parcels that could facilitate a new roadway connection to Coral Circle. Parcel 26 is an open space parcel that could be used to facilitate a roadway connection to the municipal golf course west of the project site.

Development Agreement

The proposed Development Agreement establishes a 10-year term (see Exhibit 1.h.). The draft Development Agreement allows either the developer or the City extend the term of the Agreement for an additional five years. The Draft Development Agreement represents the City's and developer's understanding with respect to the major deal points related to the Project. All items in the Development Agreement, with the exception of the $1,000,000 payment, are agreeable to the Developer. The Developer would like to evaluate alternatives to the $1,000,000 payment. City staff is recommending that the City ask for the $1,000,000 payment as it provides the City with a tangible public benefit upon approval of the project. The benefit is that the City can use the funds to pursue immediate needs for Fire, Police and/or Parks public facilities improvements and guarantees that the City will receive the payment irrespective of when the development occurs. The developer may credit this amount against development impact fees imposed against the project, but is not refundable. The applicant is opposed to making the payment as it would be an immediate expense and would have to be accounted for in financial reporting for the Raytheon Company. The applicant asserts that paying the development impact fees as they become due, i.e., at the time building permits are issued, would result in more favorable accounting,
net revenue and tax outcomes for the Raytheon Company. The Planning Commission may recommend the Development Agreement to the City Council as proposed or with modifications. The following Table summarizes items included in the Draft Development agreement:

<table>
<thead>
<tr>
<th><strong>Table 2 – Development Agreement Summary</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Nash St. Extension</strong></td>
</tr>
</tbody>
</table>
| • 100-foot wide extension connecting Nash St. to S. Hughes Way must be completed before Certificate of Occupancy is issued for Phase II buildings (89 am or 225 pm trips exceeded).  
  • Developer will receive in lieu traffic fee credits for Nash St. Extension construction costs.  
  • A lighting and landscaping assessment district will be created to cover future costs.  
  • Class II bike lanes must be included in the new road. |
| **Continental Blvd. Public Access**      |
| • The developer will build the extension of Continental Blvd. as a private roadway.  
  • If buildings along Continental Blvd. are sold to non-Raytheon users then a public access easement must be provided.  
  • The developer may offer to dedicate Continental Blvd. to the City and the City may choose to accept it as a public street. If so the developer is not responsible for street maintenance.  
  • A lighting and landscaping assessment district will be created.  
  • Parcel 26 will be irrevocably offered to the City for a 20-year period for potential City's golf course circulation improvements. |
| **El Segundo Boulevard Improvements**    |
| • A fourth eastbound travel lane must be added to El Segundo Blvd. as parcels along El Segundo Blvd. are developed.  
  • Developer will receive in lieu traffic fee credits for the cost of the El Segundo Blvd. improvements. |
| **El Segundo Boulevard Bike Path**       |
| • A 6-foot wide Class 1 bike path adjacent or near El Segundo Blvd must be constructed.  
  • The path must cross Parcel 14 into the Green Line station.  
  • Developer will receive in lieu traffic fee credit for bike path construction costs. |
| **Green Line Station Bicycle Parking**   |
| • Developer must pay $75,000 towards construction of bicycle parking facilities at or adjacent to the Green Line Station.  
  • Developer must provide a pedestrian easement on Parcel 13, 14 or 24 to allow pedestrian access to the Green Line Station. |
| **Coral Circle Connection**              |
| • 20-year irrevocable offer for Parcels 20 and 22 to the City. If the City comes to agreement with adjacent property owners, then the parcels will be used for a public street and also deeded to neighboring property owners for on-site parking. |
| **Traffic In Lieu Credits**              |
| • Developer will receive traffic impact fee in lieu credit for EIR intersection improvement mitigations within the City. |
| **El Segundo Boulevard sewer access**    |
| • Developer may contribute 20% of the cost, up to $375,000, towards El Segundo Blvd. sewer line improvements by 12/31/2015.  
  • After contribution new development may temporarily connect up to 30,212 gallons per day wastewater discharges until the
sewer line upgrade is completed.

- Wastewater for up to 2,142,457 square feet of development may connect to the El Segundo Blvd. sewer from the plan area after completion of the upgrade.

<table>
<thead>
<tr>
<th>Recreational Area Access</th>
<th>• If more than 28.44 acres is sold to a non-Raytheon user, then all employees within the Specific Plan area must be provided permanent access to the 7.54-acre campus recreational facility.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Payment to City</td>
<td>• The applicant must pay $1,000,000 to the City upon project approval.</td>
</tr>
</tbody>
</table>

Table No. 3 below summarizes the potential value of Development Agreement public benefits. Cost estimates for roadway improvements (El Segundo Boulevard, Nash Street and Continental Boulevard) are preliminary and have been provided by the applicant. These estimates were reviewed by the City's Public Works Department and found reasonable with the recommendation that the contingency for each estimate be reduced to 15%. The draft Development Agreement allows for the costs of roadway and intersection improvements within the City to be credited against required traffic impact fees. The City requires traffic impact fees for new development to more fully pay for the costs of new growth and development (the Project’s “fair share” of City street network improvements). Street improvement funds from state and federal sources continue to be reduced or eliminated for various reasons. The City’s most recently adopted traffic fee resolution (Resolution No. 4443) requires new development on the east side of the City (Traffic Area Zone No. 1) to pay $2,564 per new PM Peak Hour trip produced by a project. The money that is collected must be spent on roadway and intersection improvements identified in the City’s adopted Capital Improvement Plan. The roadway improvements directly associated with this project will fix existing deficiencies in the City’s roadway network, therefore it is reasonable for the Applicant to receive traffic impact fee credits for costs associated with these improvements.

The City’s estimate of the Project’s required traffic impact fees, based on full build-out of the Conceptual Plan, is $7,999,680 ($2,564 X 3,120 PM Peak Hour Trips). The Applicant’s estimate for Nash Street and El Segundo Boulevard improvements is $11,893,025 ($13,676,978 including a 15% contingency budget). Therefore the value of the street improvements is estimated to exceed traffic impact fees by $3.5 to $5.5 million. The applicant can request that required intersection improvements (CEQA mitigation measures) within the City of El Segundo are included as credit against traffic impact fees as signal and intersection improvements are types of improvements that traffic impact fees are used for. However the Nash Street and El Segundo Boulevard roadway improvements would likely match or exceed the cost of required traffic impact fees based upon the engineering cost estimate. The applicant is not eligible to receive impact fee credits beyond what is required for the project. The one million dollar payment to the City is not related to traffic impact fees. The applicant can only seek credit for future police, fire and parks impact fees for this payment.

<table>
<thead>
<tr>
<th>Public Benefit</th>
<th>Estimated Value of Benefit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nash St. Extension</td>
<td>$6,344,341, Applicant submitted cost estimate.</td>
</tr>
<tr>
<td>Nash St. Landscape and</td>
<td>No future City costs for landscaping or lighting of</td>
</tr>
<tr>
<td>Lighting Assessment District</td>
<td>the Nash Street Extension.</td>
</tr>
<tr>
<td>Continental Blvd. Extension</td>
<td>Only triggered if non-Raytheon user occupies adjacent parcel. If so then public street access is a public benefit. Applicant roadway cost estimate is $5,600,491 plus a $840,073 contingency.</td>
</tr>
<tr>
<td>Bicycle Routes on El Segundo Blvd. and Nash St.</td>
<td>Improvements to the City’s public bicycle network, consistent with the adopted South Bay Bicycle Plan, at no cost to the City.</td>
</tr>
<tr>
<td>Coral Circle Connection</td>
<td>If agreements can be reached with property owners on Coral Circle, Parcels 20 and 22 would be available to the City at no cost to allow public street access between Nash Street and Coral Circle.</td>
</tr>
<tr>
<td>Parcel 26 Access</td>
<td>If Continental Boulevard becomes publicly accessible, then Parcel 26 would be available to the City at no cost to allow for additional public street access to the golf course.</td>
</tr>
<tr>
<td>Green Line Station Bike Parking</td>
<td>$75,000 contribution towards construction.</td>
</tr>
<tr>
<td>Green Line Pedestrian Easement</td>
<td>Will shorten pedestrian travel distances to and from the adjacent existing Metro Green Line Station thus facilitating use of the Green Line Light Rail.</td>
</tr>
<tr>
<td>El Segundo Sewer Line Capacity</td>
<td>20% of the cost (up to $375,000) of sewer upgrades will be paid by the Developer, if the developer chooses to connect parts of the project to the El Segundo sewer line.</td>
</tr>
<tr>
<td>Recreational Access</td>
<td>New Non-Raytheon employees within the plan area could have access to the recreational area, reducing demand on the City's recreational areas.</td>
</tr>
<tr>
<td>$1,000,000 payment to City.</td>
<td>Public benefit is funds available for immediate use.</td>
</tr>
</tbody>
</table>

The Applicant submitted a Fiscal Impact Analysis to estimate the future increased annual tax revenue that would result from full build-out of the Project. This estimate included increases in business license tax, sales tax, utility users tax and the City’s share of increased property tax. City Planning Division and Finance Department Staff, with assistance from the City’s financial consultant, reviewed the analysis and adjusted assumptions of the analysis based on the City’s best available information. The City adjusted the Applicant’s estimates for sales and business license tax downward. The adjusted increased annual tax revenue estimate, upon full build-out of the Project, is in the range of $2,000,000 to $2,100,000.

**Vesting Tentative Map**

Subdivision No. SUB 11-02 (Vesting Tentative Map No. 71551) would subdivide the project site into 26 separate parcels. A three phase map is proposed. Phase 1 totals approximately 7.35 acres and consists of parcel 15 (3.99 acres) and parcel 16 (3.36 acres) and corresponds with Phase 1 analyzed in the EIR. Phase 2 is approximately 125.4 acres and consists of 22 parcels. Phase 3 is approximately 3.7 acres and consists of parcel 21 (2.25 acres), parcel 26 (0.64 acres) and a portion of parcel 25 (0.8 acres). ESMC § 14-1-6 allows the Planning Commission to deny a request for a
subdivision map only if it makes any of the findings consistent with Government Code § 66474. Based upon the administrative record, it does not appear that any facts would support findings for denial (see findings in attached draft Resolution, Exhibit 1.a). The vesting tentative map would expire twenty-four months after approval or conditional approval but may be extended for a period not to exceed five years at the end of the term of the Development Agreement and any subsequent extensions to the Development Agreement pursuant to Government Code § 66452.6[a](1) and ESMC § 14.4.1-12. The development rights expire when the vesting tentative map expires unless a final map is approved before the expiration date.

General Plan Amendment and Rezoning

The proposed General Plan Amendment and Zone Change would establish the El Segundo South Campus Specific Plan (ESSCSP) as a new land use district. The ESSCSP will allow Raytheon the flexibility expand their operations at the site and/or, alternatively, allow the development of new mixed-use development that is compatible with the existing Raytheon Campus’s facilities and operations.

General Plan Consistency

If the General Plan Amendment is approved, the land use designation for the project site will be “El Segundo South Campus Specific Plan.” The EIR includes a General Plan consistency analysis (Table 5.1-1, pages 5.1-8 through page 5.1-16). This consistency analysis identifies that the project is consistent with the City’s General Plan with the exception of certain Circulation Element policies. These policies include the maintenance of acceptable levels of service on Master Plan roadways (C1-1.2), implementation of intersection upgrades to full Circulation element standards (C1-1.5) and ensuring that new roadway links are connected with existing roadways within the City such that the circulation system maintains an Operating Level of Service of “D” or better (C1-1.10). As identified in the EIR’s traffic impact analysis a number of City intersections (identified as intersection numbers 13, 29, 32, 49, 50, 53, 55 and 57) cannot be feasibly mitigated to an insignificant level and will exceed the criteria identified in Circulation Element policies C1-1.2, C1-1.5 and C1-1.10. Before it could approve the project, the City Council would need to adopt a Statement of Overriding Considerations finding that there are positive aspects and public benefits of the project, that when taken as a whole, outweigh the unavoidable negative environmental impacts. A Statement of Overriding Considerations would indicate that all feasible mitigation measures were incorporated into the project. If the City Council did not adopt a Statement of Overriding Considerations, the proposed project could not be approved.

Zoning Consistency

If the Zone Change and Zoning Map Change is approved, the zoning designation for the project will be El Segundo South Campus Specific Plan. The Specific Plan would augment the development standards of the City’s zoning regulations. When an issue, condition or situation occurs which is not covered or provided for in the Specific Plan, the ESMC zoning regulations that are most applicable to the issue, condition or
situation will apply. The submitted Conceptual Development Scenario meets the development standards set forth in the ESSCSP Section VI Development Standards.

VI. **Environmental Review**

*Initial Study.* In accordance with 14 California Code of Regulations §15063, an initial study was prepared in October 2012, to identify if the Project could have any potentially significant impacts on the environment. A Notice of Preparation of a Draft Environmental Impact Report was published in the El Segundo Herald, posted at City Hall and mailed to property owners in the project's vicinity and identified interested parties on October 29, 2012. The prepared Initial Study underwent the CEQA required 30-day public review period between October 29, 2012 and November 28, 2012. A public scoping meeting was held on November 5, 2012 where Planning staff provided an introductory presentation and the meeting was opened for public and agency comment regarding topics that should be analyzed in the EIR. A staff presentation introducing the Project to the City Council was held on November 20, 2012.

The following agencies submitted Notice of Preparation comment letters: State of California Department of Transportation (CalTrans); State of California Native American Heritage Commission; State of California Public Utilities Commission; County of Los Angeles Fire Department; County of Los Angeles Department of Parks and Recreation; County Sanitation District; County of Los Angeles Airport Land Use Commission; City of Los Angeles Department of Transportation; Metropolitan Transportation Authority (Metro); and the South Coast Air Quality Management District. The primary issues raised in the agency comment letters were included in the EIR analysis. The EIR sections where the scoping comments have been addressed are identified on EIR Page 2-3. Two members of the public, Sharon Houston and Dan Demeo, also commented during the public scoping period and the issues raised in their letters have also been included in the EIR analysis.

*Circulation of Draft EIR.* In accordance with 14 California Code of Regulations §§15085-15087, the Notice of Completion and Availability of Draft Environmental Impact Report and Notice of Public Hearing was published in the El Segundo Herald, posted at City Hall and mailed to property owners in the vicinity of the project site and identified interested parties on July 10, 2014. This notice identified a 45-day public comment period on the completed Draft EIR from July 14, 2014 to August 27, 2014. The notice also stated that a Planning Commission public hearing would be held July 24, 2014. During the 45-day review period for the Draft EIR the City received written comment from the following agencies: CalTrans; Metro; County of Los Angeles Fire Department; County of Los Angeles Public Works; County of Los Angeles Airport Land Use Commission; and the County of Los Angeles Sanitation District. An additional written comment was received on November 14, 2014 from Southern California Edison. No public comments were raised at the July 24, 2014 Planning Commission meeting regarding the DEIR. On October 13, 2014, one public inquiry was received from Mike Shuskin regarding DEIR document availability at the Public Library and on the City's website. Availability of the document at the two locations was confirmed by Staff. Additionally, Mr. Shuskin inquired if modification of the Lakes municipal golf course was part of the project's scope. City staff confirmed that modification of the
City golf course was not a part of the project and the only item related to this topic was a proposed 20-year offer to dedicate Parcel 26. Parcel 26 could potentially allow for vehicular access to the east side of the City golf course.

In accordance with 14 California Code of Regulations §15088 written responses to all the received comment letters have been included in Section 12 of the Final EIR. Section 12 includes the original agency letter as well as the City's response to each of the agency's comments.

Environmental Findings. The Draft Planning Commission Resolution (Exhibit 1) includes the draft CEQA environmental findings. The Resolution also includes a draft Statement of Overriding Considerations that finds that the Project's unavoidable significant impacts are acceptable to the City when balanced against the Project's benefits.

Summary of EIR Conclusions

The Project's Initial Study identified certain CEQA subject areas as having less than significant potential impacts and therefore analysis of these subject areas are not included in the EIR's analysis. The following subject areas were screened out and the Initial Study evaluation was deemed to be sufficient: Aesthetics, Agricultural and Forest Resources, Biological Resources, Cultural Resources, and Mineral Resources.

The following is a summary of the analysis and findings for environmental issue areas included in the EIR:

Land Use and Planning (EIR Section 5.1). The EIR identifies that the proposed project is consistent with the ESMC and the City's General Plan, with the exception of Circulation Element Policies C1-1.2, C1-1.5 and C1-1.10. As discussed in the General Plan Consistency subsection above, these policies deal with maintaining levels of service for roadways and intersections. After implementation of feasible mitigation measures, certain study intersections will still exceed Circulation Element identified thresholds and the project will have a significant and unavoidable impact. Further discussion of the specific transportation related impacts is included in the Transportation and Traffic discussion below.

The Land Use and Planning Section also analyses the Project's consistency with the Southern California Association of Government's 2012 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) because the project meets the criteria to be considered regionally significant. EIR Table 5.1-3 contains the analysis of the project against applicable goals of the SCS/RTP. The EIR concludes the Project is consistent with the RTP/SCS goals and growth forecasts and the project will have a less than significant impact related to this regional land use plan.

Transportation and Traffic (EIR Section 5.2). The EIR evaluates 71 intersections for project impacts. The majority of intersections are located in the City of El Segundo, however the location of study intersections range from Redondo Beach to the south, Los Angeles to the north, and the I-405 on- and off-ramps to the east. The original scope of the transportation analysis was extensive because of the Project's size. This
scope of work was additionally expanded because of Metro and CalTrans comments during EIR scoping. Metro identified the project as regionally significant and the EIR must analyze any County Congestion Management Plan (CMP) study intersections where the project adds more than 50 peak hour trips. The CMP is a State mandate that requires the County to address the impact of local growth on the regional transportation system. Designation of the project as regionally significant led to the addition of CMP intersections located far from the project site. CalTrans commented on trip generation, trip distribution and trip assignment methodology. City staff and the City's traffic consultant met with CalTrans technical staff to ensure the analysis met CalTrans criteria.

The traffic analysis was completed using two different methodologies. Cities and the County use Intersection Capacity Utilization (ICU) which grades intersections from A to F based on intersection volume to capacity (V/C). Each jurisdiction defines its own impact threshold and this threshold is not the same for all jurisdictions. CalTrans uses the Highway Capacity Manual (HCM) method which grades intersections from A to F based on vehicle delay. Some study intersections were screened under both methods because they are under both local and State jurisdiction. The traffic study concludes that significant and unavoidable traffic impacts will occur at 16 intersections at full project build-out (Phase II). The study also concludes there is a significant and unavoidable impact at one intersection at the completion of Phase I.

Based on local City thresholds for significant impacts the project is forecast to result in significant impacts at one intersection in the City of Hawthorne for Phase I (See EIR page 5.2-76) and significant impacts at 11 local intersections at the completion of Phase II (See EIR page 5.2-96). The impacts at one of the intersections with Phase II impacts can be mitigated (Intersection 49 in Hawthorne). Therefore 10 local jurisdiction intersections will have significant traffic impacts after all feasible mitigations are completed. Three of the intersections with significant and unavoidable impacts were evaluated under City of El Segundo criteria, five were evaluated under City of Hawthorne criteria, one under City of Los Angeles criteria and one under City of Redondo Beach criteria (See EIR page 5.2-100).

Based on CalTrans thresholds, the project is forecast to result in no significant impacts during Phase I and significant impacts at three State Highway intersections at the completion of Phase II (See EIR page 5.2-103). The impacts at one intersection can be mitigated (Intersection 57, Sepulveda/Rosecrans). Therefore two State Highway Intersections will have significant traffic impacts after all feasible mitigations are completed (See EIR page 5.2-106).

Based on County significance thresholds, the project is forecast to result in no significant impacts to intersections for Phase I of the project and significant impacts at six CMP intersections at the completion of Phase II (See EIR page 5.2-115). There are no feasible mitigations identified for the project therefore six CMP intersections are forecasted to have significant impacts.

In summary, the traffic study concludes that there is: one unavoidable local jurisdiction impact in Phase I, 10 unavoidable local jurisdiction impacts for Phase II, two unavoidable State highway impacts for Phase II, and six unavoidable CMP impacts for
Phase II. The City Council must find that the benefits of the ESSCSP project outweigh the impacts to these intersections. The draft Statement of Overriding Considerations identifies that there are economic and transportation improvement benefits that outweigh the significant intersection impacts.

Air Quality (EIR Section 5.3). The air quality analysis includes evaluation of both short-term and long-term air quality impacts. The application of four mitigation measures would mitigate short-term air quality impacts to less than significant levels. The long-term air quality impacts could be lessened though project design features, such as bike and pedestrian paths and more dense and diverse land use, but the project still exceeds some of long term air quality thresholds. After all feasible mitigation the project will not exceed fine and ultra-fine particulates and sulfur dioxide thresholds. The Project’s will exceed long-term thresholds for nitrogen dioxide (NOx), carbon monoxide (CO) and Reactive Organic Gases (ROG). In order to approve the project the City must finding the project’s benefits outweigh the significant impacts related to NOx, CO and ROG emissions.

Greenhouse Gas (EIR Section 5.4). The EIR identifies that after implementing Mitigation Measure GHG-1, which includes energy efficiency, water conservation, solid waste and transit accessibility provisions, the total project emissions is forecasted to exceed the State threshold used in the EIR. In order to approve the project the City must rely on the finding that the project’s benefits outweigh significant GHG impacts.

Noise (EIR Section 5.5). This section analyzes both short-term construction related impacts from the project and long-term mobile and stationary noise impacts. Any significant short-term noise impacts can be mitigated through compliance with Mitigation Measure N-1. No significant long-term noise impacts were identified.

EIR issue areas with impacts that can be mitigated below significant. The following issue areas have impacts that can be fully mitigated: Geology and Soils (EIR Section 5.6), Hazards and Hazardous Materials (Section 5.7), Hydrology and Water Quality (EIR Section 5.8), and Utilities and Service Systems (EIR Section 5.11).

EIR Issue Areas with no significant impacts identified. The following issue areas studied in the EIR did not require mitigation: Population and Housing (EIR Section 5.9) and Public Services and Recreation (EIR Section 5.10). In addition, Cultural Resources was evaluated and screened out from further EIR review as part of the Initial Study evaluation of the project. During the EIR public scoping period the State Native American Heritage Commission (NAHC) identified consultation with four tribal groups was required. These groups were contacted by mail, consistent with State requirements (SB 18). Comments were received from Gabrieleno/Tongva San Gabriel Band of Mission Indians, Gabrieleno Band of Mission Indians and the Gabrieleno-Tongva Tribe that a cultural monitoring occur during any earthmoving activities. The project will be conditioned to comply with these requests.

EIR Alternatives

CEQA requires that identification and analysis of alternatives to a project be included in the environmental review. The four alternatives studied in the EIR are: 1) No
Project/No Development; 2) No Project/Existing Entitlement; 3) Raytheon Only Alternative; and 4) Conceptual Plan with Coral Circle. A full description of each of these alternatives is located in EIR Section 7.0.

CEQA requires identification of an "environmentally superior" alternative through a comparison of the alternatives with each other and the project. The "No Project/No Development Alternative" is the environmentally superior alternative identified in the EIR (See EIR page 7-51 for a comparison of alternatives) because it avoids most impacts associated with development of the proposed Project, but it does not meet any of the Project objectives. If the No Project Alternative is identified as the environmentally superior alternative, CEQA requires identification among the other alternatives of an environmentally superior alternative. The Raytheon Only alternative generally lessens all significant impacts by 35%. Projected employment would only be slightly less than the Project and the Project would generally meet all the Project objectives, although to a lesser degree than the proposed project.

VII. Inter-Departmental Comments

Project application materials were routed to the Public Works Department for comment on May 15, 2012 and an Inter-departmental staff meeting on the Project was held on June 12, 2012. On July 30, 2014 the Draft EIR was circulated to all City Departments for review and comment. Comments were received from the following Divisions and Departments: Public Works Engineering Division, Public Works Water Division, Recreation and Parks Department, Building Safety Division, Police Department, Fire Department Environmental Safety Division and Fire Department Fire Prevention Division. Where applicable and a nexus can be demonstrated, any issues identified in the comments have been incorporated into the Resolution conditions of approval.

VIII. Application Findings

General Plan Amendment and Specific Plan Findings - As set forth in Section 4 of the draft Resolution the proposed El Segundo South Campus Specific Plan General Plan Designation is consistent with the General Plan Goals, Policies and Objectives with the exception of Circulation Element Policies C1-1.2, C1-1.5 and C1-1.10. In order for the City Council to approve the project with significant unmitigated impacts, the City Council must adopt a Statement of Overriding Considerations finding that the positive aspects of the project, taken as a whole, outweigh the unavoidable negative environmental impacts.

Zone Change Findings - As set forth in Section 5 of the draft Resolution the proposed change of the zoning designation of the property from Light Industrial (M-1) to El Segundo South Campus Specific Plan (ESSCSP) can meet the findings required by ESMC §15-26-4B.

Zone Text Amendment Findings - As set forth in Section 6 of the draft Resolution proposed Zone Text Amendment an amendment to ESMC § 15-3-2 to add the ESSCSP as a Specific Plan within the City is necessary for consistency with the General Plan.
Development Agreement – As set forth in Section 7 of the draft Resolution the City’s required findings to approve a development agreement can be met.

IX. Conclusion

Planning staff recommends that the Planning Commission consider adopting Resolution No. 2765. The draft Statement of Overriding Considerations notes that the unavoidable significant air quality, greenhouse gas, land use and planning, and transportation and traffic impacts identified in the EIR are acceptable when balanced against the benefits of the Project.

X. Exhibits

1. Draft Planning Commission Resolution No. 2765 and Exhibits including:
   a. Draft Project Conditions of Approval
   b. Amendment to General Plan Land Use Designations subsection
   c. Amendment to General Plan Land Use Plan Southeast Quadrant subsection
   d. Amendment to 1992 General Plan Summary of Existing Trends Build-out
   e. General Plan Land Use Map Amendment
   f. Zoning Map Amendment
   g. Draft El Segundo South Campus Specific Plan
   h. Draft Development Agreement
   i. Mitigation Monitoring and Reporting Program
   j. Environmental Findings of Fact and Statement of Overriding Considerations
   k. Final Environmental Impact Report including Mitigation Monitoring and Reporting Program, Response to Comments, and Errata Sheet
   l. Vesting Tentative Map (VTM) No. 71551

2. 11" x 17" Conceptual Site Plan

3. Conceptual Elevations/Renderings

Prepared by: Masa Alkire, AICP, Principal Planner

________________________
Kimberly Christensen, AICP, Planning Manager
Planning and Building Safety Department

________________________
Sam Lee, Director
Planning and Building Safety Department
EXHIBIT 5

PLANNING COMMISSION RESOLUTION NO. 2765

OCTOBER 22, 2015
RESOLUTION NO. 2765

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE ENVIRONMENTAL IMPACT REPORT (ENVIRONMENTAL ASSESSMENT NO. EA-905) FOR THE EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN PROJECT; ADOPT GENERAL PLAN AMENDMENT AND GENERAL PLAN MAP AMENDMENT NO. GPA 11-01, SPECIFIC PLAN NO. SP 11-01, ZONE CHANGE AND ZONING MAP AMENDMENT NO. ZC 11-02, AND ZONE TEXT AMENDMENT NO. ZTA 11-01; APPROVE SUBDIVISION NO. SUB 11-02 FOR VESTING TENTATIVE MAP NO. 71551; AND DISAPPROVE DEVELOPMENT AGREEMENT NO. DA 11-02.

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

SECTION 1: The Planning Commission finds and declares that:

A. On December 8, 2011, the Raytheon Company filed an application for Environmental Assessment No. EA-905, General Plan Amendment and General Plan Map Amendment No. GPA 11-01, Specific Plan No. SPA 11-01, Zone Change and Zoning Map Amendment No. ZC 11-02, Zone Text Amendment No. 11-01, Development Agreement No. 11-02, and Subdivision No. 11-02 for Vesting Tentative Map No. 71551 for 26 parcels to re-designate and rezone an approximately 142-acre property at 2000-2100 East El Segundo Boulevard from Light Manufacturing (M-1) Zone to El Segundo South Campus Specific Plan (ESSCSP) to establish development standards for the site;

B. The applications were reviewed by the City of El Segundo Planning and Building Safety Department for, in part, consistency with the General Plan and conformity with the El Segundo Municipal Code (“ESMC”);

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”), and the City’s Environmental Guidelines (City Council Resolution No. 3805, adopted March 16, 1993);

D. An Environmental Impact Report (EIR) was prepared pursuant to the requirements of CEQA Guidelines § 15161;

E. The Planning and Building Safety Department completed its review and scheduled a public hearing regarding the application before the Planning Commission for February 12, 2015;
F. On February 12, 2015, the Commission held a public hearing to receive public testimony and other evidence regarding the applications including, without limitation, information provided to the Commission by City staff and public testimony, and representatives of the Raytheon Company and continued the item;

G. On October 22, 2015, the Commission continued the public hearing on the item to receive additional information regarding project revisions; and

H. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its February 12, 2015 and October 22, 2015 public hearings including, without limitation, the staff reports submitted by the Planning and Building Safety Department.

SECTION 2: Factual Findings and Conclusions. The Commission finds that the following facts exist:

A. The subject property is located at 2000-2100 East El Segundo Boulevard in the southeast quadrant of the City of El Segundo;

B. The property site is a level 142-acre site located south of East El Segundo Boulevard, in the block between South Sepulveda Boulevard and South Douglas Street;

C. The surrounding land uses are primarily low and high-rise office buildings to the north (CO and MU-N Zones); a City retention basin and light industrial uses to the south (M-1 and O-S Zones); light industrial uses and the elevated Metro Green Line track and station to the east (M-1 Zone); and SCE high voltage transmission lines, municipal golf course, and west basin municipal water district facility (O-S and P-F Zones) to the west;

D. The subject site is currently developed with the Raytheon Company’s Space and Airborne Systems (SAS) facility. There is currently 1,802,513 net square feet (2,089,000 million gross square feet) of development in 11 buildings and 6,873 parking spaces located in 20 surface lots on the site. The floor area ratio (FAR) of current development on the site is 0.29;

E. Existing development on the site was originally approved in 1978 through Precise Plan #3-78 that allowed for 2,575,000 square feet of development. The original precise plan was modified through numerous amendments and a precise plan map was established in 1983. The last amendment to the precise plan (Ordinance No. 1103) occurred in 1987. The existing entitlement allows for 2,017,903 net square feet of total development, which is 215,390 net square-feet in development more than the existing development on the site. The allowable FAR under the current entitlement is approximately 0.325;
F. When the original precise plan for the project site was approved, the underlying zoning was Commercial-Manufacturing (C-M). At that time, the C-M Zone did not have a maximum FAR development standard. By 1988, the C-M Zone had a maximum FAR requirement of 1.0. In the early 1990s the project site was re-zoned Light Industrial (M-1), which limits FAR to 0.6;

G. The project is a mixed-use concept allowing for flexibility regarding the location and density of development within the specific plan area. The Specific Plan has mechanisms to allow the transfer of land use types and density within the plan area;

H. The overall development within the Specific Plan area cannot exceed an FAR of 0.60, based on the 142.2 gross acre size of the project site. This would allow for a maximum of 1,930,000 net square feet of new development on the project site and a total maximum development (both existing and new) of 3,718,889 net square feet;

I. Development standards for allowable uses have been developed for the Specific Plan and all uses within the Plan area must be compliant. The allowed uses identified in the development standards include: Office, Financial Institutions, Light Industrial Uses, Research and Development, Movie and Entertainment Facilities, Data Centers, Storage and Warehousing, Health Clubs, Recreational Facilities, Restaurants and Cafes, Retail and Hotels (subject to existing deed restrictions);

J. The total number of traffic trips for new development in the project area cannot exceed the trip ceiling established in the Specific Plan. The trip ceiling for new development consists of 3,120 new PM peak hour trips (631 PM peak hour inbound trips, and 2,489 PM peak hour outbound trips), 3,042 AM new peak hour trips (2,634 AM inbound trips and 408 AM outbound trips) and 26,585 total new daily trips;

K. The proposed General Plan re-designation and rezoning of the Project Site would change the General Plan land use designation from Light Industrial to the El Segundo South Campus Specific Plan (ESSCSP) land use designation and rezone the area from the Light Manufacturing (M-1) Zone to the El Segundo South Campus Specific Plan (ESSCSP) Zone;

L. The ESSCSP contains three land use designations. These are: Commercial/Office Mixed Use (CMU), Office/Industrial Mixed Use (O/I MU) and Open Space/Recreation (OS/REC). The CMU designation applies to six parcels comprised of 24 acres. THE O/I MU designation applies to 11 parcels consisting of 86.6 acres and the OS/REC designation includes 6 parcels consisting of 12 acres. Three un-zoned parcels consisting of 13.6 acres in area are designated as public or private roadways;
M. The project application included a site plan illustrating a Conceptual Development Scenario. The Conceptual Development Scenario contains the following components: 1,788,889 net square feet of existing development, 133,000 net square feet of new retail development, 82,000 net square feet of new warehouse development, 150,000 net square feet of new light industrial development, 1,565,000 net square feet of new office development and a 7.54-acre private outdoor recreational facility;

N. The Project includes a 100-foot wide new public roadway on the east side of the Project site that will connect Nash Street to South Hughes Way. The applicant will be required to construct and dedicate this roadway to the City before occupying any building that produces new traffic trips beyond the trip ceiling of 89 new am peak period trips or 225 pm peak period trips;

O. The Project includes completion of a 4th eastbound travel lane on El Segundo Boulevard along the entire frontage of the Specific Plan area. The applicant is required to construct this roadway improvement as parcels with frontage on El Segundo Boulevard are constructed;

P. The Project includes requirements to extend Continental Boulevard to be a publicly accessible roadway if non-Raytheon users occupy buildings adjacent to that roadway;

Q. The Project includes the construction of a six-foot wide Class I bicycle path adjacent or near El Segundo Boulevard. The Project also includes Class II bicycle lanes in the roadway of the Nash Street extension;

R. The Project includes a $75,000 payment towards construction of bicycle parking facilities at or adjacent to the Metro Green Line El Segundo Station. The Project also includes a requirement that a pedestrian access walkway be provided on the eastern side of the project area to provide access to the Metro Green Line Station;

S. The Project includes a 20-year offer to dedicate Parcels 20 and 22 of Vesting Map No. 71551 to allow a potential future roadway connection from the Nash Street extension to Coral Circle. A 20-year offer to dedicate Parcel 26 is also included in the project to allow potential future roadway access to the east side of the City municipal golf-course if the Continental Boulevard roadway becomes publicly accessible;

T. The Project includes a provision to allow the applicant to connect to the existing City sewer line in El Segundo Boulevard if a contribution of 25% of the cost, up to a maximum of $375,000, of up-grading that sewer line to increase capacity is paid to the City of El Segundo at the time the City awards the project but not later than December 31, 2018;
U. The Project conditions require the Applicant to allow access to the 7.54-acre recreational area identified on Parcel 11 if more than 28.44 acres of the plan area is sold to non-Raytheon users;

V. At the October 22, 2015 Planning Commission meeting, the applicant agreed to pay the City six $500,000 installments for the City's General Fund to be made annually starting on March 31, 2016 and ending on March 31, 2021. These revised payments cannot be used as credit against future development impact fees. The six required payments result in a total of $3,000,000 in new General Fund revenue;

W. The Applicant agrees that if the Nash Street roadway extension is not completed within 10 years of project approval, the applicant will pay City an additional $5,000,000. If the Nash Street roadway extension is not completed within 10 years, the City will receive a total of $8,000,000 in new General Fund revenue through direct payments from the applicant; and

X. The applicant's revised application includes a $.50 per square foot fee for all future development on the site. Future revenue collected from this fee would go to the City's General Fund and could be used for any purpose the City chooses.

SECTION 3: Environmental Assessment. The Planning Commission makes the following environmental findings:

A. The City completed a Draft Environmental Impact Report (DEIR) for this project. A noticed Public Scoping meeting was held 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;

B. The Final EIR, which is attached as Exhibit "K," and incorporated by reference, will be presented to the City Council, which will review and consider information contained in the Final EIR before approving or denying the project in accordance with CEQA Guidelines §15090;

C. Pursuant to CEQA Guidelines §15090 the Final EIR will reflect the City's independent judgment and analysis. The Planning Commission has independently reviewed and analyzed the Draft EIR prepared for the Project. The Draft EIR is an accurate and complete statement of the potential environmental impacts of the project. 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;

D. The Draft EIR generally identifies, 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 Planning Commission finds that nearly all of the potentially significant impacts identified in the Draft EIR are mitigated by corresponding mitigation measures to the extent set forth in the Draft EIR;

E. In accordance with CEQA Guidelines §15091, the City Council will consider written findings regarding each of the significant environmental effects identified in the DEIR before certifying the Final EIR. Each finding will be a rationale of how mitigation measures have lessened identified significant environmental effects to a less than significant level for those effects that have been identified as mitigatable. For the four environmental effects that have been identified in the DEIR as not mitigable to a less than significant level (Land Use and Planning, Transportation and Traffic, Air Quality and Greenhouse Gas Emissions), the findings will provide a rationale on how proposed mitigation measures have substantially lessened these four environmental effects;

F. The DEIR states that the City Council must adopt a Statement of Overriding Consideration if it wishes to approve the project. In accordance with CEQA Guidelines §15093 a Statement of Overriding Consideration will be included in the project’s record for City Council consideration. This statement will identify specific reasons why to support approval of the project based on information in the EIR and in the project’s record; and

G. The Planning Commission recommends that specific issues that should be included in the Statement of Overriding Considerations prepared for the City Council are: a) The Project will help foster economic development, business retention, municipal tax base and job creation in the City; b) The Project provides the opportunity for the City’s largest employer to grow and expand operations within the City; c) Project approval, with the development agreement, will trigger six annual payments of $500,000 towards the City’s General Fund for a total of $3,000,000 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 and a monetary contribution to City sewer improvements.

SECTION 4: General Plan and Specific Plan. If approved, the proposed project conforms to the City’s General Plan, with the exception of Circulation Element policies C1-1.2, C1-1.5, and C1-1.10. For these three Circulation Element policies, reliance on a Statement of Overriding Considerations is required as all feasible mitigation has been incorporated into the project. Conformance with the rest of the General Plan and the El Segundo South Campus Specific Plan is as follows:

A. Following a General Plan Amendment, the General Plan Land Use Designation of the project site would be “El Segundo South Campus Specific Plan (ESSCSP).” This designation is intended to create a plan area that is a flexible mixed-use concept. The Specific Plan contains mechanisms that allow the transfer of land use types and density within the plan area. As conditioned, the proposed project is compatible with the General Plan with the exception of the previously cited Circulation Element policies.

B. The General Plan contains a number of relevant Goals, Objectives, and Policies in the Land Use Element. Implementation of the proposed project is consistent with Land Use Element Policy LU4-1.1 to “require landscaping, its maintenance and permanent upkeep on all new commercial development.” The Specific Plan requires a Master Landscape Concept Plan to be submitted before any development occurs in the Specific Plan area and all development will be reviewed to ensure consistency with this Master Landscape Plan.

C. The proposed project is consistent with Land Use Element Policies LU4-3.2 to “encourage mixed-use developments within one quarter mile of Green Line Stations”; LU4-4.4 to “promote commercial uses, in conjunction with other uses, in buildings within a quarter-mile walking radius of the Green Line stations”; LU4-4.6 to “promote mixed-use development near transit nodes and encourage modes of transportation that do not require an automobile”; and LU4-4.8 to “develop guidelines for mixed-use, high intensity nodes within a quarter mile walking radius of the Green Line stations.” There is an existing Metro Green Line Station adjacent to the northeast corner of the Project site and much of the plan area is within a quarter mile of this station. The Specific Plan allows for a mix of commercial uses to be developed at locations within a quarter mile of the Metro Green Line Station and includes design guidelines and design features that encourage walking and other alternative means of transportation to the Metro Green Line Station. The majority of existing development on the project site within a quarter mile of this Metro Green Line station is surface
parking.

D. The proposed project is consistent with Land Use Element Objective LU4-4 to "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." The Specific Plan allows for a range of commercial uses and includes mechanisms allowing for the flexible transfer of uses and density to different locations within the Specific Plan area. The site is currently developed with little integration into the surrounding area and City street network. The site is currently developed with limited uses and has no support retail services and other commercial uses mixed in with the site's existing office, industrial and research and development uses. The development standards and allowed uses in the Specific Plan will allow for a more flexible use of the site and allow for the mixing of uses. The Specific Plan also has requirements for new pedestrian and traffic improvements.

E. The proposed project is consistent with Land Use Element Policy LU6-1.1 to "continue to provide uniform and high quality park and recreational opportunities to all areas of the City, for use by residents and employees." The existing Raytheon South Campus provides a large recreational facility for use by employees, which provides an amenity to employees and also reduces demand for the use of City recreational facilities. The Specific Plan will continue to provide a large outdoor recreational facility to Raytheon Employees and potentially to other employees located within the plan area.

F. The proposed project is consistent with Land Use Element Policy LU7-1.2 that "no new development shall be allowed unless adequate public facilities are in place or provided for." The utility and public service requirements for the project were evaluated as part of the environmental review process. The required environmental mitigation measures for utilities and services as well as collection of required impact mitigation fees will ensure adequate public facilities are in place or provided.

G. The proposed project is consistent with Land Use Element Policy LU7-1.4 that "storm drain and flood control facilities shall be maintained throughout the City to protect residents and structures from an anticipated 50-year flood." The project application included a proposed drainage system and the EIR analysis of this system concluded that the project will not result in any net increase in storm water discharge. Compliance with the required environmental mitigation measures for hydrology and water quality will ensure compliance with General Plan flood-proofing requirements.

H. The proposed project is consistent with some, but not all, Circulation Element Objectives and Policies based upon a Traffic Study performed for the project. The project is inconsistent with Circulation Element Policies C1-
1.2 to “pursue implementation of all Circulation Element policies such that all Master Plan roadways are upgraded and maintained at acceptable levels of service”; C1-1.5 to “Implement roadway and intersection upgrades to full Circulation Element standards when needed to improve traffic operating conditions and to serve development”; and C1-1.10 to “ensure that new roadway links are constructed as designated in the Master Plan and link with existing roadways with the City such that efficient operation of the circulation system is maintained at an operating Level of Service “D” or better.” The Traffic Study determined that the proposed project would generate 26,585 new daily trips with 3,042 new AM peak hour, and 3,120 new PM peak hour trips. The project has significant impacts at 16 of the 71 studied intersections and these impacts do not have feasible mitigation. Project approval requires the City Council to adopt a Statement of Overriding Considerations.

I. The proposed project is consistent with Circulation Element Policy C1-1.3 to “provide adequate roadway capacity on all Master Plan roadways” and C1-1.5 to “pursue and protect adequate right-of-way to accommodate future circulation system improvements.” The project involves improvements on three roadways: El Segundo Boulevard; Nash Street and Continental Boulevard. The roadways improvements will be constructed in compliance with Circulation Element standards for each applicable roadway classification and will provide right of ways consistent with Circulation Element Exhibit C-10, the City’s Master Plan of Streets.

J. The proposed project is consistent with Circulation Element Policy C1-1.4 to “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 Nash Street extension will result in a north-south roadway in the southeastern quadrant of the City, which is identified as a Future Transportation Corridor in the Circulation Element and noted on the City’s Master Plan of Streets (Circulation Element Exhibit C-10) as circulation “to be developed in conjunction with land development.”

K. The proposed project is consistent with Circulation Element Policy C1-1.6 to “ensure that planned intersection improvements are constructed as designated in Exhibit C-9 to achieve efficient operation of the circulation system at a Level of Service “D” or better where feasible.” All feasible intersection improvements have been identified and are required to be completed as part of the project conditions of approval and mitigation measures. The required intersection improvements do not conflict with the improvements identified in Circulation Element Exhibit C-9.

L. The proposed project is consistent with Circulation Element Policy C1-1.7 to “provide adequate intersection capacity to the extent feasible on Major,
Secondary and Collector Arterials to maintain LOS D and to prevent diversion of through traffic into local residential streets." All feasible intersection improvements to increase capacity on Major, Secondary and Collector Arterials are included as project conditions of approval and mitigation measures. Given the project location in the southeast quadrant of the City, which is located away from the City’s residential areas, and as identified in the EIR, the Project will not divert through traffic to City of El Segundo residential streets.

M. The proposed project is consistent with Circulation Element Policy C2-1.1 to "encourage the development of pedestrian linkages to and from the Metro Green Line stations to encourage and attract intermodal transit/walking trips" and Policy C2-1.3 to "encourage new developments in the City to participate in the development of the city-wide system of pedestrian walkways and require participation funded by the project developer where appropriate." The Development Agreement requires construction of a pedestrian walkway on the east side of the project area to provide convenient pedestrian access to the Green Line El Segundo Station located adjacent to El Segundo Boulevard.

N. The proposed project is consistent with Circulation Element Policy C2-2.8 to "evaluate bikeway system links with the Metro Green Line rail stations and improve access wherever feasible." The Project is required to add a new eastbound Class I bicycle path to El Segundo Boulevard and an easement on the east side of the project area for direct bicycle access into the Metro Green Line El Segundo Station, which will improve bicycle access to the station.

O. The proposed project is consistent with Circulation Element Policy C2-3.10 to "encourage the MTA to provide bike storage facilities at the Metro Green Line rail stations." The Development Agreement requires the developer to pay $75,000 towards construction of bicycle parking facilities at or adjacent to the Green Line El Segundo Station.

P. The proposed project is consistent with Economic Development Element Policies ED1-2.1 to "expand El Segundo's retail and commercial base so that the diverse needs of the City's business and residential communities are met" and ED1-2.2 to "Maintain and promote land uses that improve the City's tax base, balancing economic development and quality of life goals." The Project will add retail and commercial uses at the site, replace existing surface parking lots, increase the City's tax base and add new jobs.

Q. The proposed project is consistent with Economic Development Element Policy ED1-2.3 to "balance the City's economic development program with the City's resources and infrastructure capacity." The Project will result in improvements to the City's roadway network and could potentially result in
improved sewer infrastructure in El Segundo Boulevard. The EIR for the project evaluated utilities and public services and found that City resources and infrastructure capacity can meet the needs of this Project.

R. The proposed project is consistent with Open Space Element Objective OS 1-2 to "preserve existing and support acquisition of additional private park and recreation facilities to foster recognition of their value as community recreation and open space resources." The Project includes the preservation of existing private recreational facilities through relocation of these facilities within the Specific Plan area. The Project also has the potential to expand the user base of these recreational facilities to employers other than Raytheon.

S. The proposed project is consistent with Recreation Element Goal OS1 to "provide and maintain high quality open space and recreational facilities that meet the needs of the existing and future residents and employees within the City of El Segundo." The project maintains high quality open space and recreational facilities for employees working within the Specific Plan area.

T. The proposed project is consistent with Air Quality Objective AQ3-1 to "increase the proportion of work trips made by transit." The project will increase development intensity around an existing Metro Green Line Light Rail Station, consistent with the SCAG RTP/SCS regional mobility plan and the SCAG Compass Blueprint planning policy document.

U. The proposed project is consistent with Air Quality Policy AQ 4-1.1 to "actively encourage the development and maintenance of a high quality network of pedestrian and bicycle routes, linked to key locations, in order to promote non-motorized transportation." The project includes a new bicycle path on El Segundo Boulevard and new bicycle lanes in the Nash Street extension. These new bicycle facilities are consistent with the South Bay Bicycle Plan and will provide better access to the Metro Green Line Light Rail Station adjacent to the site. A new pedestrian easement providing direct access to the Metro Green Line Light Rail Station is also included in the project.

V. The proposed project is consistent with Noise Element Program N1-2.1A to "address noise impacts in all environmental documents for discretionary approval projects, to insure that noise sources meet City Noise Ordinance standards. These source may include: mechanical or electrical equipment, truck loading areas, or outdoor speaker systems." The EIR for the project fully evaluated project noise impacts. The EIR identifies that noise impacts can be fully mitigated.

SECTION 5: Zone Change Findings.
A. Based on the factual findings of this Resolution, the proposed Zone Change is necessary to carry out the proposed project because the proposed General Plan Amendment would change the land use classification of the project site from Light Industrial to El Segundo South Campus Specific Plan. The proposed Zone Change is necessary to maintain consistency with the proposed General Plan land use designation of El Segundo South Campus Specific Plan.

B. The purpose of ESMC Title 15 is to implement the goals, objectives and policies of the El Segundo General Plan. The zone change is consistent with the General Plan goals, objectives and policies discussed in Section 4 of this resolution.

SECTION 6: Zone Text Amendment Findings. Based on the factual findings of this Resolution, the proposed Zone Text Amendment is necessary to carry out the proposed project to establish the proposed El Segundo South Campus Specific Plan (ESSCSP) Zone. An amendment to ESMC § 15-3-2(A)(10) to create the El Segundo South Campus Specific Plan (ESSCSP) is necessary for consistency with the General Plan.

SECTION 7: Development Agreement. The Planning Commission finds the Development Agreement as presented is inadequate and recommends disapproval.

SECTION 8: Subdivision. The Planning 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. As set forth in Section 4 of this Resolution, this project generally meets the goals and objectives of the General Plan and it is consistent with the El Segundo South Campus Specific Plan. Vesting Tentative Map (VTM) No. 71551 proposes 26 new lots. The proposed lots vary in size and meet the minimum lot size requirements established in the El Segundo South Campus Specific Plan.

B. The design of the proposed subdivision is consistent with applicable general and specific plans. As set forth in Section 4, this project meets the goals and objectives of the General Plan with the exception of three Circulation Element policies. Approval of the project relies on a Statement of Overriding Considerations for the subject Circulation Element policies.

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. The previous land use designation was Light Industrial and the zoning designation for the property was Light Industrial (M-1). The new El Segundo South Campus Specific Plan allows for the continued operation of the existing office/manufacturing facility and
allows for expanded commercial and office development that is consistent with existing development surrounding the Project area.

D. The site is physically suitable for the proposed density of development. The proposed project involves subdivision of an approximately 142 acre project site into 26 parcels. 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 M-1 Zone, the previous zoning designation of the site. Each new lot will meet or exceed the minimum size and dimension requirements.

E. The design of the subdivision or the proposed improvements is unlikely to cause substantial 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 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 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: Recommendations. The Planning Commission makes the following recommendations:

A. Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the City Council should certify the Final Environmental Impact Report of Environmental Impacts for Environmental Assessment No. EA-905 as set forth in Exhibit "K"; make findings of fact and adopt a Statement of Overriding Considerations as set forth in Exhibit "J," which are incorporated by reference; and approve General Plan Amendment and General Plan Map Amendment No. GPA 11-01, Specific Plan No. SP 11-01, Zone Change and Zoning Map Amendment No. ZC 11-02, Zone Text Amendment No. ZTA 11-01, Development Agreement No. DA 11-02, and Subdivision No. SUB 11-02 for Vesting Tentative Map No. 71551.

B. The City Council should amend the Land Use Plan ("Land Use Designations
C. The City Council should amend the Land Use Plan ("Southeast Quadrant" subsection) of the Land Use Element of the General Plan to reflect the change of the Project area at 2000-2100 East El Segundo Boulevard from Light Industrial to El Segundo South Campus Specific Plan. The corresponding changes are set forth in attached Exhibit "C," which is incorporated into this Resolution by reference.

D. The City Council should amend the 1992 General Plan Summary of Existing Trends Buildout (Exhibit LU-3) of the Land Use Element to reflect the change of the Project area at 2000-2100 East El Segundo Boulevard from Light Industrial to El Segundo South Campus Specific Plan. The corresponding changes to the Land Use Element are set forth in attached Exhibit "D," which is incorporated into this Resolution by reference.

E. The City Council should amend the General Plan Land Use Map to reflect the change of the Project area at 2000-2100 East El Segundo Boulevard from Light Industrial to El Segundo South Campus Specific Plan (ESSCSP). The corresponding changes to the Land Use Map are set forth in attached Exhibit "E," which is incorporated into this Resolution by reference.

F. The City Council should adopt an ordinance amending the current Zoning Map to reflect a change of the Project area at 2000-2100 East El Segundo Boulevard from Light Industrial (M-1) to El Segundo South Campus Specific Plan. The corresponding changes to the Zoning Map are set forth in attached Exhibit "F," which is incorporated into this Resolution by reference.

G. The City Council should adopt an ordinance approving the El Segundo South Campus Specific Plan, as set forth in attached Exhibit "G," which is incorporated into this Resolution by reference.

H. The City Council should disapprove the Development Agreement by and between the City of El Segundo and the Raytheon Company, as set forth in attached Exhibit "H," which is incorporated into this Resolution by reference.

I. The City Council should, in accordance with the requirements of Public Resources Code §§21081(a) and 21081.6, adopt a Mitigation Monitoring and Reporting Program (MMRP) as set forth in attached Exhibit "I," which is incorporated into this Resolution by reference. The City Council adopts each of the mitigation measures expressly set forth in the MMRP as conditions of approval of the project.
J. The City Council should adopt an ordinance adding § 15-3-2(A)(10) to the ESMC to read as follows:

"10. **El Segundo South Campus Specific Plan**

There is one zone intended to be used within the boundaries of the El Segundo South Campus Specific Plan. The zone is:

ESSCSP - El Segundo South Campus Specific Plan."

K. The City Council should approve Vesting Tentative Map (VTM) No. 71551 (a 26 lot subdivision map) attached as Exhibit “L,” which is incorporated into this Resolution by reference.

SECTION 10: *Reliance on Record.* Each and every one of the findings and determinations 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: *Limitations.* The Planning Commission’s analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission’s lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City’s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 12: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 13: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 14: A copy of this Resolution must be mailed to the Raytheon Company, and to any other person requesting a copy.

SECTION 15: This Resolution is the Planning Commission’s final decision and will become effective immediately upon adoption.
PASSED, APPROVED AND ADOPTED this 22nd day of October, 2015.

Ryan Baldino, Chairperson
City of El Segundo Planning Commission

ATTEST:

Sam Lee, Secretary

Baldino       - aye
Newman        - aye
Nicol         - aye
Nisley        - aye
Wingate       - absent

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

By:                      Karl H. Berger, Assistant City Attorney
PLANNING COMMISSION RESOLUTION NO. 2765

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code ("ESMC"), the Raytheon Company, agrees to comply with the following provisions as conditions for the City of El Segundo's approval of Environmental Impact Report for Environmental Assessment No. EA-905, General Plan Amendment and General Plan Map Amendment No. GPA 11-01, Specific Plan No. SP 11-01, Zone Change and Zoning Map Amendment No. ZC 11-01, Zone Text Amendment No. ZTA 11-01, and Subdivision No. SUB 11-02 for Vesting Tentative Map (VTM) No. 71551 ("Project Conditions").

Planning and Building Safety Department

1. 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.

2. The applicant must comply with all mitigation measures identified in the Final Environmental Impact Report prepared for the Project. A Mitigation Monitoring and Reporting Program (MMRP) was prepared as part of the environmental review for the project and is attached as Exhibit "I" to this Resolution. The mitigation measures of the MMRP are incorporated into these conditions of approval by reference. 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.

3. Before the City issues building permits located on sites within the ESSCSP, the applicant must submit site specific landscape and irrigation plans to the Planning and Building Safety Department and the Parks and Recreation Department for review and approval to demonstrate compliance with the City's Water Conservation regulations and Guidelines for Water Conservation in Landscaping (ESMC §§10-2-1, et seq.). The landscaping and irrigation must be completely installed before the City issues a final Certificate of Occupancy.

4. The applicant must build the Nash Street roadway extension and associated public improvements, in accordance with the El Segundo South Campus Specific Plan. 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.

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5. The applicant must cooperate with the City in creation of a landscaping and lighting assessment district for the Nash Street Extension.

6. The applicant must build the Continental Boulevard Roadway Extension in accordance with the El Segundo South Campus Specific Plan.

7. The applicant must cooperate with the City in creation of a landscaping and lighting assessment district for the Continental Boulevard Extension if a dedication of the Continental Boulevard roadway extension and associated improvements is accepted by the City.

8. The applicant must record a 20-year irrevocable offer of dedication of Parcel 26 of Tentative Vesting Map No. 71551 in accordance with the El Segundo South Campus Specific Plan. 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.

9. The applicant must complete the El Segundo Boulevard roadway and associated right-of-way improvements in accordance with the El Segundo South Campus Specific Plan. The design and construction of the El Segundo roadway and associated improvements is subject to review and approval by the Director of Public Works and Director of Planning and Building Safety.

10. The applicant must construct a Class I bicycle path on El Segundo Boulevard in accordance with the El Segundo South Campus Specific Plan.

11. The applicant must construct Class II bicycle lanes in the Nash Street Extension in accordance with the El Segundo South CampusSpecific Plan.

12. The applicant must pay $75,000 towards the construction of bicycle parking facilities at or adjacent to the Metro Green Line El Segundo Station.

13. The applicant must allow a pedestrian easement across one or a combination of Parcels 13, 14 and/or 24 of Vesting Map No. 71551 to allow direct pedestrian access to the Metro Green Line Light Rail Station in accordance with the El Segundo South Campus Specific Plan. Before recordation, the pedestrian easement must be reviewed.
and approved by the Director of Planning and Building Safety, the Director of Public Works and the City Attorney.

14. The applicant must record a 20-year irrevocable offer of dedication of Parcels 20 and 22 of Vesting Map No. 71551 in accordance with the El Segundo South Campus Specific Plan. 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.

15. To obtain access to sewer service in El Segundo Boulevard a 25% payment by the applicant towards the cost of a sewer line capacity upgrade, up to $375,000, is required not later than December 31, 2018.

16. If the applicant sells more that 20% of the ESSCSP campus area (28.44 acres) to a user other than Raytheon or a Raytheon affiliate, then all employees within the ESSCSP area must be provided access to the 7.54 acre Open Space and Recreational area.

17. The applicant must make annual $500,000 payments to the City as identified in Section 10 of the Development Agreement. Six annual payments are required starting on March 31, 2016 and ending on March 31, 2021. If the Nash Street roadway extension improvements are not completed within 10 years of the effective date of the City Council ordinance approving this project, an additional $5,000,000 payment to the City is required.

18. A $.50 per square foot fee for all new development on the site is required. All revenue from this fee will be deposited to the City’s General Fund.

19. 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.

20. The applicant is required to submit building and engineering plans to Metro for any project site located within 100 feet of the Metro station or rail easement. Clearance of these plans from Metro is required before the City can issue a building permit. Metro requires an Engineering Review Fee for evaluation of any impacts based on adjacency and relationship of proposed new structures to the Metro existing structures.
21. The applicant is required to obtain a Metro Special Operation Permit for use of a pile driver or any other equipment in close proximity to a Metro aerial railway support structure at least one week before starting construction.

22. If required by Metro, the applicant must obtain a track allocation permit for any work within ten feet of a Metro aerial railway support structure. Permits allowing for single tracking or a power shutdown must be obtained from Metro at least two weeks before the start of construction.

23. The applicant must allow Metro representatives access to monitor any construction activity to ascertain if construction activity will have any impacts on Metro Right-of-Way.

24. Wayfinding signage to the Metro Green Line Station and other transportation facilities must be provided at appropriate locations within the Specific Plan area. These signs must be consistent with applicable Metro guidelines for wayfinding signage. The Director of Planning and Building Safety and the Director of Public Works must review and approve the location and appearance of wayfinding signs.

25. Before the City issues a certificate of occupancy for any new building within the ESSCSP, the applicant must contact Metro about employer transit pass programs. The applicant must provide verification of this contact to the Director of Planning and Building Safety.

26. Projects located within the ESSCSP must comply with the City’s Transportation Demand Management (TDM) regulations (ESMC §§15-17-1, et seq.). Evaluation for compliance with the City’s TDM regulations for specific projects will occur as part of the Site Plan Review process identified in ESSCSP § VII.D.

27. 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.

28. A Study Application Package for a second customer dedicated substation must be submitted to Southern California Edison before City approval of a Site Plan Review for any project that would require electrical service from a second substation within the ESSCSP area.
29. The applicant must submit six sets of project plans depicting the El Segundo roadway widening and intersection improvements for Southern California Edison review and approval before City approval of building permits for a building identified as part of Phase II in the EIR.

30. Trash and recycling enclosures must be provided and shown on site plans that are sufficiently large enough to store the necessary bins required for the regular collection of commercial solid waste and recyclable materials. The site plan with the location and dimensions of the trash and recycling enclosure and an elevation view of the enclosure must be provided to the Planning and Building Safety Department for review and approval before the City issues building permits.

31. A qualified cultural resources monitor must be present during earthmoving construction activities. The requirements and procedures set forth in Public Resources Code §§ 5097, et seq., must be implemented if human remains are discovered during site excavation.

32. Ground level mechanical equipment, refuse collectors, storage tanks, generators, and other similar facilities must be screened from view consistent with the development standards and design guidelines contained in the El Segundo South Campus Specific Plan.

33. Exterior lighting must be designed to minimize off-site glare.

34. Buildings must be designed to comply with all ESMC standards for the attenuation of interior noise.

35. At the time of plan check submittal for the first project within the ESSCSP area the applicant must submit funds to cover reasonable first year costs, including City consultant costs, of monitoring all conditions of approval and mitigation measures adopted in the MMRP. Annually thereafter, the applicant is required to replenish funds sufficient to cover the reasonable costs, including City consultants' costs for each year. The Director of Planning and Building Safety, at the Director's discretion, may retain a consultant to coordinate and monitor compliance.

36. Before the City issues a grading permit, building permit, or certificate of occupancy, as applicable, the applicant must provide evidence to the Director of Planning and Building Safety that all mitigation measures in the MMRP are or will be implemented.
37. A Landscape Master Plan for the ESSCSP must submitted to the City before it approves the first Site Plan Review within the Specific Plan area. This Landscape Master Plan is subject to review and approval by the Director of Planning and Building Safety.

38. An overall Master Sign Program for the ESSCSP must be submitted to the City before it approves the first Site Plan Review within the Specific Plan area. This Master Sign Program is subject to review and approval by the Director of Planning and Building Safety.

39. A Trip Budget tracking system, based on the criteria contained in Appendix A of the El Segundo South Campus Specific Plan, must be developed and approved by the Director of Planning and Building Safety. An update of the Trip Budget tracking system is required to be submitted with every Site Plan Review and Plan Check for projects located within the ESSCSP area.

40. The Project Trip Ceiling for the project is the maximum number of vehicle trips permitted for the project. The Project Trip Ceiling for new development within the ESSCSP area consists of:

- 3,042 AM Peak Hour Trips (2,634 In and 408 Out)
- 3,120 PM Peak Hour Trips (631 In and 2,489 Out)
- 26,585 Total Daily Trips

41. Before the City issues a building permit for the first building located within any Phase identified in the EIR, a reclaimed water facility plan must be submitted for review and approval by the Director of Planning and Building Safety and the Director of Public Works.

42. The project must meet all design criteria of the Specific Plan to the satisfaction of the Director of Planning and Building Safety.

**Building Division Conditions**

43. Before the City issues building permits, the applicant must submit a geotechnical/soils report, along with an associated grading plan that addresses the current code to the Planning and Building Safety Department for review and approval.

44. Before the City issues grading permits, the applicant must submit a soils report to the Planning and Building Safety Department for review and approval.
45. Before the City issues building permits, plans must show compliance with the version of the California Building Code, as adopted by the ESMC, in effect at the time of building permit application.

46. Before the City issues grading or building permit for any project within the Specific Plan area, the applicant must provide evidence to the reasonable satisfaction of the Director of Planning and Building Safety that all applicable permits from other agencies are obtained including, without limitation, the California Department of Transportation, Regional Water Quality Control Board (Los Angeles Region), South Coast Air Quality Management District, and Los Angeles County Department of Public Works.

Fire Department Conditions

47. The project must comply with all applicable requirements in the California Fire Code and the International Fire Code, as adopted by the ESMC, and El Segundo Fire Department regulations, in effect at the time of building permit application.

48. Before the City issues a building permit, the applicant must submit a Fire/Life Safety Plan to the Fire Chief (or designee) identifying fire safety precautions during demolition and construction, emergency site access during construction, permanent fire department access, fire hydrant locations and any existing or proposed fire sprinkler system and fire alarm systems.


50. Private fire main systems for each new building or parcel must be from an independent public water supply. There can be no sharing of private fire main systems between parcels.

51. The applicant must provide an automatic fire sprinkler system throughout each building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 13, both as adopted by the ESMC.

52. The applicant must provide the following conditions for any fire features as part of this project: A) A barrier must be provided around
the fire feature to prevent accidental access into the fire feature; B) The distance between the fire feature and combustible material and furnishing must meet the fire feature's listing and manufacturer's requirements; and C) If the feature's protective barrier exceeds ambient temperatures, all exit paths and occupant seating must be a minimum 36 inches from the fire feature.

53. Each building needs to be identified as a separate street address for emergency response purposes.

54. The project must provide on-site collection and dispersion (infiltration) of non-stormwater discharges from testing and maintenance of water-based fire protection systems (fire sprinklers and private fire main systems) and other non-stormwater discharges.

55. Any diesel-powered generators must be approved by the Fire Department, Environmental Safety Division, and provide for secondary containment, placarding, spill detection and prevention. Underground tanks require additional environmental monitoring requirements.

56. The applicant must provide the Environmental Safety Division of the El Segundo Fire Department an inventory of any and all chemicals used in facilities that exceeds 55 gallons, 500 pounds or 200 cubic feet.

57. The applicant, or designee, must contact Underground Service Alert before digging or excavating.

58. Restaurant and industrial activities must have segregated wastewater systems to ensure pre-treatment devices are adequately protected.

Public Works Department Conditions

59. All onsite utilities including, without limitation, water, electricity, gas, sewer and storm drains, must be installed underground. Contact Southern California Edison for required service and underground requirements.

60. The applicant must secure any required encroachment permits from the Public Works Department before commencing any work in the public right-of-way.

61. The project must comply with the latest National Pollution Discharge Elimination System (NPDES) requirements and provide Best
Management Practices (BMPs) for sediment control, construction material control and erosion control.

62. Before the City issues a building permit, the location and sizes of all proposed water meters must be approved by the City’s Water Division.

63. Acceptable water service connection points for future construction in the ESSCSP area is subject to review and approval by the Director of Public Works.

64. The location of existing water service lateral connection points in the ESSCSP area as well as existing and proposed fire hydrant connections area subject to review and approval by the Director of Public Works.

65. City water mains cannot be located on private property. The applicant must provide a main meter in the public right-of-way.

66. Wastewater facilities cannot have structures built over them.

67. Wastewater facilities cannot be designed with curves; they must be straight lines from manhole to manhole. If deviations are needed, they must be made at manholes.

68. A registered civil engineer must provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts, as follows, subject to review and approval from the Public Works Director, or designee:

- The design must follow the criteria contained in the most recent additions of both the Los Angeles County Department of Public Works Hydrology Manual and Standard Urban Storm Water Mitigation Plan. Flows must remain in their historical drainage pattern so as not to impact neighboring properties.

- New development cannot increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.

69. Construction related parking must be provided on-site.
70. All record drawings (as-built drawings) and supporting documentation must be submitted to the Public Works Department before scheduling the project's final inspection.

**Police Department Conditions**

71. Before the City issues a building permit within the ESSCSP, the applicant must submit photometric light studies for Police Chief or designee review and approval. A site plan must be provided showing buildings, parking areas, walkways, and the point-by-point photometric calculation of the required light levels.

72. A schematic plan of the security camera systems for new structures must be submitted for Police Chief or designee review and approval before the City issues a building permit, and must be included as a page in the stamped approved set of plans.

73. Lighting devices must be enclosed and protected by weather and vandal resistant covers.

74. The location and design of crosswalks are subject to Police Chief or designee review and approval review and approval.

75. The location and design of future bicycle racks and bicycle parking areas are subject to Police Chief or designee review and approval.

76. The Police Chief or designee will review new buildings and tenant improvements within buildings during the plan check process. Interior and exterior improvements are subject to Police Chief or designee review and approval. Items subject to review include, but are not limited to, doors and hardware, roll-up doors, stairwells, exterior mounted ladders and trash dumpsters.

77. Street addressing must be a minimum of 6 inches high and must be visible from the street or driving surface, of contrasting color to the background and illuminated during hours of darkness. Addressing must also be shown on plan elevations.

78. All landscaping must be low profile around perimeter fencing, windows, doors and entryways so as not to limit visibility or provide climbing access. Dense bushes cannot be clumped together in a manner that provides easy concealment.

**Construction Conditions**
79. Before any construction occurs within the plan area, the perimeter of the development site must be fenced with a minimum 6-foot high fence. The fence must be covered with a material approved by the Planning and Building Safety Director, or designee, to prevent dust from leaving the site.

80. Public sidewalks must remain open at all times.

81. All haul trucks hauling soil, sand, and other loose materials must either be covered or maintain two feet of freeboard.

82. Construction vehicles cannot use any route except the City’s designated Truck Routes.

83. The applicant must develop and implement a construction management plan for any project located within the Specific Plan area. The construction management plan is subject to Director of Planning and Building Safety and Director of Public Work review and approval. The plan must include measures recommended by SCAQMD Rules 402 and 403.

84. During construction and operations, all waste must be disposed in accordance with all applicable laws and regulations. Toxic wastes must be discarded at a licensed, regulated disposal site by a licensed waste hauler.

Impact Fee Conditions

85. Pursuant to ESMC §§ 15-27A-1, et seq., and before building permits are issued, the applicant must pay a one-time fire services mitigation fee in accordance with City Council Resolution No. 4687. The fee amount must be based upon the adopted fee at the time the building permit is issued unless otherwise provided in the development agreement.

86. Pursuant to ESMC §§ 15-27A-1, et seq., and before building permits are issued, the applicant must pay a one-time police services mitigation fee in accordance with City Council Resolution No. 4687. The fee amount must be based upon the adopted fee at the time the building permit is issued unless otherwise provided in the development agreement.

87. Pursuant to ESMC §§ 15-27A-1, et seq., and before building permits are issued, the applicant must pay a one-time park services mitigation fee in accordance with City Council Resolution No. 4687. The fee amount must be based upon the adopted fee at the time the
building permit is issued unless otherwise provided in the development agreement.

88. Before building permits are issued, the applicant must pay the required sewer connection fees (as specified in ESMC Title 12-3).

89. Pursuant to ESMC §§ 15-27A-1, et seq., and before the City issues a certificate of occupancy for buildings within the Specific Plan, the applicant must pay a one time traffic mitigation fee in accordance with City Council Resolution No. 4443 and the Development Agreement.

90. All required fees, adopted by agencies with jurisdiction over intersections and roadways affected by this Project and identified in the MMRP adopted for this project, must be calculated and collected by affected agencies before Certificates of Occupancy are issued for any building identified as part of Phase II in the EIR. Proof of fee payment must be provided to the Director of Planning and Building Safety.

91. Before building permits are issued, the applicant must pay the required School Fees. This condition does not limit the applicant’s ability to appeal or protest the payment of these fees to the school districts(s).

Miscellaneous

92. Unless otherwise provided by the Development Agreement, the vesting tentative map will expire pursuant to Government Code § 66452.6 and ESMC § 14-1-12.

93. The Raytheon Company, 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-905, General Plan Amendment/General Plan Map Amendment No. GPA 11-01, Specific Plan No. SP 11-01, Zone Change and Zoning Map Amendment No. ZC 11-02, Zone Text Amendment No. ZTA 11-01, Development Agreement No. DA 11-02, and Subdivision No. 11-02 (VTM No. 71551). 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-905, General Plan Amendment/General Plan Map Amendment No. GPA 11-01, Specific Plan No. SP 11-01, Zone Change and Zoning Map Amendment No. ZC 11-02, Zone Text Amendment No. ZTA 11-01,
Development Agreement No. DA 11-02, and Subdivision No. 11-02 (VTM No. 71551), the Raytheon Company, 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, Scott Pozza, on behalf of the Raytheon Company, certifies that they have read, understood, and agree to the Project Conditions listed in this document.

Scott Pozza
Director - Facilities and Real Estate
Space and Airborne Systems
The Raytheon Company, a Delaware Corporation
EXHIBIT 6

GROSS FISCAL IMPACT AND ECONOMIC BENEFIT ANALYSIS

Prepared by

THE KOSMONT COMPANIES

(AUGUST 2015)
RAYTHEON COMPANY
REAL ESTATE DIVISION

GROSS FISCAL IMPACT & ECONOMIC BENEFIT ANALYSIS
EL SEGUNDO SOUTH CAMPUS REDEVELOPMENT

Prepared For:

Raytheon
RAYTHEON COMPANY
2000 East El Segundo Boulevard
El Segundo, CA 90245

Prepared By:

KOSMONT COMPANIES
865 S. Figueroa Street, #3500
Los Angeles, CA 90017
Telephone: (213) 417-3300
www.kosmont.com

AUGUST 2015
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<td>31</td>
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<tr>
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1.0 Executive Summary

1.1 Background and Purpose

Raytheon Company ("Raytheon"), an international technology and innovation company specializing in defense, civil government and cybersecurity markets, has retained Kosmont Companies ("Kosmont") to prepare a gross fiscal impact and economic benefit analysis ("Analysis") in connection with the proposed South Campus redevelopment project ("Project") in the City of El Segundo ("City"). The campus is near full capacity, causing Raytheon to utilize properties in other areas to meet its operational needs. Raytheon is now seeking to increase maximum allowable square footage and obtain approval for additional land uses at the campus.

Kosmont has conducted this Analysis to estimate the primary annual gross fiscal revenues generated for the City, as well as direct, indirect, and induced economic benefits to the local economy, resulting from the construction and ongoing operation (upon stabilization) of the Project.

1.2 Project Description

The Project involves the redevelopment of the existing commercial improvements on approximately 142 acres of land located south of El Segundo Boulevard, west of Douglas Street, and east of Sepulveda Boulevard ("Site"). The Site is located approximately 19 miles southwest of downtown Los Angeles and one mile south of Los Angeles International Airport. (see Exhibits 1.1 and 1.2). The Site is primarily comprised of assessor parcel numbers ("APN") 4138-0140-047 and 4138-0140-013, with the vast majority zoned M-1 for Light Manufacturing. The northwestern portion of the site (approx. 16 acres) is zoned O-S for open space and a small portion (approx. 4 acres), located at the northeastern portion of the site surrounding the Metro Green line station, is zoned P-F for Public Facilities. The Site is currently developed with the Raytheon Company’s Space and Airborne Systems facility and related 11 buildings and surface parking lots. The Project would entail the development of approximately 2.14 million square feet of net new office, light industrial, retail, and warehouse improvements, as detailed in Table 1.1 below.

<table>
<thead>
<tr>
<th>Project Description</th>
<th>New Construction</th>
<th>Demolish</th>
<th>Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial/Retail</td>
<td>148,950 SF</td>
<td>0 SF</td>
<td>148,950 SF</td>
</tr>
<tr>
<td>Warehouse</td>
<td>91,840 SF (18,263) SF</td>
<td>0 SF</td>
<td>73,577 SF</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>168,000 SF</td>
<td>0 SF</td>
<td>168,000 SF</td>
</tr>
<tr>
<td>Office - Raytheon</td>
<td>876,400 SF</td>
<td>(879) SF</td>
<td>875,521 SF</td>
</tr>
<tr>
<td>Office - non-Raytheon</td>
<td>876,400 SF</td>
<td>0 SF</td>
<td>876,400 SF</td>
</tr>
<tr>
<td>Total Building Area (Gross)</td>
<td>2,161,600 SF (19,142) SF</td>
<td>2,142,458 SF</td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>4,000 spaces</td>
<td></td>
<td>4,000 spaces</td>
</tr>
</tbody>
</table>

Source: The Raytheon Company.
Exhibit 1.1: Regional Map

Source: ESRI 2015; The Raytheon Company.
The Analysis illustrates the impacts estimated to result from full build-out and stabilization of the Project based on information provided by Raytheon, the City of El Segundo, Minnesota IMPLAN Group, the Los Angeles County Property Tax Assessor and Auditor-Controller, the California Board of Equalization ("BOE"), ESRI¹, the U.S. Bureau of Labor Statistics ("BLS"), the Raytheon El Segundo South Campus Specific Plan Environmental Impact Report ("EIR"), and HVS Global Hospitality Services.

1.3 Annual Fiscal Revenue Impacts

Upon completion and stabilization, Project operations are estimated to generate approximately $2.6 million to the City in annual general fund revenue from property tax, property tax in-lieu of motor vehicle license fees ("VLF"), sales tax, transient occupancy tax ("TOT"), utility user tax ("UUT"), and business license tax ("BLT") sources as detailed in Table 1.2. This would represent an approximate 4.3% increase in the City’s General Fund revenues as reported for the 2014-15 fiscal year adopted budget². The 30-year present value of annual gross fiscal revenues generated by the Project (discounted at 6.0%) is approximately $48.3 million.

<table>
<thead>
<tr>
<th>Primary Fiscal Revenues</th>
<th>Estimated Annual Total (Stabilized)</th>
<th>Estimated Annual Growth</th>
<th>30-Year Nominal Total (After Stabilization)*</th>
<th>30-Year Present Value (After Stabilization)*</th>
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</thead>
<tbody>
<tr>
<td>Property Tax</td>
<td>$597,300</td>
<td>2.00%</td>
<td>$24,231,300</td>
<td>$10,223,100</td>
</tr>
<tr>
<td>Property Tax In-Lieu of Vehicle License Fees (VLF)</td>
<td>$127,800</td>
<td>2.00%</td>
<td>$5,184,600</td>
<td>$2,187,400</td>
</tr>
<tr>
<td>Sales Tax</td>
<td>$409,300</td>
<td>3.00%</td>
<td>$22,327,100</td>
<td>$9,032,300</td>
</tr>
<tr>
<td>Utility Users Tax (UUT)</td>
<td>$119,400</td>
<td>3.00%</td>
<td>$7,583,500</td>
<td>$3,067,900</td>
</tr>
<tr>
<td>Transient Occupancy Tax (TOT)</td>
<td>$312,000</td>
<td>3.00%</td>
<td>$14,843,500</td>
<td>$6,004,800</td>
</tr>
<tr>
<td>Business License Tax (BLT)</td>
<td>$924,000</td>
<td>3.00%</td>
<td>$43,959,700</td>
<td>$17,783,600</td>
</tr>
<tr>
<td>Total Gross Fiscal Revenues</td>
<td>$2,589,800</td>
<td></td>
<td>$118,129,700</td>
<td>$48,289,100</td>
</tr>
</tbody>
</table>

Source: The Raytheon Company; the Los Angeles County Assessor; Los Angeles County Auditor-Controller; California Board of Equalization; City of El Segundo; Raytheon El Segundo South Campus Specific Plan Environmental Impact Report (EIR); HVS Employment-Hotel Growth Index; Bureau of Labor Statistics; Kosmont Companies 2015.

Notes:
*Calculation is for a 30-year period beginning after stabilization.
Present value discounted at 6.0%
Values in 2015 dollars; CPI escalations not included

1.4 Economic Benefits from Project Construction

Project construction-related expenditures are expected to create short-term construction-related benefits for the local economy. Using a proprietary economic impact model ("IMPLAN"), the Analysis estimates that Project construction will generate approximately 10,159 full-time equivalent ("FTE") jobs, approximately $652.1 million in labor income (i.e. earnings), and

¹ ESRI is a commercially recognized third-party demographic data provider.
² Estimated at $60,642,700, per the City of El Segundo Fiscal Year 2014-15 "Budget at a Glance" document.
approximately $1.5 billion in total economic output through direct, indirect, and induced economic activity. Table 1.3 provides an overview of these construction-related impacts.

Table 1.3: Overview of Economic Benefits from Project Construction

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment (FTE)</td>
<td>10,159</td>
</tr>
<tr>
<td>Labor Income (in $ mil)</td>
<td>$652.1</td>
</tr>
<tr>
<td>Economic Output (in $ mil)</td>
<td>$1,461.6</td>
</tr>
</tbody>
</table>

Source: The Raytheon Company; Los Angeles County Assessor; IMPLAN Model.

Notes:
Values in 2015 dollars

1.5 Economic Benefits from Ongoing Operation

Upon full build-out and stabilization, ongoing Project operations are estimated to generate approximately 8,799 FTE jobs (including direct, indirect, and induced employment, as further explained in “2.3 IMPLAN Modeling”), $794.0 million in direct, indirect, and induced annual labor income, and $3.0 billion in annual economic output through direct, indirect, and induced economic activity.

Table 1.4: Overview of Economic Benefits from Ongoing Operation

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment (FTE)</td>
<td>8,799</td>
</tr>
<tr>
<td>Labor Income (in $ mil)</td>
<td>$794.0</td>
</tr>
<tr>
<td>Economic Output (in $ mil)</td>
<td>$3,025.7</td>
</tr>
</tbody>
</table>

Source: Raytheon El Segundo South Campus Specific Plan Environmental Impact Report (EIR); HVS Employment-Hotel Growth Index; Bureau of Labor Statistics; Kosmont Companies 2015; IMPLAN Model.

Notes:
Benefits at build-out and stabilization.
Values in 2015 dollars

1.6 Permanent On-Site / Direct Jobs

Permanent jobs are based on employment projections in the El Segundo South Campus Specific Plan EIR. According to the EIR, the Project would generate 4,598 permanent jobs upon completion and stabilization.
2.0 Methodology

This Analysis is based on information provided by Raytheon, the City of El Segundo, Minnesota IMPLAN Group, the Los Angeles County Property Tax Assessor and Auditor-Controller, the California BOE, ESRI, the BLS, the Raytheon El Segundo South Campus Specific Plan EIR, and the HVS Global Hospitality Services.

2.1 General Assumptions

General assumptions are as follows with more specific assumptions denoted in Appendix B:

- The Analysis measures gross fiscal and economic impacts (unless otherwise noted).
- Fiscal revenues are estimated for full build-out and stabilized occupancy of the Project.
- Dollar amounts are expressed in 2015 dollars.
- Construction employment figures are short-term, FTE jobs.
- On-site employment figures are permanent FTE jobs.

2.2 Fiscal Revenue Analysis

2.2.1 Property Tax

Property tax revenues are estimated based on the anticipated assessed value of the Project upon full build-out, and the applicable property tax rates for the City as determined by the Los Angeles County Assessor (see Appendices A and K for Project value estimates). The Project is located in County tax rate area ("TRA") 09888. The City general fund receives an approximate 6.32% share of the annual 1.0% general levy placed by the County on the assessed value of the property ($0.06319 of each $1.00 of property tax revenue) in this TRA (see Appendix C).

2.2.2 Property Tax In-Lieu of Motor Vehicle License Fees ("VLF")

Prior to 2004, a percentage of State of California VLF was distributed to cities and counties. As part of the State Budget Act of 2004, the State reduced the VLF rate, and in order to offset the reduction of VLF revenue to cities and counties, the State increased the city and county allocation of Property Tax revenue, funded from the Educational Revenue Augmentation Fund ("ERAF"). The amount of Property Tax In-Lieu of VLF to be distributed to cities and counties was calculated by the State for the 2004-05 fiscal year, and increases each year directly proportional to the change in gross assessed valuation of taxable property in each jurisdiction from the prior year. Project related Property Tax In-Lieu of VLF is estimated based on the incremental amount of assessed value added to the City by the Project, thereby increasing the City's apportionment of Property Tax In-Lieu of VLF (see Appendix D).
2.2.3 Sales and Use Tax

Sales tax revenue projections are based on estimated taxable sales generated on-site within the 148,960 square foot retail component of the Project (on-site / direct sales), by the Project's employee and visitor expenditures at offsite establishments within the City (off-site / indirect spending), and by the City's Sales Tax apportionment of 1.00% (includes 0.25% Triple Flip\(^3\) apportionment).

To estimate the number of Project occupants, the Analysis incorporates employment projections from the El Segundo South Campus Specific Plan EIR and industry standard benchmarks for the number of visitors\(^4\). Estimates for employee spending are based on wage data by industry group from the BLS Quarterly Census of Employment and Wages ("QCEW")\(^5\) and data on taxable expenditures by income bracket from the BLS Consumer Expenditure Survey ("CES"). Visitor spending is approximated by Kosmont based on industry estimates (see Appendices E and F). The Analysis estimates the portion of these expenditures that could be captured within the City, based on citywide household spending potential and retail sales data from ESRI, then nets out the estimated percentage of these expenditures that are anticipated to occur at the onsite retail component. Onsite sales are based on sales per square foot estimates from Raytheon (see Appendix G).

2.2.4 Transient Occupancy Tax ("TOT")

Transient Occupancy Tax revenues are projected based on industry standard metrics for overnight stays as related to professional services office space. The City of El Segundo charges an 8% TOT on the rent charged by the operator. Average daily rates are estimated based on preliminary review of prevailing local hotel room rates (see Appendix H).

2.2.5 Utility User Tax ("UUT")

UUT revenues are approximated based on historic Raytheon utility costs, on Project utility usage as estimated by the El Segundo South Campus Specific Plan EIR, and on industry standard estimates for the land uses included within the Project. The City of El Segundo levies a

---

\(^3\) Triple Flip: In March 2004, California voters approved Proposition 57, which authorized the issuance of $15 billion in bonds to finance a portion of the State's budget deficit and a swap of one-quarter of local sales taxes (0.25%) for an equal amount of "in-lieu" sales taxes to be funded from property tax revenues, specifically, the ERAF. The Triple Flip mechanism is scheduled to expire year-end 2015, an event that is not anticipated to impact the total amount of sales tax revenue generated by the Project. Per the State of California Legislative Analyst's Office, total sales tax revenue allotment to cities and counties will continue to be calculated as an amount equal to 1.00% of taxable sales.

\(^4\) Benchmark of 1 overnight stay (per night) for 10,000 square feet of professional office space, and compared with metrics in HVS Hospitality's "Employment-Hotel Growth Index". Using 1 overnight stay per 10,000 square feet of professional office space yields approximately 175 nightly stays per night. This analysis conservatively assumes 150 overnight stays per night.

\(^5\) The Analysis incorporates wage data from the following NAICS categories: "44-46 Retail Trade" for "Commercial/Retail" employees; "334511 Search, detection, and navigation instruments" for "Warehouse," "Light Industrial," and "Raytheon Office" employees; and on the industry categories "Financial Activities" and "Professional and Business Services" for "Non-Raytheon Office" employees.
3% tax on charges for electricity, gas and water charges, and a 2% tax on telephone charges (see Appendix I).

2.2.6 Business License Tax ("BLT")

BLT revenues are estimated based on the Project's anticipated employee count and square footage. The City of El Segundo levies a BLT on commercial businesses, comprised of a base fee of $99.66 for a commercial business entity's first 10 employees and first 5,000 square feet occupied, plus $123.44 for each additional employee and $0.23 per additional square foot occupied (see Appendix J). According to the City's BLT department, BLT obligation can be offset by 40% of the 1.0% of onsite sales tax revenue to the City.

2.3 IMPLAN Modeling

This Analysis uses the IMPLAN (IMpact analysis for PLANning) econometric input/output model developed by the Minnesota IMPLAN Group to quantify the economic impact to the local region from Project construction and ongoing operations. This proprietary model estimates the economic benefits on the industries in a given geographic area based on known economic inputs, such as construction costs. The model estimates direct, indirect, and induced benefits expressed in terms of increased economic activity ("output"), earnings ("labor income"), and job creation (see Appendices K-Q).

Direct Economic Benefits: Direct benefits refer to the initial changes in total economic output, labor income, and employment resulting from expenditures and/or production value changes. Examples of direct benefits include expenditures made for construction activities necessary to build the Project and the jobs created as a result, as well as the spending, jobs, and personal income associated with Project occupants and operations.

Indirect Economic Benefits: Indirect benefits will result when local firms directly impacted by the Project in turn purchase materials, supplies or services from other firms. Examples would include increased sales of building materials as a result of construction activity and increased sales of inputs related to the business operations of the Project.

Induced Economic Benefits: Induced benefits relate to the consumption spending of employees of firms that are directly or indirectly affected by the Project. These would include all of the goods and services normally associated with household consumption (e.g., housing, retail purchases, local services, etc.).
2.4 Projection of Permanent On-Site / Direct Jobs

Permanent on-site jobs are estimated based on employment projection factors utilized within the El Segundo South Campus Specific Plan EIR.
3.0 Fiscal and Economic Impacts

3.1 Annual Fiscal Revenue Impacts

It is estimated that, upon completion and stabilization, Project operations could generate $2.6 million in annual gross fiscal revenues to the City. To calculate the present value of future fiscal benefits, the various fiscal revenues were projected for a 30-year period. Property tax and property tax in-lieu of VLF revenues were escalated using a 2.0% growth factor (statutory maximum), and sales tax, TOT, UUT, and BLT revenues were escalated using a 3.0% growth factor. A discount rate of 6.0% was used to estimate the present value of future fiscal revenues. The 30-year present value of annual gross fiscal revenues generated by the Project is approximately $48.3 million. Table 3.1 summarizes the gross fiscal impacts from Project operations and appendices A through J illustrate the calculation methodologies for each fiscal revenue category.

3.2 Economic Benefits from Project Construction

Project construction-related expenditures are estimated to generate approximately 10,159 jobs, approximately $652.1 million in labor income, and approximately $1.5 billion in economic output through direct, indirect, and induced economic activity. Table 3.2 summarizes the economic benefits from construction related activities. The full range of benefits by industry category is provided in Appendices L-N.

3.3 Economic Benefits from Ongoing Operation

Upon completion and stabilization, Project operations are estimated to generate approximately 8,799 FTE jobs (including both on-site and off-site jobs), approximately $794.0 million in annual labor income, and approximately $3.0 billion in annual economic output. Table 3.3 summarizes the economic benefits from existing and future Lot operations. The full range of benefits by industry category is provided in Appendices O-Q.

3.4 Permanent On-Site / Direct Jobs

Permanent jobs are based on the El Segundo South Campus Specific Plan EIR projection of 4,598 employees upon Project completion and stabilization.
Table 3.1: Summary of Annual Gross Fiscal Impacts from Ongoing Operation

<table>
<thead>
<tr>
<th>Primary Fiscal Revenues</th>
<th>Estimated Annual Total (Stabilized)</th>
<th>Estimated Annual Growth</th>
<th>30-Year Nominal Total (After Stabilization)*</th>
<th>30-Year Present Value (After Stabilization)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Tax</td>
<td>$597,300</td>
<td>2.00%</td>
<td>$24,231,300</td>
<td>$10,223,100</td>
</tr>
<tr>
<td>Property Tax In-Lieu of Vehicle License Fees (VLF)</td>
<td>$127,800</td>
<td>2.00%</td>
<td>$5,184,600</td>
<td>$2,187,400</td>
</tr>
<tr>
<td>Sales Tax</td>
<td>$469,300</td>
<td>3.00%</td>
<td>$22,327,100</td>
<td>$9,032,300</td>
</tr>
<tr>
<td>Utility Users Tax (UUT)</td>
<td>$159,400</td>
<td>3.00%</td>
<td>$7,583,500</td>
<td>$3,067,900</td>
</tr>
<tr>
<td>Transient Occupancy Tax (TOT)</td>
<td>$312,000</td>
<td>3.00%</td>
<td>$14,843,500</td>
<td>$6,004,800</td>
</tr>
<tr>
<td>Business License Tax (BLT)</td>
<td>$924,000</td>
<td>3.00%</td>
<td>$43,959,700</td>
<td>$17,783,600</td>
</tr>
<tr>
<td><strong>Total Gross Fiscal Revenues</strong></td>
<td><strong>$2,589,800</strong></td>
<td><strong>3.00%</strong></td>
<td><strong>$118,129,700</strong></td>
<td><strong>$48,299,100</strong></td>
</tr>
</tbody>
</table>

Source: The Raytheon Company; the Los Angeles County Assessor; Los Angeles County Auditor-Controller; California Board of Equalization; City of El Segundo; Raytheon El Segundo South Campus Specific Plan Environmental Impact Report (EIR); HVS Employment-Hotel Growth Index; Bureau of Labor Statistics; Kosmont Companies 2015.

Notes:
*Calculation is for a 30-year period beginning after stabilization.
Present value discounted at 6.0%.
Values in 2015 dollars; CPI escalations not included.
# Table 3.2: Summary of Construction-Related Economic Benefits (IMPLAN)

<table>
<thead>
<tr>
<th></th>
<th>Direct</th>
<th>Indirect</th>
<th>Induced</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment (FTE)</td>
<td>5,908</td>
<td>1,741</td>
<td>2,510</td>
<td>10,159</td>
</tr>
<tr>
<td>Labor Income (in $ mil)</td>
<td>$413.4</td>
<td>$107.6</td>
<td>$131.0</td>
<td>$652.1</td>
</tr>
<tr>
<td>Economic Output (in $ mil)</td>
<td>$857.0</td>
<td>$270.3</td>
<td>$334.3</td>
<td>$1,461.6</td>
</tr>
</tbody>
</table>

Source: The Raytheon Company; Los Angeles County Assessor; IMPLAN Model.

Notes:
Values in 2015 dollars
Table 3.3: Summary of Economic Benefits from Ongoing Operations

<table>
<thead>
<tr>
<th>Employment (FTE)</th>
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<tbody>
<tr>
<td>Direct</td>
<td>4,598</td>
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<tr>
<td>Indirect</td>
<td>2,201</td>
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<tr>
<td>Induced</td>
<td>2,000</td>
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<tr>
<td>Total</td>
<td>8,799</td>
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<table>
<thead>
<tr>
<th>Labor Income (in $ mil)</th>
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<tbody>
<tr>
<td>Direct</td>
<td>$441.8</td>
</tr>
<tr>
<td>Indirect</td>
<td>$216.9</td>
</tr>
<tr>
<td>Induced</td>
<td>$135.3</td>
</tr>
<tr>
<td>Total</td>
<td>$794.0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Economic Output (in $ mil)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct</td>
<td>$1,958.7</td>
</tr>
<tr>
<td>Indirect</td>
<td>$683.2</td>
</tr>
<tr>
<td>Induced</td>
<td>$383.9</td>
</tr>
<tr>
<td>Total</td>
<td>$3,025.7</td>
</tr>
</tbody>
</table>

Source: Raytheon El Segundo South Campus Specific Plan Environmental Impact Report (EIR); HVS Employment-Hotel Growth Index; Bureau of Labor Statistics; Kosmont Companies 2015; IMPLAN Model.

Notes:
Benefits at build-out and stabilization.
Values in 2015 dollars
## 4.0 Appendices

### Appendix A: Project Description

<table>
<thead>
<tr>
<th>Project Description</th>
<th>New Construction</th>
<th>Demolish</th>
<th>Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial/Retail</td>
<td>148,960 SF</td>
<td>0 SF</td>
<td>148,960 SF</td>
</tr>
<tr>
<td>Warehouse</td>
<td>91,840 SF</td>
<td>18,263 SF</td>
<td>73,577 SF</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>168,000 SF</td>
<td>0 SF</td>
<td>168,000 SF</td>
</tr>
<tr>
<td>Office - Raytheon</td>
<td>876,400 SF</td>
<td>879 SF</td>
<td>875,521 SF</td>
</tr>
<tr>
<td>Office - non-Raytheon</td>
<td>876,400 SF</td>
<td>0 SF</td>
<td>876,400 SF</td>
</tr>
<tr>
<td><strong>Total Building Area (Gross)</strong></td>
<td>2,161,600 SF</td>
<td>19,142 SF</td>
<td>2,142,458 SF</td>
</tr>
</tbody>
</table>

Parking Spaces: 4,000 spaces

### Project Value

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial/Retail</td>
<td>$600 per SF</td>
</tr>
<tr>
<td>Warehouse</td>
<td>$100 per SF</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>$170 per SF</td>
</tr>
<tr>
<td>Office - Raytheon</td>
<td>$325 per SF</td>
</tr>
<tr>
<td>Office - non-Raytheon</td>
<td>$450 per SF</td>
</tr>
</tbody>
</table>

Total Building Area (Net): $12,663 per stall

Estimated Improvement Value*: $856,982,000
Estimated Land Value**: $88,221,555

**Estimated Total Value**: $945,203,555

*Based on hard and soft construction and financing costs.
**Aggregate land value for assessor parcel numbers 4138-014-047 and 4138-014-013, per Los Angeles County Assessor.

Values in 2015 dollars.

Source: The Raytheon Company; the Los Angeles County Assessor.

Notes:
### Appendix B: Analysis Assumptions

<table>
<thead>
<tr>
<th>Category</th>
<th>Factor</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Property Tax</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Levy</td>
<td>1.00%</td>
<td>County Auditor-Controller</td>
</tr>
<tr>
<td>City of El Segundo Share (TRA #09888)</td>
<td>6.32%</td>
<td>County Auditor-Controller</td>
</tr>
<tr>
<td><strong>B. Property Tax In-Lieu of Vehicle License Fees (VLF)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Taxable Assessed Value within City (2014-2015)</td>
<td>$10,038,433,773</td>
<td>County Auditor-Controller</td>
</tr>
<tr>
<td>Current Property Tax In-Lieu of VLF (2014-2015)</td>
<td>$1,357,000</td>
<td>County Auditor-Controller</td>
</tr>
<tr>
<td><strong>C. Sales Tax</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sales Tax Distribution to City</td>
<td>1.00%</td>
<td>CA Board of Equalization</td>
</tr>
<tr>
<td><strong>D. Utility User Tax (UUT)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility User Tax Rate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric</td>
<td>3.0%</td>
<td>City of El Segundo</td>
</tr>
<tr>
<td>Gas</td>
<td>3.0%</td>
<td>City of El Segundo</td>
</tr>
<tr>
<td>Water</td>
<td>3.0%</td>
<td>City of El Segundo</td>
</tr>
<tr>
<td>Telephone</td>
<td>2.0%</td>
<td>City of El Segundo</td>
</tr>
<tr>
<td><strong>E. Transient Occupancy Tax (TOT)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Tax Rate</td>
<td>8.0%</td>
<td>City of El Segundo</td>
</tr>
<tr>
<td><strong>F. Business License Tax</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Base Tax (first 10 employees &amp; first 5,000 SF)</td>
<td>$99.66</td>
<td>City of El Segundo</td>
</tr>
<tr>
<td>Per Additional Employee (over 10)</td>
<td>$123.44</td>
<td>City of El Segundo</td>
</tr>
<tr>
<td>Per Additional SF (over 5,000)</td>
<td>$0.23</td>
<td>City of El Segundo</td>
</tr>
<tr>
<td>Sales Tax Offset*</td>
<td>40.0%</td>
<td>City of El Segundo</td>
</tr>
</tbody>
</table>

*Source: Los Angeles County Auditor-Controller; California Board of Equalization; City of El Segundo; Kosmont Companies 2015.*

*Notes:*

*Business License Tax obligation is reduced by an amount equal to 40% of the 1% sales tax to the City that is generated by the business.*
## Appendix C: Property Tax

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Property Value</td>
<td>$945,203,555</td>
</tr>
<tr>
<td>Property Tax General Levy</td>
<td>1.00%</td>
</tr>
<tr>
<td>City of El Segundo Share (TRA #09888)</td>
<td>6.32%</td>
</tr>
<tr>
<td><strong>Estimated Property Tax to City</strong></td>
<td><strong>$597,300</strong></td>
</tr>
</tbody>
</table>

Source: County Auditor-Controller: The Raytheon Company.

Notes:
Values in 2015 dollars.
Appendix D: Property Tax in-lieu of VLF

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Property Tax In-Lieu of VLF (2014-2015)</td>
<td>$1,357,000</td>
</tr>
<tr>
<td>Total Taxable Assessed Value within City (2014-2015)</td>
<td>$10,038,433,773</td>
</tr>
<tr>
<td>Property Tax In-Lieu of VLF divided by Assessed Value (AV)</td>
<td>0.000135</td>
</tr>
<tr>
<td>Incremental Property Tax In-Lieu of VLF per $1M increase in AV</td>
<td>$135.18</td>
</tr>
<tr>
<td>Estimated Value</td>
<td>$945,203,555</td>
</tr>
<tr>
<td>Contribution to City Property Tax In-Lieu of VLF</td>
<td>$127,800</td>
</tr>
</tbody>
</table>

Source: Los Angeles County Auditor-Controller, The Raytheon Company.

Notes:
Values in 2015 dollars.
Appendix E: Project Occupants

<table>
<thead>
<tr>
<th>Project Employees</th>
<th>Employment Density Factor (SF/Employee)</th>
<th>Estimated # Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use</strong></td>
<td><strong>SF</strong></td>
<td></td>
</tr>
<tr>
<td>Commercial/Retail</td>
<td>148,960 SF</td>
<td>424</td>
</tr>
<tr>
<td>Warehouse</td>
<td>91,840 SF</td>
<td>1,518</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>168,000 SF</td>
<td>829</td>
</tr>
<tr>
<td>Office - Raytheon</td>
<td>876,400 SF</td>
<td>440</td>
</tr>
<tr>
<td>Office - non-Raytheon</td>
<td>876,400 SF</td>
<td>440</td>
</tr>
<tr>
<td><strong>Total Employment</strong></td>
<td><strong>2,161,500 SF</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Visitors</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Net New Office Space**</td>
<td>1,751,921 SF</td>
<td></td>
</tr>
<tr>
<td>Estimated Number of Overnight Stays (Per Night)***</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>Estimated % of Total Project Visitors Staying Overnight</td>
<td>10%</td>
<td></td>
</tr>
<tr>
<td>Estimated Number of Daily Visitors (Overnight and Day Visitors)</td>
<td>1,500</td>
<td></td>
</tr>
<tr>
<td><strong>Total Daily Visitors</strong></td>
<td><strong>1,500</strong></td>
<td></td>
</tr>
</tbody>
</table>

Source: Raytheon El Segundo South Campus Specific Plan Environmental Impact Report (EIR); HVS Employment-Hotel Growth Index; Kosmont Companies 2015.

Notes:
*Square footage reflects gross new construction. Per EIR, no loss of employment anticipated from demolition of 19,143 square feet of office and warehouse space.
**Based on construction of 1,752,800 square feet of new office space less demolition of 879 square feet of existing office space.
***Based on HVS Employment-Hotel Growth Index estimates and industry standard metrics estimating of 1 overnight stay (per night) for 10,000 square feet of professional office space.
### Appendix F: Employee & Visitor Spending

<table>
<thead>
<tr>
<th>Commercial/Retail Employees</th>
<th>Warehouse Employees</th>
<th>Light Industrial Employees</th>
<th>Office - Raytheon Employees</th>
<th>Office - non-Raytheon Employees</th>
<th>Visitors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Est. Average Annual HH Income (pre-tax)*:</td>
<td>$30,000</td>
<td>$125,000</td>
<td>$125,000</td>
<td>$125,000</td>
<td>$75,000</td>
</tr>
<tr>
<td>Est. Average Daily Spending:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Daily $15.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Annual Retail Expenditures**</th>
<th>Percent</th>
<th>Amount</th>
<th>Percent</th>
<th>Amount</th>
<th>Percent</th>
<th>Amount</th>
<th>Percent</th>
<th>Amount</th>
<th>Percent</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food at home***</td>
<td>10.0%</td>
<td>$2,999</td>
<td>4.2%</td>
<td>$5,188</td>
<td>4.2%</td>
<td>$5,188</td>
<td>4.2%</td>
<td>$5,188</td>
<td>6.0%</td>
<td>$4,489</td>
</tr>
<tr>
<td>Food Away from Home</td>
<td>5.3%</td>
<td>$1,596</td>
<td>3.9%</td>
<td>$4,820</td>
<td>3.9%</td>
<td>$4,820</td>
<td>3.9%</td>
<td>$4,820</td>
<td>4.3%</td>
<td>$3,216</td>
</tr>
<tr>
<td>Alcoholic Beverages</td>
<td>0.9%</td>
<td>$772</td>
<td>0.7%</td>
<td>$776</td>
<td>0.7%</td>
<td>$776</td>
<td>0.7%</td>
<td>$776</td>
<td>0.8%</td>
<td>$556</td>
</tr>
<tr>
<td>Fuel oil and other fuels</td>
<td>0.3%</td>
<td>$54</td>
<td>0.2%</td>
<td>$250</td>
<td>0.2%</td>
<td>$250</td>
<td>0.1%</td>
<td>$250</td>
<td>0.2%</td>
<td>$170</td>
</tr>
<tr>
<td>Other household expenses</td>
<td>1.5%</td>
<td>$463</td>
<td>0.9%</td>
<td>$1,162</td>
<td>0.9%</td>
<td>$1,162</td>
<td>0.9%</td>
<td>$1,162</td>
<td>1.1%</td>
<td>$615</td>
</tr>
<tr>
<td>Housekeeping Supplies</td>
<td>1.3%</td>
<td>$401</td>
<td>0.8%</td>
<td>$992</td>
<td>0.8%</td>
<td>$992</td>
<td>0.8%</td>
<td>$992</td>
<td>0.9%</td>
<td>$682</td>
</tr>
<tr>
<td>Household Furn &amp; Equip</td>
<td>3.2%</td>
<td>$952</td>
<td>2.0%</td>
<td>$2,520</td>
<td>2.0%</td>
<td>$2,520</td>
<td>2.0%</td>
<td>$2,520</td>
<td>2.0%</td>
<td>$1,966</td>
</tr>
<tr>
<td>Apparel &amp; Services</td>
<td>4.2%</td>
<td>$1,266</td>
<td>2.1%</td>
<td>$2,606</td>
<td>2.1%</td>
<td>$2,606</td>
<td>2.1%</td>
<td>$2,606</td>
<td>2.1%</td>
<td>$1,991</td>
</tr>
<tr>
<td>Vehicle Purchases</td>
<td>5.7%</td>
<td>$1,715</td>
<td>3.7%</td>
<td>$4,574</td>
<td>3.7%</td>
<td>$4,574</td>
<td>3.7%</td>
<td>$4,574</td>
<td>4.1%</td>
<td>$3,106</td>
</tr>
<tr>
<td>Gasoline &amp; Oil</td>
<td>6.5%</td>
<td>$1,938</td>
<td>3.1%</td>
<td>$3,891</td>
<td>3.1%</td>
<td>$3,891</td>
<td>3.1%</td>
<td>$3,891</td>
<td>4.5%</td>
<td>$3,357</td>
</tr>
<tr>
<td>Maintenance &amp; Repairs****</td>
<td>1.8%</td>
<td>$552</td>
<td>1.0%</td>
<td>$1,259</td>
<td>1.0%</td>
<td>$1,259</td>
<td>1.0%</td>
<td>$1,259</td>
<td>1.3%</td>
<td>$994</td>
</tr>
<tr>
<td>Drugs</td>
<td>1.2%</td>
<td>$357</td>
<td>0.5%</td>
<td>$516</td>
<td>0.5%</td>
<td>$516</td>
<td>0.5%</td>
<td>$516</td>
<td>0.6%</td>
<td>$469</td>
</tr>
<tr>
<td>Medical supplies*****</td>
<td>0.3%</td>
<td>$85</td>
<td>0.2%</td>
<td>$247</td>
<td>0.2%</td>
<td>$247</td>
<td>0.2%</td>
<td>$247</td>
<td>0.3%</td>
<td>$212</td>
</tr>
<tr>
<td>Entertainment</td>
<td>4.9%</td>
<td>$1,462</td>
<td>3.4%</td>
<td>$4,281</td>
<td>3.4%</td>
<td>$4,281</td>
<td>3.4%</td>
<td>$4,281</td>
<td>4.2%</td>
<td>$3,121</td>
</tr>
<tr>
<td>Personal care products &amp; services</td>
<td>1.4%</td>
<td>$413</td>
<td>0.8%</td>
<td>$988</td>
<td>0.8%</td>
<td>$988</td>
<td>0.8%</td>
<td>$988</td>
<td>1.1%</td>
<td>$532</td>
</tr>
<tr>
<td>Reading</td>
<td>0.2%</td>
<td>$66</td>
<td>0.2%</td>
<td>$201</td>
<td>0.2%</td>
<td>$201</td>
<td>0.2%</td>
<td>$201</td>
<td>0.2%</td>
<td>$123</td>
</tr>
<tr>
<td>Tobacco related</td>
<td>1.1%</td>
<td>$327</td>
<td>0.2%</td>
<td>$233</td>
<td>0.2%</td>
<td>$233</td>
<td>0.2%</td>
<td>$233</td>
<td>0.5%</td>
<td>$403</td>
</tr>
<tr>
<td>Total Taxable Retail Spending Per Year</td>
<td>39.6%</td>
<td>$11,886</td>
<td>23.3%</td>
<td>$29,142</td>
<td>23.3%</td>
<td>$29,142</td>
<td>23.3%</td>
<td>$29,142</td>
<td>29.1%</td>
<td>$21,804</td>
</tr>
<tr>
<td>Total Taxable and Non-Taxable Per Year</td>
<td>49.9%</td>
<td>$14,959</td>
<td>27.7%</td>
<td>$34,574</td>
<td>27.7%</td>
<td>$34,574</td>
<td>27.7%</td>
<td>$34,574</td>
<td>35.3%</td>
<td>$26,510</td>
</tr>
</tbody>
</table>


Notes:
*Based on Quarterly Census of Employment and Wages annual average data for 2013 for the following NAICS categories: "44-45 Retail Trade" for "Commercial" employees; "334511 Search, detection, and navigation services" for "Warehouse," "Light Industrial," and "Raytheon Office" employees; and on the industry categories "Financial Activities" and "Professional and Business Services" for "Non-Raytheon Office" employees.

**Expenditure data based on BLS Consumer Expenditure Survey

****50% of "Maintenance & Repairs" and "Drugs" purchases assumed to be taxable

*****25% of "Medical supplies" purchases assumed to be taxable

Values in 2015 dollars
## Appendix G: Sales Tax

### Offsite Sales Tax

<table>
<thead>
<tr>
<th>Occupant Type</th>
<th>Estimated Annual Taxable Spending</th>
<th>Estimated Capture Rate within City</th>
<th>Less Portion Already Accounted for On-Site</th>
<th>Estimated Taxable Sales Captured / Occupant</th>
<th># of Occupants</th>
<th>Total Taxable Sales Captured</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial/Retail</td>
<td>$11,886</td>
<td>15%</td>
<td>25%</td>
<td>$1,337</td>
<td>351</td>
<td>$469,777</td>
</tr>
<tr>
<td>Warehouse</td>
<td>$29,142</td>
<td>15%</td>
<td>25%</td>
<td>$3,278</td>
<td>61</td>
<td>$198,350</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>$29,142</td>
<td>15%</td>
<td>25%</td>
<td>$3,278</td>
<td>203</td>
<td>$664,395</td>
</tr>
<tr>
<td>Office - Raytheon</td>
<td>$29,142</td>
<td>15%</td>
<td>25%</td>
<td>$3,278</td>
<td>1,992</td>
<td>$6,530,126</td>
</tr>
<tr>
<td>Office - non-Raytheon</td>
<td>$21,804</td>
<td>15%</td>
<td>25%</td>
<td>$2,453</td>
<td>1,992</td>
<td>$4,885,830</td>
</tr>
<tr>
<td>Visitors</td>
<td>$3,900</td>
<td>15%</td>
<td>25%</td>
<td>$439</td>
<td>1,500</td>
<td>$658,125</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6,098</td>
<td><strong>$13,406,604</strong></td>
</tr>
</tbody>
</table>

City Sales Tax Rate 1.00%

### Onsite Sales Tax

<table>
<thead>
<tr>
<th>Occupant Type</th>
<th>Estimated Taxable Sales PSF</th>
<th>Estimated Total Sales</th>
<th>City Sales Tax Rate 1.00%</th>
<th>Annual Sales Tax to City - Onsite</th>
<th>TOTAL SALES TAX TO CITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial/Retail SF</td>
<td>$225</td>
<td>$148,960 SF</td>
<td></td>
<td>$335,200</td>
<td>$469,300</td>
</tr>
</tbody>
</table>

Source: The Raytheon Company; Bureau of Labor Statistics; City of El Segundo; Raytheon El Segundo South Campus Specific Plan Environmental Impact Report (EIR); HVS Employment-Hotel Growth Index; Kosmont Companies 2015.

Notes:
Values in 2015 dollars.
Appendix H: Transient Occupancy Tax

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Number of Overnight Stays (Per Night)</td>
<td>150</td>
</tr>
<tr>
<td>Estimated Number of Overnight Stays (Annual)</td>
<td>260</td>
</tr>
<tr>
<td>Estimated Capture in City of El Segundo</td>
<td>50%</td>
</tr>
<tr>
<td>Estimated Average Daily Room Rate (ADR)</td>
<td>$200</td>
</tr>
<tr>
<td>Estimated Annual Room Revenue</td>
<td>$3,900,000</td>
</tr>
<tr>
<td>Transient Occupancy Tax Rate</td>
<td>8.0%</td>
</tr>
<tr>
<td><strong>Annual Transient Occupancy Tax to City</strong></td>
<td><strong>$312,000</strong></td>
</tr>
</tbody>
</table>

Source: The Raytheon Company; City of El Segundo; HVS Employment-Hotel Growth Index; Kosmont Companies 2015.

Notes:
Values in 2015 dollars.
## Appendix I: Utility User Tax

<table>
<thead>
<tr>
<th>Uses</th>
<th>Units</th>
<th>Electric</th>
<th>Gas</th>
<th>Water</th>
<th>Telephone</th>
<th>Total Annual Utility Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial/Retail</td>
<td>148,960 SF</td>
<td>$1.50 PSF</td>
<td>$0.40 PSF</td>
<td>$0.25 PSF</td>
<td>$0.25 PSF</td>
<td>$357,500</td>
</tr>
<tr>
<td>Warehouse</td>
<td>73,577 SF</td>
<td>$0.50 PSF</td>
<td>$0.40 PSF</td>
<td>$0.03 PSF</td>
<td>-</td>
<td>$68,700</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>168,000 SF</td>
<td>$0.50 PSF</td>
<td>$0.40 PSF</td>
<td>$0.25 PSF</td>
<td>-</td>
<td>$193,200</td>
</tr>
<tr>
<td>Office - Raytheon</td>
<td>875,521 SF</td>
<td>$1.50 PSF</td>
<td>$0.25 PSF</td>
<td>$0.50 PSF</td>
<td>$0.50 PSF</td>
<td>$2,407,700</td>
</tr>
<tr>
<td>Office - non-Raytheon</td>
<td>876,400 SF</td>
<td>$1.50 PSF</td>
<td>$0.25 PSF</td>
<td>$0.50 PSF</td>
<td>$0.50 PSF</td>
<td>$2,410,100</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>4,000 spaces</td>
<td>$45.00 /stall</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$180,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>2,142,458 SF</td>
<td>$3,152,100</td>
<td>$594,200</td>
<td>$957,700</td>
<td>$913,200</td>
<td>$5,617,200</td>
</tr>
<tr>
<td>City UUT Rate</td>
<td></td>
<td>3.0%</td>
<td>3.0%</td>
<td>3.0%</td>
<td>2.0%</td>
<td></td>
</tr>
<tr>
<td><strong>Annual UUT to City - Project</strong></td>
<td></td>
<td>$84,563</td>
<td>$17,826</td>
<td>$23,731</td>
<td>$18,264</td>
<td>$159,400</td>
</tr>
</tbody>
</table>

Source: The Raytheon Company; Raytheon El Segundo South Campus Specific Plan Environmental Impact Report (EIR); Kosmont Companies 2015.

**Notes:**
Estimated utility costs are based on historic Raytheon utility costs, projected utility usage per El Segundo South Campus Specific Plan EIR, and comparable projects. Values in 2015 dollars.
Appendix J: Business License Tax

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Employees</td>
<td>4,598</td>
</tr>
<tr>
<td>Project Square Feet</td>
<td>2,142,458</td>
</tr>
<tr>
<td>Base Tax (first 10 employees &amp; first 5,000 SF)</td>
<td>$99,66</td>
</tr>
<tr>
<td>Per Additional Employee (over 10)</td>
<td>$123.44</td>
</tr>
<tr>
<td>Per Additional SF (over 5,000)</td>
<td>$0.23</td>
</tr>
<tr>
<td>Gross BLT Generated</td>
<td>$1,058,071</td>
</tr>
<tr>
<td>Less: Sales Tax Offset*</td>
<td></td>
</tr>
<tr>
<td>Onsite Sales Tax</td>
<td>$335,200</td>
</tr>
<tr>
<td>Offset</td>
<td>40.0%</td>
</tr>
<tr>
<td></td>
<td>($134,080)</td>
</tr>
<tr>
<td><strong>Total Annual Business License Tax to City</strong></td>
<td><strong>$924,000</strong></td>
</tr>
</tbody>
</table>

Source: Raytheon El Segundo South Campus Specific Plan Environmental Impact Report (EIR); City of El Segundo; Kosmont Companies 2015.

Notes:
*BLT is offset by 40% of the 1% of sales tax to City that is generated by project. Values in 2015 dollars.
### Appendix K: Construction Budget

<table>
<thead>
<tr>
<th>Development Costs</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Hard Costs</td>
<td>$578,854,623</td>
</tr>
<tr>
<td>Soft Costs</td>
<td>$213,505,945</td>
</tr>
<tr>
<td>Financing Costs</td>
<td>$84,621,432</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$856,982,000</strong></td>
</tr>
</tbody>
</table>

Source: The Raytheon Company; Kosmont Companies 2015.

**Notes:**
Costs are estimated based on 66%/25%/8% split between hard, soft and financing costs. Values in 2015 dollars.
## Appendix L: Employment Benefits from New Project Construction (IMPLAN)

<table>
<thead>
<tr>
<th>NAICS</th>
<th>Industry</th>
<th>Direct</th>
<th>Indirect</th>
<th>Induced</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Ag, Forestry, Fish &amp; Hunting</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>21</td>
<td>Mining</td>
<td>0.0</td>
<td>6.0</td>
<td>2.6</td>
<td>8.6</td>
</tr>
<tr>
<td>22</td>
<td>Utilities</td>
<td>0.0</td>
<td>2.6</td>
<td>4.3</td>
<td>6.9</td>
</tr>
<tr>
<td>23</td>
<td>Construction</td>
<td>4,080.4</td>
<td>29.1</td>
<td>18.0</td>
<td>4,137.5</td>
</tr>
<tr>
<td>31-33</td>
<td>Manufacturing</td>
<td>0.0</td>
<td>66.8</td>
<td>33.4</td>
<td>100.3</td>
</tr>
<tr>
<td>42.0</td>
<td>Wholesale Trade</td>
<td>0.0</td>
<td>56.6</td>
<td>59.1</td>
<td>115.7</td>
</tr>
<tr>
<td>44-45</td>
<td>Retail trade</td>
<td>0.0</td>
<td>225.4</td>
<td>466.2</td>
<td>691.6</td>
</tr>
<tr>
<td>48-49</td>
<td>Transportation &amp; Warehousing</td>
<td>0.0</td>
<td>59.1</td>
<td>48.8</td>
<td>108.0</td>
</tr>
<tr>
<td>51</td>
<td>Information</td>
<td>0.0</td>
<td>66.8</td>
<td>42.0</td>
<td>108.8</td>
</tr>
<tr>
<td>52</td>
<td>Finance &amp; Insurance</td>
<td>344.5</td>
<td>166.3</td>
<td>151.7</td>
<td>662.4</td>
</tr>
<tr>
<td>53</td>
<td>Real estate &amp; rental</td>
<td>0.0</td>
<td>58.3</td>
<td>162.8</td>
<td>221.1</td>
</tr>
<tr>
<td>54</td>
<td>Professional-scientific &amp; tech svcs</td>
<td>1,473.2</td>
<td>408.8</td>
<td>103.7</td>
<td>1,985.6</td>
</tr>
<tr>
<td>55</td>
<td>Management of companies</td>
<td>0.0</td>
<td>16.3</td>
<td>9.4</td>
<td>25.7</td>
</tr>
<tr>
<td>56</td>
<td>Administrative &amp; waste services</td>
<td>0.0</td>
<td>297.4</td>
<td>133.7</td>
<td>431.1</td>
</tr>
<tr>
<td>61</td>
<td>Educational svcs</td>
<td>0.0</td>
<td>1.7</td>
<td>114.8</td>
<td>116.5</td>
</tr>
<tr>
<td>62</td>
<td>Health &amp; social services</td>
<td>0.0</td>
<td>0.9</td>
<td>582.7</td>
<td>583.6</td>
</tr>
<tr>
<td>71</td>
<td>Arts-entertainment &amp; recreation</td>
<td>0.0</td>
<td>16.3</td>
<td>60.0</td>
<td>76.3</td>
</tr>
<tr>
<td>72</td>
<td>Accommodation &amp; food services</td>
<td>0.0</td>
<td>92.6</td>
<td>296.5</td>
<td>389.1</td>
</tr>
<tr>
<td>81</td>
<td>Other services</td>
<td>0.0</td>
<td>158.6</td>
<td>186.0</td>
<td>344.8</td>
</tr>
<tr>
<td>92</td>
<td>Government &amp; non NAICS</td>
<td>0.0</td>
<td>18.9</td>
<td>34.3</td>
<td>53.1</td>
</tr>
<tr>
<td><strong>All Industries</strong></td>
<td><strong>5,908.0</strong></td>
<td><strong>1,740.5</strong></td>
<td><strong>2,510.1</strong></td>
<td><strong>10,158.7</strong></td>
<td></td>
</tr>
</tbody>
</table>

Source: The Raytheon Company; Los Angeles County Assessor; IMPLAN Model.

Notes:

NAICS = North American Industry Classification System
### Appendix M: Labor Income Benefits from New Project Construction (IMPLAN)

#### Construction-Related Labor Income Benefits (IMPLAN)

*(In Millions of 2015 Dollars)*

<table>
<thead>
<tr>
<th>NAICS</th>
<th>Industry</th>
<th>Direct</th>
<th>Indirect</th>
<th>Induced</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Ag, Forestry, Fish &amp; Hunting</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
</tr>
<tr>
<td>21</td>
<td>Mining</td>
<td>$0.0</td>
<td>$0.6</td>
<td>$0.2</td>
<td>$0.8</td>
</tr>
<tr>
<td>22</td>
<td>Utilities</td>
<td>$0.0</td>
<td>$0.3</td>
<td>$0.6</td>
<td>$1.0</td>
</tr>
<tr>
<td>23</td>
<td>Construction</td>
<td>$259.7</td>
<td>$1.8</td>
<td>$1.2</td>
<td>$262.7</td>
</tr>
<tr>
<td>31-33</td>
<td>Manufacturing</td>
<td>$0.0</td>
<td>$5.2</td>
<td>$2.6</td>
<td>$7.9</td>
</tr>
<tr>
<td>42.0</td>
<td>Wholesale Trade</td>
<td>$0.0</td>
<td>$4.3</td>
<td>$4.5</td>
<td>$8.8</td>
</tr>
<tr>
<td>44-45</td>
<td>Retail trade</td>
<td>$0.0</td>
<td>$9.0</td>
<td>$18.7</td>
<td>$27.7</td>
</tr>
<tr>
<td>48-49</td>
<td>Transportation &amp; Warehousing</td>
<td>$0.0</td>
<td>$3.5</td>
<td>$2.9</td>
<td>$6.3</td>
</tr>
<tr>
<td>51</td>
<td>Information</td>
<td>$0.0</td>
<td>$8.7</td>
<td>$5.4</td>
<td>$14.1</td>
</tr>
<tr>
<td>52</td>
<td>Finance &amp; insurance</td>
<td>$27.8</td>
<td>$13.4</td>
<td>$12.2</td>
<td>$53.4</td>
</tr>
<tr>
<td>53</td>
<td>Real estate &amp; rental</td>
<td>$0.0</td>
<td>$2.0</td>
<td>$5.5</td>
<td>$7.5</td>
</tr>
<tr>
<td>54</td>
<td>Professional-scientific &amp; tech svcs</td>
<td>$125.9</td>
<td>$34.9</td>
<td>$8.8</td>
<td>$169.6</td>
</tr>
<tr>
<td>55</td>
<td>Management of companies</td>
<td>$0.0</td>
<td>$1.8</td>
<td>$1.0</td>
<td>$2.8</td>
</tr>
<tr>
<td>56</td>
<td>Administrative &amp; waste services</td>
<td>$0.0</td>
<td>$11.4</td>
<td>$5.1</td>
<td>$16.6</td>
</tr>
<tr>
<td>61</td>
<td>Educational svcs</td>
<td>$0.0</td>
<td>$0.1</td>
<td>$5.4</td>
<td>$5.5</td>
</tr>
<tr>
<td>62</td>
<td>Health &amp; social services</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$35.4</td>
<td>$35.4</td>
</tr>
<tr>
<td>71</td>
<td>Arts-entertainment &amp; recreation</td>
<td>$0.0</td>
<td>$0.9</td>
<td>$3.3</td>
<td>$4.2</td>
</tr>
<tr>
<td>72</td>
<td>Accommodation &amp; food services</td>
<td>$0.0</td>
<td>$2.6</td>
<td>$8.4</td>
<td>$11.0</td>
</tr>
<tr>
<td>81</td>
<td>Other services</td>
<td>$0.0</td>
<td>$5.3</td>
<td>$6.5</td>
<td>$11.9</td>
</tr>
<tr>
<td>92</td>
<td>Government &amp; non NAICs</td>
<td>$0.0</td>
<td>$1.7</td>
<td>$3.0</td>
<td>$4.7</td>
</tr>
<tr>
<td><strong>All industries</strong></td>
<td><strong>$413.4</strong></td>
<td><strong>$107.6</strong></td>
<td><strong>$131.0</strong></td>
<td><strong>$652.1</strong></td>
<td></td>
</tr>
</tbody>
</table>

Source: The Raytheon Company; Los Angeles County Assessor; IMPLAN Model.

Notes:
- NAICS = North American Industry Classification System
- Values in 2015 dollars.
Appendix N: Economic Output Benefits from New Project Construction (IMPLAN)

<table>
<thead>
<tr>
<th>NAICS</th>
<th>Industry</th>
<th>Direct</th>
<th>Indirect</th>
<th>Induced</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Ag, Forestry, Fish &amp; Hunting</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.1</td>
</tr>
<tr>
<td>21</td>
<td>Mining</td>
<td>$0.0</td>
<td>$2.1</td>
<td>$0.8</td>
<td>$3.0</td>
</tr>
<tr>
<td>22</td>
<td>Utilities</td>
<td>$0.0</td>
<td>$2.3</td>
<td>$4.3</td>
<td>$6.6</td>
</tr>
<tr>
<td>23</td>
<td>Construction</td>
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<td>$2.5</td>
<td>$563.5</td>
</tr>
<tr>
<td>31-33</td>
<td>Manufacturing</td>
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<td>$32.7</td>
<td>$16.5</td>
<td>$49.2</td>
</tr>
<tr>
<td>42.0</td>
<td>Wholesale Trade</td>
<td>$0.0</td>
<td>$11.8</td>
<td>$12.3</td>
<td>$24.1</td>
</tr>
<tr>
<td>44-45</td>
<td>Retail trade</td>
<td>$0.0</td>
<td>$17.6</td>
<td>$36.5</td>
<td>$54.1</td>
</tr>
<tr>
<td>48-49</td>
<td>Transportation &amp; Warehousing</td>
<td>$0.0</td>
<td>$8.8</td>
<td>$7.2</td>
<td>$16.0</td>
</tr>
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<td>51</td>
<td>Information</td>
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<td>$25.2</td>
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<td>$40.9</td>
</tr>
<tr>
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<td>Finance &amp; insurance</td>
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<td>$164.6</td>
</tr>
<tr>
<td>53</td>
<td>Real estate &amp; rental</td>
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<td>$66.1</td>
<td>$89.6</td>
</tr>
<tr>
<td>54</td>
<td>Professional-scientific &amp; tech svcs</td>
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<td>$59.4</td>
<td>$15.0</td>
<td>$288.7</td>
</tr>
<tr>
<td>55</td>
<td>Management of companies</td>
<td>$0.0</td>
<td>$3.5</td>
<td>$2.0</td>
<td>$5.4</td>
</tr>
<tr>
<td>56</td>
<td>Administrative &amp; waste services</td>
<td>$0.0</td>
<td>$19.2</td>
<td>$8.6</td>
<td>$27.9</td>
</tr>
<tr>
<td>61</td>
<td>Educational svcs</td>
<td>$0.0</td>
<td>$0.1</td>
<td>$8.3</td>
<td>$8.5</td>
</tr>
<tr>
<td>62</td>
<td>Health &amp; social services</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$59.2</td>
<td>$59.2</td>
</tr>
<tr>
<td>71</td>
<td>Arts-entertainment &amp; recreation</td>
<td>$0.0</td>
<td>$1.9</td>
<td>$7.0</td>
<td>$8.9</td>
</tr>
<tr>
<td>72</td>
<td>Accommodation &amp; food services</td>
<td>$0.0</td>
<td>$6.3</td>
<td>$20.3</td>
<td>$26.7</td>
</tr>
<tr>
<td>81</td>
<td>Other services</td>
<td>$0.0</td>
<td>$8.4</td>
<td>$10.4</td>
<td>$18.8</td>
</tr>
<tr>
<td>92</td>
<td>Government &amp; non NAICSs</td>
<td>$0.0</td>
<td>$2.1</td>
<td>$3.8</td>
<td>$5.9</td>
</tr>
</tbody>
</table>

| All industries | $857.0 | $270.3 | $334.3 | $1,461.5 |

Source: The Raytheon Company; Los Angeles County Assessor; IMPLAN Model.

Notes:
NAICS = North American Industry Classification System
Values in 2015 dollars.
## Appendix O: Employment Benefits from Ongoing Operations (IMPLAN)

<table>
<thead>
<tr>
<th>Industry</th>
<th>Direct</th>
<th>Indirect</th>
<th>Induced</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>11 Ag, Forestry, Fish &amp; Hunting</td>
<td>0</td>
<td>10</td>
<td>0</td>
<td>10</td>
</tr>
<tr>
<td>21 Mining</td>
<td>0</td>
<td>30</td>
<td>2</td>
<td>32</td>
</tr>
<tr>
<td>22 Utilities</td>
<td>0</td>
<td>9</td>
<td>4</td>
<td>13</td>
</tr>
<tr>
<td>23 Construction</td>
<td>0</td>
<td>24</td>
<td>8</td>
<td>31</td>
</tr>
<tr>
<td>31-33 Manufacturing</td>
<td>2,255</td>
<td>293</td>
<td>60</td>
<td>2,608</td>
</tr>
<tr>
<td>42.0 Wholesale Trade</td>
<td>0</td>
<td>227</td>
<td>69</td>
<td>296</td>
</tr>
<tr>
<td>44-45 Retail trade</td>
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<td>32</td>
<td>380</td>
<td>764</td>
</tr>
<tr>
<td>48-49 Transportation &amp; Warehousing</td>
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<td>141</td>
<td>46</td>
<td>187</td>
</tr>
<tr>
<td>51 Information</td>
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<td>123</td>
<td>48</td>
<td>171</td>
</tr>
<tr>
<td>52 Finance &amp; insurance</td>
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<td>83</td>
<td>124</td>
<td>207</td>
</tr>
<tr>
<td>53 Real estate &amp; rental</td>
<td>0</td>
<td>92</td>
<td>155</td>
<td>247</td>
</tr>
<tr>
<td>54 Professional-scientific &amp; tech svcs</td>
<td>1,992</td>
<td>420</td>
<td>85</td>
<td>2,496</td>
</tr>
<tr>
<td>55 Management of companies</td>
<td>0</td>
<td>127</td>
<td>9</td>
<td>137</td>
</tr>
<tr>
<td>56 Administrative &amp; waste services</td>
<td>0</td>
<td>292</td>
<td>75</td>
<td>368</td>
</tr>
<tr>
<td>61 Educational svcs</td>
<td>0</td>
<td>2</td>
<td>95</td>
<td>97</td>
</tr>
<tr>
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## Appendix P: Labor Income Benefits from Ongoing Operations (IMPLAN)

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<th>Industry</th>
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Source: Raytheon El Segundo South Campus Specific Plan Environmental Impact Report (EIR); HVS Employment-Hotel Growth Index; Bureau of Labor Statistics; Kosmont Companies 2015; IMPLAN Model.

Notes:

NAICS = North American Industry Classification System

Values in 2015 dollars.
Appendix Q: Economic Output Benefits from Ongoing Operations (IMPLAN)

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<th>Economic Output Benefits from Ongoing Operations (IMPLAN)</th>
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<th>Induced</th>
<th>Total</th>
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Source: Raytheon El Segundo South Campus Specific Plan Environmental Impact Report (EIR); HVS Employment-Hotel Growth Index; Bureau of Labor Statistics; Kosmont Companies 2015; IMPLAN Model.

Notes:
NAICS = North American Industry Classification System
Values in 2015 dollars.
EXHIBIT 7

CONCEPTUAL SITE PLAN

DISTRIBUTED UNDER SEPARATE COVER
EXHIBIT 8

CONCEPTUAL ELEVATIONS/RENDERINGS

DISTRIBUTED UNDER SEPARATE COVER
AGENDA DESCRIPTION:

Consideration and possible action to receive and file this report regarding the Public Works Department emergency preparedness plan for the anticipated 2015/16 El Nino storm events. (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:

(1) Receive and file this report regarding the Public Works Department emergency preparedness plan for anticipated 2015/16 El Nino storm events.

(2) Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

None

FISCAL IMPACT: Included in Adopted Budget

Amount Budgeted: Within Adopted Budget

Additional Appropriation: No

Account Number(s): 

ORIGINATED BY: Stephanie Katsouleas, Director of Public Works

REVIEWED BY: Greg Carpenter, City Manager

APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

The National Oceanic and Atmospheric Administration (NOAA) predicts that this year’s expected El Nino weather conditions will “generally favor below-average temperatures and above-median precipitation across the southern tier of the United States, and above-average temperatures and below-median precipitation over the northern tier of the United States.” There is a greater than 95% chance that El Nino weather conditions will last until spring 2016. Correspondingly, we expect significant periods of heavy rain and possible flooding within the City of El Segundo throughout this winter season. Common impacts associated with heavy rains include flooding, downed power lines and trees/limbs, and debris in streets and catch basins.

The supervisors and managers within Public Works met recently to reaffirm our level of preparedness for the anticipated El Nino events this coming rainy season. Overall, we are very prepared. Herein is a summary of the actions taken by various divisions within Public Works to prepare for the upcoming rainy season (please note that most of these actions are implemented every year):

- **Buildings:** The roof and corresponding drains have all been cleaned, and the gutters are in being cleared out. Staff will continue to monitor these throughout the season to prevent roof flooding during rain events.
- **Sanda bags**: More sandbags have been ordered and Streets crews are working with the Fire Department to ensure they are available to hand out to residents from Fire Stations 1 and 2. Stocks will be replenished after each rain event as needed.

- **ROW Obstructions**: The Recreation/Park and Public Works Departments already have a well established protocol for responding to fallen limbs/trees in the ROW. As an additional precaution, the Streets Division will order extra barricades to ensure there enough on hand in the event of large wind and rain events. Additional cold mix asphalt is being ordered and will be kept on hand to address pot holes that form during rain storms. Hot mix will be used as a secondary measure once the initial problem has been arrested and the weather has cleared.

- **Pumps and Lift Stations**: All of the city’s satellite backup generators have been checked and serviced, and batteries have been replaced as needed. Throughout the rainy season they will be checked monthly to ensure that they are functioning properly. Given the equipment we already have on hand, purchase of additional generators is not necessary unless we have a failure. We also have secured on-call maintenance and repair services for our lift stations, which will enhance our abilities to quickly address any lift station or pump station failures. Please recall that wastewater staff also conduct monthly by-pass drills, which has been in place for the past several years for emergency preparedness.

- **Storm Drains**: The City’s storm drains have been cleared and cleaned in preparation for the rainy season. Known flooding hot spots will be checked regularly throughout rain events, and nearby storm drains kept clear. Storm drains will be checked for debris after each rain event and cleared as needed.

- **Communications**: Historically, Public Works used radios as the primary form of communications between the maintenance yard and vehicles/staff. Within the last five years, however, communication between staff members transitioned overwhelmingly to the use of cell phones and texting. Approximately 18 months ago radio communication capabilities were lost with the transition to fiber and Voice Over IP at the yard. Radio use is now in the process of being revitalized as a backup to cell phones through coordination with the RCC. Additionally, Public Works has reissued the Police Department and dispatch relevant pager numbers for emergency events, and key personnel have exchanged cell phone numbers as a backup to pager calls. Staff will also coordinate with PD to use Nixle for community notification of major events when deemed necessary (e.g., downed power lines, sudden lane/road closures, etc.)

- **Coordination and Continuity**: In addition to the communications protocol outlined above, Public Works is creating a large laminated map for use at the Maintenance Yard during El Nino events. This map will help rain duty crews identify problem locations, manage their resources and provide continuity of information between crew rotations for events lasting more than eight (8) hours. The map will also include other key information such as the emergency number for maintenance of County storm drains, pager/phone numbers of key city personnel, dispatch and mutual aid. Staff is also monitoring NOAA and the National Weather Service websites for current and predicted weather reports to ensure adequate supplies are on hand.

- **Beaches**: The City of El Segundo does not own or maintain any coastal beaches. The beach located adjacent to Chevron is maintained through an agreement between Chevron and the State Lands Commission, and the beach adjacent to the Scattergood Plant is maintained by the Los Angeles County of Beaches and Harbors. Any storm drain-related issues, including trash and debris accumulation is handled by the agencies listed above or by the County of Los Angeles Flood Control District. El Segundo does not have the
proper equipment necessary to handles beach-related impacts, but is able to provide some back-up assistance as needed.

It is worth noting that many of the supervisors within Public Works are employees who have been here for more than 10 years and are intimately familiar with the City’s protocol for emergency and storm related events. We expect that El Nino’s impacts will be coordinated within the framework already well defined within Public Works.

The Recreation and Parks Department will also be providing assistance as needed for emergency response. They are currently in the process of cleaning pipes, catch basins and drains within park grounds, clearing rain gutters at park facilities, inspecting trees branches for cracks or other evidence of other hazardous conditions, and ensuring their vehicles are ready to respond.

Lastly, the City will provide relevant information and links on our website for residents and businesses to reference in their own preparation for this El Nino season.
EL SEGUNDO CITY COUNCIL
AGENDA STATEMENT AGENDA HEADING: Reports of Committees, Commissions and Boards

AGENDA DESCRIPTION:

Consideration of request by the Community Cable Advisory Committee for possible action to adopt a Resolution establishing policies regarding the use of City Cable TV broadcast facilities for the production, broadcast and distribution of Candidate Video Statements for use during local elections (Fiscal Impact: $1,100 estimated per election year)

RECOMMENDED COUNCIL ACTION:

1. Adopt the Resolution.
2. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

1. Resolution
2. Local Municipal Election Candidate Video Statement Guidelines

FISCAL IMPACT: Estimated $1,100 per election year to be absorbed in adopted budget

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</table>

ORIGINATED BY: Dan O'Toole, Community Cable Program Manager
REVIEWED BY: Meredith Petit, Director of Recreation & Parks
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

On July 16, 2013, the Community Cable Advisory Committee presented an item to the City Council establishing policies and defining the use of the City of El Segundo’s Community Cable broadcast facilities for the production of local candidate statements, statements regarding local ballot measures, and third-party sponsored debates/forums. At that time, some members of the City Council expressed concerns related to the topics of local ballot measure statements and third-party sponsored debates/forums. Ultimately, the City Council voted to create a subcommittee to review the proposed Resolution.

Due to the lack of support for those sections of the Resolution (debates/forums and ballot measure statements), the Community Cable Advisory Committee now recommends removing them from the original Resolution to focus solely on the policies related to Candidate Video Statements. The proposal is to expand upon the existing written Candidate Statements currently provided in the Voter Information Pamphlet to also include an electronic video statement opportunity.

A primary core service of the Community Cable Division is to provide El Segundo residents with open government information and programming. The resolution’s goal is to increase voter
awareness of local elections utilizing electronic broadcast mediums while ensuring a neutral and equal opportunity for all candidates. With the increased capabilities of electronic media, the public can access information in new and improved ways.

The next local election takes place in April 2016 and the filing period for candidates occurs between mid-December and mid-January. Written Candidate Statements are due during the filing period. Under the new Resolution, the candidates that are registered on the ballot will be given an opportunity to appear on video and held to the same standards set forth in election codes for the written statement. The Community Cable production staff will not edit or modify the video recording. The attached document entitled “Local Municipal Election Candidate Video Statement Guidelines” provides more detailed information on the procedures and rules for the new program.

On October 13, 2015, the Community Cable Advisory Committee approved the revised Resolution and Statement Guidelines and requested staff to submit a request for City Council’s approval to adopt the Resolution.
RESOLUTION NO. _____

A RESOLUTION ADOPTING POLICIES REGARDING USE OF CITY CABLE BROADCAST FACILITIES FOR THE PRODUCTION AND BROADCAST OF LOCAL ELECTION CANDIDATE STATEMENTS

The City Council of the city of El Segundo does resolve as follows:

SECTION 1: The City Council finds and declares as follows:

A. It is in the public interest for the citizens living within the City to be informed regarding local municipal elections through the televised broadcast of recorded statements by candidates for local elected office during local election campaigns.

B. The City maintains video recording and cable broadcasting facilities, equipment and personnel for the purpose of public education and information dissemination.

C. It is in the public interest for the City to allow qualified candidates to use the City's television and cablecasting facilities to cablecast statements.

D. The production and broadcast of all video recordings must be accomplished in a neutral and nonpartisan manner for the primary purpose of educating and informing the public.

SECTION 2: The City will facilitate, at its cost, the production and cablecast of local municipal election candidate statements in accordance with the requirements of the Elections Code and as designated by applicable City Council Resolution during local election campaigns.

SECTION 3: As the Elections Official, the City Clerk, or designee, may promulgate appropriate administrative policies and procedures for producing, broadcasting, and facilitating local municipal election candidate statements. Generally, the Elections Official should use the following procedures:

A. Using contact information provided by candidates in the Nomination Package, the Elections Official or designee should contact potential candidates directly after the official listing of candidates and ballot order is available, to provide the maximum time possible to schedule programs;
B. After verifying the qualifications the Elections Official or designee may schedule candidate statements for cablecasting.

SECTION 4: In adopting these policies, the City Council reserves its absolute discretion to approve or disapprove any public funding of local municipal election candidate statements.

SECTION 5: This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this ___ day of_____________, 2015.

Suzanne Fuentes, Mayor
I, Tracy Sherrill Weaver, City Clerk of the City of El Segundo, California, hereby certify that the whole number of members of the City Council of the City is five; that the foregoing Resolution No. ______ was duly passed and adopted by said City Council, approved and signed by the Mayor of said City, and attested to by the City Clerk of said City, all at a regular meeting of said Council held on the ______ day of ______, 2015, and the same was so passed and adopted by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

________________________________________________________
Tracy Sherrill Weaver,
City Clerk

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

By: _____________________________________________
   Karl H. Berger
   Assistant City Attorney
Local Municipal Election Candidate Video Statement Guidelines

Candidates for local municipal elections may record a five-minute long candidate video statement. The recording of a statement is voluntary. These guidelines establish the procedures and requirements for the production and broadcast of the statements on El Segundo TV.

Guidelines

Eligibility

- The following individuals are eligible to record a video statement (collectively, “Eligible Individuals”):
  - Candidates – persons qualified to have their names listed on the ballot as a candidate for municipal elective office of the City of El Segundo in accordance with Elections Code §§ 10220-10230 and §§ 10600-10604.
  - Write-in candidates – if there is reasonably sufficient time to schedule a video statement in accordance with these regulations, persons qualified to have written votes on their behalf counted for election to local office in accordance with Elections Code §§ 8600, et seq. and Elections Code §§ 15350, et seq.

Production of Recorded Video Statements

- The City Manager, or designee, will contact Eligible Individuals after receiving the sample ballot and/or upon notification of a qualified write-in candidate by the City Clerk.

- An Eligible Individual who chooses to record a video statement is allocated a one-hour time slot during which time he or she may access the El Segundo TV facilities, record his or her video statement, and review and select the version he or she wishes to use if multiple versions are recorded.

- Video statements will be for up to five-minutes in length. The Eligible Individual is responsible for the reading length of their statement.

- The Eligible Individual may supply a word document of his or her speech for uploading to a teleprompter to use for their video statement taping.

- Eligible Individuals may have one supporter present during the videotaping. However, supporters will not be allowed on camera or heard on the sound track. Such involvement by a supporter will result in disqualification of the video statement for broadcast purposes.

- No visual or audio aids are allowed on camera (this includes campaign buttons, banners, charts, graphs, audio effects or similar aids).

- El Segundo TV staff provides no content editing, with the exception that the El Segundo TV Program Manager may refuse to transmit a statement or a portion of a statement which he or she reasonably believes contains obscenity.
• The role of El Segundo TV staff during production is limited to ensuring that basic settings and production standards are met for each video statement (e.g., camera angle, lighting, sound).

• If more than one version of the video statement is taped during the session, the candidate or spokesperson must confirm in writing their preference of which version they would like to be included in the program before leaving the studio.

• Individuals who choose to record a video statement may not attend other taping sessions or preview other video statements recorded for the same election.

**Broadcast of Recorded Video Statements**

• A 10 second contact slide is shown before each taped video statement begins. The slide includes the following information:
  - Name of candidate or spokesperson
  - Name of office

• To the greatest extent possible, video statements are broadcast back-to-back in the order they are listed on the ballot and/or as proscribed by Elections Code § 13109 when cablecast on El Segundo TV (the “Election Video Program”).

• Video statements are also viewable on the city’s website via video streaming technology.

• The Election Video Program is viewable on El Segundo TV starting approximately 30 days before the election and ending at midnight on the day of the election. Weekly scheduling times for the Election Video Program are established by the El Segundo TV Program Manager or his or her designee.

• The following disclaimer will appear before each broadcast of the Election Video Program:

  “The views expressed by the participants in this program do not necessarily reflect those of the City of El Segundo or its employees. The following recordings are for the sole purpose of the El Segundo Election Video Program and are not to be used for other purposes.”

• Eligible Individuals must execute a hold harmless agreement, in a form approved by the City Attorney, which releases all claims against; indemnifies; and holds harmless the City of El Segundo, its elected and appointed officials, employees, and contractors.

• The Elections Code has specific rules with regard to written candidate statements (E.C. § 13307). For example, written candidate statements are to be focused on the candidate’s own personal background and qualifications, and not on another candidates’ qualifications, character or activities. Candidate statements may be subject to civil or criminal actions because of any false, slanderous or libelous statements (E.C. § 13307(d)).
CITY OF EL SEGUNDO
WARRANTS TOTALS BY FUND

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<td>AIR QUALITY INVESTMENT PROGRAM</td>
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<tr>
<td>116</td>
<td>HOME SOUND INSTALLATION FUND</td>
<td>648.43</td>
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<td>117</td>
<td>HYPERION MITIGATION FUND</td>
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<td>118</td>
<td>TDA ARTICLE 3 - SB 821 BIKeway FUND</td>
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<td>119</td>
<td>MTA GRANT</td>
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<tr>
<td>121</td>
<td>FEDRA</td>
<td>-</td>
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<tr>
<td>120</td>
<td>C.O.P.S. FUND</td>
<td>-</td>
</tr>
<tr>
<td>122</td>
<td>L.A.W.A. FUND</td>
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<td>202</td>
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<td>301</td>
<td>CAPITAL IMPROVEMENT FUND</td>
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<td>302</td>
<td>INFRASTRUCTURE REPLACEMENT FUND</td>
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<td>FACILITIES MAINTENANCE</td>
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<td>WATER UTILITY FUND</td>
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<td>WASTEWATER FUND</td>
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<td>503</td>
<td>GOLF COURSE FUND</td>
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<td>EQUIPMENT REPLACEMENT</td>
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<td>EXPENDABLE TRUST FUND - DEVELOPER FEES</td>
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<td>703</td>
<td>EXPENDABLE TRUST FUND - OTHER</td>
<td>10,563.40</td>
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<td>708</td>
<td>OUTSIDE SERVICES TRUST</td>
<td>6.64</td>
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</table>

TOTAL WARRANTS $ 632,424.54

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Information on actual expenditures is available in the Director of Finance's office in the City of El Segundo.

I certify as to the accuracy of the Demands and the availability of fund for payment thereof.

For Approval: Regular checks held for City council authorization to release.

CODING:

R = Computer generated checks for all non-emergency/urgency payments for materials, supplies and services in support of City Operations

For Rationale:

A = Payroll and Employee Benefit checks

B - F = Computer generated Early Release disbursements and/or adjustments approved by the City Manager. Such as: payments for utility services, petty cash and employee travel expense reimbursements, various refunds, contract employee services consistent with current contractual agreements, instances where prompt payment discounts can be obtained or late payment penalties can be avoided or when a situation arises that the City Manager approves.

H = Handwritten Early Release disbursements and/or adjustments approved by the City Manager

FINANCE DIRECTOR

DATE: 11 - 9 - 30

CITY MANAGER

DATE:
# CITY OF EL SEGUNDO
## PAYMENTS BY WIRE TRANSFER
### 10/19/15 THROUGH 11/1/15

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<thead>
<tr>
<th>Date</th>
<th>Payee</th>
<th>Description</th>
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<tbody>
<tr>
<td>10/22/2015</td>
<td>IRS</td>
<td>1,007.48 Federal 941 Deposit Penalty</td>
</tr>
<tr>
<td>10/23/2015</td>
<td>Health Comp</td>
<td>1,194.02 Weekly claims</td>
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<tr>
<td>10/23/2015</td>
<td>Manufacturers &amp; Traders</td>
<td>19,903.43 457 payment Vantagepoint</td>
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<td>10/23/2015</td>
<td>Manufacturers &amp; Traders</td>
<td>477.31 IRA payment Vantagepoint</td>
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<td>10/26/2015</td>
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<td>Employment Development</td>
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<td>10/29/2015</td>
<td>Lane Donovan Golf Ptl</td>
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<td>10/19/15-10/25/15</td>
<td>Workers Comp Activity</td>
<td>48,067.68 SCRMA checks issued</td>
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<td>10/26/15-11/1/15</td>
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<td>10/19/15-10/25/15</td>
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<td>10/26/15-11/1/15</td>
<td>Liability Trust - Claims</td>
<td>81.02 Claim checks issued</td>
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**843,157.60**

### DATE OF RATIFICATION: 11/2/15
### TOTAL PAYMENTS BY WIRE:

Certified as to the accuracy of the wire transfers by:

Deputy City Treasurer II [Signature] Date 11/2/15

Director of Finance [Signature] Date 11/9/15

City Manager [Signature] Date 11/9/15

Information on actual expenditures is available in the City Treasurer's Office of the City of El Segundo.

P:\City Treasurer\Wire Transfers\Wire Transfers 10-01-15 to 9-30-16

11/2/2015 1/1

380
SPECIAL MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, OCTOBER 20, 2015 – 4:00 PM
(NOTE: REGULAR 5PM SESSION WILL BEGIN AT 4PM AND TAKE PLACE AT THE POLICE DEPARTMENT IN THE EOC)

4:00 P.M. SESSION

CALL TO ORDER – Mayor Fuentes at 4:00 PM

ROLL CALL

Mayor Fuentes - Present
Mayor Pro Tem Jacobson - Present
Council Member Atkinson - Present
Council Member Fellhauer - Present
Council Member Dugan - Present

PUBLIC COMMUNICATION – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) None

SPECIAL ORDER OF BUSINESS:

1. Consideration and Possible action to interview candidates for the Environmental Committee, Economic Development Advisory Council, Community Cable Advisory Committee, Investment Advisory Committee, Capital Improvement Program Advisory Committee and Library Board of Trustees. (Fiscal Impact: None)

Recommendation – 1) Interview candidates; 2) Announce appointments at the 7:00 p.m., October 20, 2015 City Council meeting, if any; and/or 3) Alternatively, discuss and take other action related to this item.

CLOSED SESSION:

The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City’s Real Property Negotiator; and/or conferring with the City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City’s Labor Negotiators; as follows:

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Gov’t Code §54956.9(d)(1): -2- matter

1. City of El Segundo vs. City of Los Angeles, et.al. LASC Case No. BS094279
2. Penueias vs. City of El Segundo, LASC Case No. BC523072

1
CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code §54956.9(d)(2): -1- matter.


DISCUSSION OF PERSONNEL MATTERS (Gov’t Code §54957): -0- matter
APPOINTMENT OF PUBLIC EMPLOYEE (Gov’t. Code § 54957): -0- matter

PUBLIC EMPLOYMENT (Gov’t Code § 54957) -0- matter

CONFERENCE WITH CITY’S LABOR NEGOTIATOR (Gov’t Code §54957.6): -8- matters

2. Employee Organizations: Police Management Association; Police Officers Association; Police Support Services Employees Association; Fire Fighters Association; Supervisory and Professional Employees Association; City Employees Association; Executive Management Group (Unrepresented Group); Management/Confidential Group (Unrepresented Group)

Agency Designated Representative: Steve Filarsky and City Manager

CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov’t Code §54956.8): -0- matters

Adjourned at 6:50 PM
REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, OCTOBER 20, 2015 - 7:00 P.M.

7:00 P.M. SESSION

CALL TO ORDER – Mayor Fuentes at 7:04 PM

INVOCATION – Pastor Eric Jay, St. John’s Lutheran Church

PLEDGE OF ALLEGIANCE – Council Member Atkinson

PRESENTATIONS

a) Presentation by Carrie Rodgers, LAEDAC, congratulating the City Of El Segundo on their selection as one of the Finalists for the 2015 Most Business Friendly City in L.A. County.

b) Presentation by Scott Houston, District IV-West Basin Board of Director, on the Proposed Desalination Plant Environmental Notice of Preparation. Mr. Houston mentioned a Rain Barrel distribution will take place on December 12, 2015 in Culver City.

c) Proclamation read by Council Member Fellhauer, presented to Lena McDermott, Youth Manager with Tree Musketeers for Make a Difference Day, October 24, 2015.

ROLL CALL

Mayor Fuentes - Present
Mayor Pro Tem Jacobson - Present
Council Member Atkinson - Present
Council Member Fellhauer - Present
Council Member Dugan - Present

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total)
Louis Ting, Project Manager for LADWP – spoke concerning the project currently taking place at the Scattergood plant.
Julia Cohen, resident, spoke concerning Scattergood leak of sulfur dioxide into the air for 10 hours on September 28, 2015.
Dr. Anthony Mendez, resident, spoke concerning the Proposed Desalination Plant and surrounding cities that are opposed to the plant. What does this mean to the proposal? Ralph Mayer, representing Warner Brothers Studio, thanked the City of El Segundo and staff members for making their filming experience a good one.
CITY COUNCIL COMMENTS – (Related to Public Communications)

Council answered questions from Public Communications. Scattergood representative, Wes Pyle, answered questions concerning the sulfur dioxide leak that occurred in September. Council was advised by Karl Berger, Assistant City Attorney, to take this matter up at a later date in a full report.

A. PROCEDURAL MOTIONS

Consideration of a motion to read all ordinances and resolutions on the Agenda by title only.

MOTION by Council Member Fellhauer, SECONDED by Council Member Atkinson to read all ordinances and resolutions on the Agenda by title only. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

B. SPECIAL ORDERS OF BUSINESS (PUBLIC HEARING)

C. UNFINISHED BUSINESS

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

1. Consideration and possible action to announce the appointments to the Environmental Committee, Economic Develop Advisory Council, Community Cable Advisory Committee, Investment Advisory Committee, Capital Improvement Program Advisory Committee and Library Board of Trustees. (Fiscal Impact: None)

Mayor Fuentes announced the appointment of Corrie Chitlik to a full term, expiring June 30, 2019 to the Environmental Committee, appointed Shar Franklin, Vandad Espahodi, and Spencer Bauer to the Economic Development Advisory Council with no term expiration, Brian Mitchell to a partial term expiring October 31, 2018 and Sally Martin to a full term expiring October 31, 2019 to the Community Cable Advisory Committee, appointed Matthew Robinson to a full term expiring August 30, 2019 to the Investment Advisory Committee, appointed Michael Van Kleeck and Mike Rotolo to a full term expiring November 30, 2019 and Eric Kari to a partial term expiring November 30, 2017 to the Capital Improvement Program Advisory Committee.

E. CONSENT AGENDA

All items listed are to be adopted by one motion without discussion and passed unanimously. If a call for discussion of an item is made, the item(s) will be considered individually under the next heading of business.
2. Approve Warrant Numbers 3007992 through 3008162 on Register No.1 in the total amount of $2,491,671.55 and Wire Transfers from 9/14/2015 through 10/04/2015 in the total amount of $2,135,512.42. Authorized staff to release. Ratified Payroll and employee Benefit checks; checks released early due to contracts or agreement; emergency disbursements and/or adjustments; and wire transfers.

3. Approve the Special City Council Meeting Minutes of September 29, 2015 and Regular City Council Meeting Minutes of October 6, 2015.

4. Receive and file this report regarding emergency work to repair dwelling units at the Park Vista Senior Housing Facility due to water intrusion without the need for bidding in accordance with Public Contracts Code §§ 20168 and 22050 and El Segundo Municipal Code ("ESMC") §§ 1-7-12 and 1-7A-4. (Fiscal Impact: $50,000.00)

5. Adopt Resolution No. 4935 authorizing the annual destruction of identified records in accordance with the provisions of Section 34090 of the Government Code of the State of California. (Fiscal Impact: Not to exceed $1,000.00)

6. Adopt Resolution No. 4936 approving Plans and Specifications for Construction of American with Disabilities Act (ADA) Sidewalk Ramps (CDBG Project) and authorize staff to advertise the project for receipt of construction bids. Project No. PW 15-24. (Fiscal Impact: $60,000.00 in CDBG grant funds)

7. Accept as complete the Community Development Block Grant (CDBG) Project 601711-14, "Installation of American with Disabilities Act (ADA) Sidewalk Ramp Project", and authorize the City Clerk to file a Notice of Completion in the County Recorder's Office. Project No. PW 14-09. (Fiscal Impact: $41,288.50 in CDBG grant reimbursement funds)

8. Approve the request to participate in the County of Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment and enter into a Funding Agreement No. 4934 to accept a $2,500 stipend for expenses related to facilitating community engagement activities. (Fiscal Impact: $2,500 Revenue)

MOTION by Council Member Dugan, SECONDED by Council Member Fellhauer to approve Consent Agenda items 2, 3, 4, 5, 6, 7, and 8. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

F. NEW BUSINESS
G. REPORTS – CITY MANAGER – Thanked the City employees for the extra hours worked during filming.

H. REPORTS – CITY ATTORNEY - None

I. REPORTS – CITY CLERK - None

J. REPORTS – CITY TREASURER – Not present

K. REPORTS – CITY COUNCIL MEMBERS

Council Member Fellhauer – None

Council Member Atkinson – Thanked the film crew.

Council Member Dugan – Thanked the employees from the LADWP for speaking tonight and answering questions from the dais.

Mayor Pro Tem Jacobson – Thanked the film crew.

Mayor Fuentes – Attended Mayor Garcetti’s convening of the 88 Mayors in Los Angeles County in Santa Clarita, stated the Governor signed AB306, allowing military families to choose the school district of their choice, mentioned she would like a report from staff concerning El Nino and what it means to the City of El Segundo.

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total)
Jack Axelrod, resident, thanked the Council for their efforts concerning our City, would like to see the Invocation removed from our meetings, mentioned manufacturing companies in El Segundo, mentioned El Nino and global population and encourage all to visit ESMoA.

MEMORIALS – None

Returned to Closed Session at 8:28 PM

ADJOURNMENT at 9:06 PM

Tracy Weaver, City Clerk
REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, NOVEMBER 03, 2015 – 5:00 PM

5:00 P.M. SESSION

CALL TO ORDER – Mayor Pro Tem Jacobson at 5:00 PM

ROLL CALL

Mayor Fuentes - Present at 5:06 PM
Mayor Pro Tem Jacobson - Present
Council Member Atkinson - Present
Council Member Fellhauer - Present
Council Member Dugan - Present

PUBLIC COMMUNICATION – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) None

SPECIAL ORDER OF BUSINESS:

Mayor Fuentes announced that Council would be meeting in closed session pursuant to the items listed on the Agenda.

CLOSED SESSION:

The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City’s Real Property Negotiator; and/or conferring with the City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City’s Labor Negotiators; as follows:

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Gov’t Code §54956.9(d)(1): -2- matter

1. City of El Segundo vs. City of Los Angeles, et.al. LASC Case No. BS094279
2. Penuelas vs. City of El Segundo, LASC Case No. BC523072

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code §54956.9(d)(2): -1-matter.


DISCUSSION OF PERSONNEL MATTERS (Gov’t Code §54957): -0- matter

APPOINTMENT OF PUBLIC EMPLOYEE (Gov’t. Code § 54957): -0- matter

PUBLIC EMPLOYMENT (Gov’t Code § 54957) -0- matter
CONFERENCE WITH CITY’S LABOR NEGOTIATOR (Gov’t Code §54957.6): -8-matters

1. Employee Organizations: Police Management Association; Police Officers Association; Police Support Services Employees Association; Fire Fighters Association; Supervisory and Professional Employees Association; City Employees Association; Executive Management Group (Unrepresented Group); Management/Confidential Group (Unrepresented Group)

   Agency Designated Representative: Steve Filarisky and City Manager

CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov’t Code §54956.8): -0-matters

Adjourned at 6:50 PM
REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, NOVEMBER 03, 2015 - 7:00 P.M.

7:00 P.M. SESSION

CALL TO ORDER – Mayor Fuentes at 7:01 PM

INVOCATION – Pastor Wes Harding, The Bridge

PLEDGE OF ALLEGIANCE – Council Member Dugan

PRESENTATIONS

a) Proclamation read by Council Member Dugan, presented to Acting Fire Chief Slover, recognizing the Annual Spark of Love program November 16, 2015 through December 17, 2015.

b) Proclamation read by Mayor Pro Tem Jacobson, presented to Acting Fire Chief Slover, recognizing SUPER CPR SATURDAY, November 7, 2015.

ROLL CALL

Mayor Fuentes - Present
Mayor Pro Tem Jacobson - Present
Council Member Atkinson - Present
Council Member Fellhauer - Present
Council Member Dugan - Present

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total)

Auga Beal, resident, does not want tree removal to take place on Palm Ave. near Library Park.

Ms. Polk, resident, does not want tree removal to take place on Palm Ave. near Library Park.

Julie Stolnak, resident, commented on the proposed cuts to the Police Department and other departments within the City.

Victoria Johnson, resident, concerned about CERT training and that there appears to be a lack of concern on the City’s part.

Cory Spencer, El Segundo Police Officer, commented on the proposed cuts to the Police Department.

CITY COUNCIL COMMENTS – (Related to Public Communications)

A. PROCEDURAL MOTIONS

Consideration of a motion to read all ordinances and resolutions on the Agenda by title only.
MOTION by Mayor Pro Tem Jacobson, SECONDED by Council Member Fellhauer to read all ordinances and resolutions on the Agenda by title only. MOTION PASSED BY UNANIMOUS VOICE VOTE 5/0

B. SPECIAL ORDERS OF BUSINESS (PUBLIC HEARING)

1. Consideration and possible action to modify Condition No. 5L in Resolution No. 4415 and Ordinance No. 1382, as amended by Resolution No. 4542 and Ordinance No. 1417, regarding fencing requirements for the Plaza El Segundo and The Point development project. Applicant: Street Retail Inc. (Fiscal Impact: None)

Mayor Fuentes stated this was the time and place to conduct a public hearing regarding modifying Condition No. 5L in Resolution No. 4415 and Ordinance No. 1382, as amended by Resolution No. 4542 and Ordinance No. 1417, regarding fencing requirements for the Plaza El Segundo and The Point development project. Applicant: Street Retail Inc.

City Clerk Weaver stated that proper notice had been given in a timely manner and that written communication had not been received in the City Clerk’s office.

Mayor Fuentes opened the Public Hearing.

Greg Carpenter, City Manager, introduced the item.

Sam Lee, Director of Planning and Building Safety, gave a presentation.

Mayor Fuentes announced the Public Hearing is now open for public comment.

Council Discussion

Mark Hensley, City Attorney, read by title only:

RESOLUTION NO. 4637

A RESOLUTION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1122 AND MODIFICATIONS TO CONDITION OF APPORVAL NO. 5L FOR THE PLAZA EL SEGUNDO AND THE POINT DEVELOPMENT PROJECT.

MOTION by Council Member Fellhauer, SECONDED by Council Member Atkinson to adopt Resolution No. 4637. MOTION PASSED BY UNANIMOUS VOICE VOTE 5/0

Mark Hensley, City Attorney, read by title only:

ORDINANCE NO. 1511

AN ORDINANCE APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1122 AND MODIFICATIONS TO CONDITION OF APPORVAL NO. 5L FOR THE PLAZA EL SEGUNDO AND THE POINT DEVELOPMENT PROJECT.
Council Member Fellhauer introduced Ordinance No. 1511. The second reading and adoption of the Ordinance is scheduled for November 17, 2015.

C. UNFINISHED BUSINESS

2. Consideration and possible action regarding the results of the Information Technology Strategic Plan ("ITSP") completed by NexLevel Information Technology, Inc.
   (Fiscal Impact: $0)

Greg Carpenter, City Manager, introduced the item.

Mitch Tavera, Police Chief, introduced Pat Griffin, NexLevel, who gave a presentation.

Council Discussion

Council consensus directing staff to present an Implementation Plan and Strategic Plan at a future City Council Meeting.

3. Consideration and possible action to: 1) review the proposed lighting designs for the Richmond St. Rehabilitation Arterial Improvement Project between El Segundo Blvd. and Holly St., 2) provide direction to staff on possible revisions and 3) direct staff to proceed with preparation of construction plans and specifications.
   (Fiscal Impact: $800,000.00)

Greg Carpenter, City Manager, introduced the item.

Stephanie Katsouleas, Public Works Director, gave a presentation and answered Council questions.

Council Discussion

Reviewed lighting designs for the Richmond Street Rehabilitation Arterial Improvement Project. Council consensus directed staff to proceed with the preparation of construction plans and specifications, using solar pedestrian lights with a pole that can be wired as well if needed at a future date.

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

4. Environmental Committee Status Report
   (Fiscal Impact: $0)

Greg Carpenter, City Manager, introduced the item.

Tracey Miller-Zarneke, Environmental Committee Co-Chair, gave a presentation.

The report was received and filed.

E. CONSENT AGENDA
All items listed are to be adopted by one motion without discussion and passed unanimously. If a call for discussion of an item is made, the item(s) will be considered individually under the next heading of business.

5. Approve Warrant Numbers 3008163 through 3008395 on Register No. 2 in the total amount of $1,026,805.58 and Wire Transfers from 10/05/15 through 10/18/15 in the total amount of $3,081,097.21. Authorized staff to release. Ratified Payroll and employee Benefit checks; checks released early due to contracts or agreement; emergency disbursements and/or adjustments; and wire transfers.


7. Receive and file this report regarding emergency work to repair dwelling units at the Park Vista Senior Housing Facility due to water intrusion without the need for bidding in accordance with Public Contracts Code §§ 20168 and 22050 and El Segundo Municipal Code ("ESMC") §§ 1-7-12 and 1-7A-4. (Fiscal Impact: $50,000.00)

8. Authorize the City Manager to execute a professional services Agreement No. 4938 with Prosum Technology Services in the amount not-to-exceed $50,000 to provide helpdesk and technical support for the Information Systems division. (Fiscal Impact: $50,000.00)

9. Approve the amended PARS Plan Document, adopt Resolution No. 4638 freezing the Public Agency Retirement System (PARS) Supplemental Retirement Plan for eligible members of the El Segundo Supervisory and Professional Employees Bargaining Unit. (Fiscal Impact: FY 2015-16: $118,000)

10. PULLED BY COUNCIL MEMBER DUGAN

MOTION by Council Member Fellhauer, SECONDED by Council Member Dugan to approve Consent Agenda items 5, 6, 7, 8, and 9. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

PULLED ITEM:

10. Consideration and possible action to authorize the City Manager to execute an agreement, in a form approved by the City Attorney, with MV Cheng & Associates, Agreement No. 4939 to (1) continue to provide professional, technical, and consulting support as the City’s Interim Finance Director and provide support personnel/consultants at various levels as needed in the Finance Department, with the proposed term of the agreement to be from October 1, 2015 to September 30, 2016 with a total amount of the agreement not to exceed $450,000. (FISCAL IMPACT: $450,000.00)

Greg Carpenter, City Manager, answered Council questions.
Mark Hensley, City Attorney, answered Council questions.

Council Discussion

MOTION by Council Member Dugan, SECONDED by Council Member Atkinson to authorize the City Manager to execute an agreement with MV Cheng & Associates in an amount not to exceed $450,000.00. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

F. NEW BUSINESS

11. Consideration and possible action regarding 1) Introduction of an Ordinance; 2) Adoption of a Resolution of Intention to approve an Amendment to the Contract between the Board of Administration of the California Public Employees’ Retirement System (CalPERS) and the El Segundo City Council to cease contributions under Government Code Section 20516(a) (3% Employer Cost Sharing of Additional Benefits) applicable to unrepresented fire classifications and the represented classification in the Supervisory and Professional Employees’ Association; 3) Approval of a Side Letter between the City and the Supervisory and Professional Employees’ Association; and 4) Approval for Staff to administer the required Employee Election. (Fiscal Impact: FY 2015-16: $118,000)

Greg Carpenter, City Manager, introduced the item.

Martha Dijkstra, Director of Human Resources, gave a presentation.

Mark Hensley, City Attorney, ready by title only:

ORDINANCE NO. 1512

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF EL SEGUNDO AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES’ RETIREMENT SYSTEM.

Council Member Fellhauer introduced Ordinance No. 1512. The second reading and adoption of the Ordinance is scheduled for December 1, 2015.

Mark Hensley, City Attorney, read by title only:

RESOLUTION NO. 4639

RESOLUTION OF INTENTION TO APPROVE AN AMENDMENT TO CONTRACT BETWEEN THE BOARD OF ADMINISTRATION CALIFORNIA PUBLIC EMPLOYEES’ RETIREMENT SYSTEM AND THE CITY COUNCIL OF EL SEGUNDO.

MOTION by Council Member Fellhauer, SECONDED by Council Member Dugan to adopt Resolution of Intention No. 4639. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0
MOTION by Council Member Fellhauer, SECONDED by Council Member Dugan to approve the Side Letter between the City and the Supervisory and Professional Employees’ Association and approve Staff to administer the required Employee Election. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

G. REPORTS – CITY MANAGER – None

H. REPORTS – CITY ATTORNEY – None

I. REPORTS – CITY CLERK – None

J. REPORTS – CITY TREASURER – Not Present

K. REPORTS – CITY COUNCIL MEMBERS

Council Member Fellhauer – None

Council Member Atkinson – None

Council Member Dugan – Thanked the Recreation and Parks Department on a job well done with the Halloween Frolics.

Mayor Pro Tem Jacobson – Invited the residents to attend CPR Super Saturday on Saturday, November 8, 2015 to be held at the High School. Sign up at www.elsegundo.org.

Mayor Fuentes – Mentioned November 11, 2015 is Veteran’s Day and reminded everyone to thank a Veteran for their service.

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total)

Julie Stolnak, resident, continued her comments pertaining to proposed cuts to the Police Department and other departments within the City.

MEMORIALS – None

Returned to Closed Session at 9:24 PM

ADJOURNMENT at 9:36 PM

______________________________
Tracy Weaver, City Clerk
AGENDA DESCRIPTION:

Consideration and possible action to receive and file this report regarding emergency work to repair dwelling units at the Park Vista Senior Housing Facility due to water intrusion without the need for bidding in accordance with Public Contracts Code §§ 20168 and 22050 and El Segundo Municipal Code ("ESMC")§ 1-7-12 and 1-7A-4. (Fiscal Impact: $50,000.00)

RECOMMENDED COUNCIL ACTION:

(1) Receive and file this report regarding emergency work to repair dwelling units at the Park Vista Senior Housing Facility due to water intrusion without the need for bidding in accordance with Public Contracts Code §§ 20168 and 22050 and El Segundo Municipal Code ("ESMC")§ 1-7-12 and 1-7A-4.

(2) Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

None

FISCAL IMPACT: Included in Adopted Budget

Amount Budgeted: $50,000.00
Additional Appropriation: No
Account Number(s): 405-400-0000-6215 (Facilities Maintenance: Repairs and Maintenance)

ORIGINATED BY: Stephanie Katsouleas, Director of Public Works
REVIEWED BY: Gregg Kovacevich, Assistant City Attorney
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

As reported at the last City Council meeting, staff has moved forward with selecting the alternative option of raising the headers and reinstalling the sliding glass doors in the three northern units. This approach will create a larger elevation threshold between the sliding glass doors and adjacent balcony, which should prevent water from seeping into the unit during rain events. Engineering just received plan check approval for its drawings and a quote is being finalized. Construction should commence in November.

Public Contracts Code § 22050 (c) requires that the City Council receive updates at every regularly scheduled meeting until the emergency repair is completed. Therefore, staff recommends that City Council receive and file this report on the status of the emergency repair to address the water intrusion issues at Park Vista Senior Housing Facility.
AGENDA DESCRIPTION:

1. Consideration and possible action to approve energy efficiency products from Southern California Edison’s Direct Install Program and installation of energy efficient replacement equipment at City facilities and authorize the City Manager to execute the Southern California Edison Direct Install Program Agreement.

RECOMMENDED COUNCIL ACTION:

2. Approval of energy efficiency products from Southern California Edison’s Direct Install Program and installation of energy efficient replacement equipment at City facilities, and authorize the City Manager to sign the SCE Direct Install Program Partner Authorization Forms.

3. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

Southern California Edison Direct Install Program Partner Authorization Form

FISCAL IMPACT: Included in Adopted Budget

<table>
<thead>
<tr>
<th>Amount Budgeted:</th>
<th>N/A</th>
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</thead>
<tbody>
<tr>
<td>Additional Appropriation:</td>
<td>No</td>
</tr>
<tr>
<td>Account Number(s):</td>
<td>N/A</td>
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ORIGINATED BY: Julie Hegvold, Management Analyst

REVIEWED BY: Stephanie Katsouleas, Public Works Director

APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

SCE and the South Bay Council of Governments recently contacted the City regarding the SCE Direct Install Program that is being offered to Local Government Agencies. The Direct Install Program is authorized to install up to $10,000 worth of energy upgrades per SCE service account. (Each City facility is a separate service account.) The program provides energy efficiency products and installation by SCE’s approved contractor, at no cost to the City. The Direct Install program would allow the City of El Segundo to reduce energy costs and save money, and the energy upgrades are in line with Assembly Bill 32 (AB32) and the policies set forth to reduce Greenhouse Gas Emissions.

Public Works and Recreation and Parks Facility Staff, along with FCI Management Consultants – SCE’s approved contractor, visited all applicable City Facilities earlier this month to determine which facilities are eligible for upgraded energy efficient products. (SCE energy efficient products include: LED lights, fluorescent lighting, hi-bay lighting, occupancy sensors, surge protectors, etc., where applicable.) The following facilities (service accounts) were deemed
eligible for upgrades: Library, Water Division Buildings, The Plunge Swim Center, and Camp Eucalyptus.

Should Council opt to accept SCE's Direct Install Program at no cost to the City and authorize the City Manager to sign an Authorization Form for each facility, the upgrades would be scheduled immediately. All SCE Direct Install Program installations must be completed by November 30, 2015.
Today's economy is especially challenging for small businesses. Many are aggressively seeking ways to cut expenses and better manage operating costs. Southern California Edison (SCE) understands how energy costs can impact your bottom line...that's why we offer the Direct Install program.

The Direct Install program is an excellent way for your business to reduce energy costs and save money. The effortless program provides qualifying businesses with FREE energy-efficient products, FREE installation and long-term energy savings.

**How Direct Install Works**

SCE has contracted with highly-skilled energy efficiency experts who will come and evaluate your facility, free of charge, to identify energy-saving opportunities.

With your approval, the contractor will install FREE energy-efficient replacement equipment. By replacing the less-efficient equipment with new, energy-efficient technology, your business will reduce its energy use, carbon footprint and electric bill — all at no cost to you.

Our approved contractor will take 5–10 minutes to complete the energy assessment and make recommendations to improve the energy efficiency of your business. If you agree with the recommendations, the contractor will ask you to sign an Authorization Form and schedule an appointment for a convenient time to install the equipment. Installation of recommended energy-efficient equipment will take less than two hours and your business can remain open.

It's really that easy. There's no catch. Simply allow SCE to help your business use energy more efficiently, conserve precious resources and improve your bottom line.
2015 Direct Install Program
Partner Authorization Form

Please review, complete, sign and submit this form authorizing an SCE-approved Consultant to perform the services outlined below.

Customer Name ___________________________ Service Account Name ___________________________
Contact Name/Title ___________________________ Service Address ___________________________
Phone ___________________________

This Customer Authorization Form is entered into by the Customer listed above in connection with Southern California Edison's (SCE) Third Party Implemented Turnkey Program (Program).

I, ___________________________ (use ‘Contact Name’ listed above), a representative of Customer, am duly authorized to sign this Authorization on behalf of Customer. Customer hereby authorizes ___________________________ (Consultant) to conduct an Energy Survey of Customer’s facility and to replace and/or install energy efficiency equipment recommended by Consultant as a result of the Energy Survey (collectively, the “Work”). Customer understands that Consultant has been pre-approved by SCE to perform the Work and that the Work will be performed at no cost. Customer agrees that all of the Work shall be subject to all terms and conditions of this Authorization and of the Program.

Customer agrees to provide Consultant reasonable access to Customer’s facility for the Work, including the Energy Survey and replacement and/or installation of the recommended energy efficiency measures. Customer further agrees to provide SCE and Consultant (or other SCE consultants) reasonable access to Customer’s Facility for all inspections or verifications of such Work as may be required by SCE in its sole discretion.

Customer acknowledges that SCE will provide up to $10,000 in services and equipment per Service Account for accounts with demands of 0-99 kW, or up to $15,000 per Service Account for accounts with demands of 100-199 kW. Project caps subject to change. Program funding is limited and is available on a-first-come, first-served basis until funding is depleted or the Program is terminated.

Customer must meet the following requirements to be eligible for the Program: (1) Facility site must be a nonresidential active SCE customer and the facility must be located within SCE’s service territory; (2) SCE Customers must pay the Public Purpose Programs Charge ("PPP") on the SCE electric meter where the Work is to be performed; (3) Customer certifies that Customer has not and will not receive any funds from any other energy conservation program funded by the PPP for the same energy savings components installed under this Program; and (4) Customer and all Work must meet all other Program requirements, terms and conditions.

Customer acknowledges that connected load at Customer’s facility may increase if the Work involves replacing burned out or missing lamps.

Customer hereby agrees that SCE makes no warranty, expressed or implied, with respect to the Work, including without limitation the implied warranties of merchantability and fitness for a particular purpose. Customer agrees to hold harmless SCE, its officers, directors, affiliates and employees, from and against any and all liability, damages, losses, claims, demands, actions, costs, including attorneys' fees and expenses and all court or arbitration or other dispute resolution costs, or any of them, resulting from, arising out of, or in any way directly connected with Work performed by Consultant. Customer hereby agrees to hold the Consultant solely responsible for any and all claims, losses, liabilities, damages and expenses, including attorneys' fees and costs, which Customer may incur as a result of the Work. Customer is solely responsible for ownership of the equipment and services under the Program. Items installed are warranted by Consultant for one year.

Customer agrees that SCE may provide Customer’s contact information to Consultant (and other SCE consultants) for the exclusive purpose of carrying out the Work and the Program. Customer acknowledges that Consultant has been authorized to contact Customer only with regard to performing the Work, and that any other services, installations, improvements or equipment provided to Customer by Consultant have not been authorized by SCE, and SCE assumes no responsibility therefore.

By signing below, I acknowledge that SCE will reimburse the installing contractor for services performed pursuant to the Program and that this expense will be charged to the Program budget allocated to my City or County. I also acknowledge that any energy savings associated with the Work done pursuant to this Program will not count toward the Customer's tier level advancement in the Energy Leader Partnership Program. The funding for this Program is limited. The Program is offered in conjunction with SCE's Commercial Direct Install (DI) program. All terms and conditions of the Commercial Direct Install program apply to Customer and the Work to be performed pursuant to this Program.

AGREED AND ACCEPTED:

Customer Signature ___________________________ Date ___________________________
EL SEGUNDO CITY COUNCIL
AGENDA STATEMENT

MEETING DATE: November 17, 2015
AGENDA HEADING: Consent Agenda

AGENDA DESCRIPTION:
Consideration and possible action to adopt Ordinance No. 1511 approving Environmental Assessment No. EA-1122 to modify Condition No. 5L regarding fencing requirements for the Plaza El Segundo and The Point development project. Applicant: Street Retail Inc. (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:
1. Waive second reading and adopt Ordinance No. 1511 for Environmental Assessment No. EA-1122; and/or
2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

1. Ordinance No. 1511

FISCAL IMPACT: None

Amount Budgeted: N/A
Additional Appropriation: N/A
Account Number(s): N/A

ORIGINATED BY: Kimberly Christensen, AICP, Planning Manager
REVIEWED BY: Sam Lee, Director of Planning and Building Safety
APPROVED BY: Greg Carpenter, City Manager

I. Background and Discussion

On November 3, 2015, the City Council introduced an Ordinance to approve Environmental Assessment No. EA-1122 to modify Condition No. 5L for the Plaza El Segundo and The Point development project. Under the existing conditions, chain link fencing is prohibited as permanent fencing anywhere on the site. The applicant is requesting to allow a six-foot tall vinyl-clad chain link fence along the first 200 feet of the north property line east of the Sepulveda Boulevard right-of-way and a six-foot tall steel chain link fence along the remainder of the same property line. The fence would be topped along its entire length with a three-strand 1.5-foot tall barbed wire.

The Council may waive second reading and adopt the Ordinance. If adopted, Ordinance No. 1496 will become effective in 30 days.

II. Environmental Determination

The proposed condition modification is consistent with the Program/Project Environmental Impact Report, entitled Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development Final
Environmental Impact Report (State Clearinghouse No. 2003121037), which the City prepared as the Lead Agency. The FEIR analyzed the environmental impacts of the development project, including, without limitation, aesthetic impacts. The FEIR was certified by the City Council on March 15, 2005 and the Statement of Overriding Considerations was adopted as Section V of City Council Resolution No. 4415. None of the elements set forth in Public Resources Code § 21166 or CEQA Guidelines § 15162 and 15168(c)(2) exists since the proposed changes to the types of walls/fencing would not result in a new significant impact to the environment or require new mitigation measures. Accordingly, it is recommended that the City Council find as part of the proposed Ordinance that no subsequent or supplemental Environmental Impact Report, Mitigated Negative Declaration or Addendum is required to be prepared before adopting the proposed Ordinance.

III. Recommendation

It is recommended that the City Council waive second reading and adopt the proposed Ordinance.

P:\Planning & Building Safety\0 Planning - Old\PROJECTS (Planning)\1101-1125\EA-1122\City Council 11172015\EA 1122 - CC sr 2ndreading.docx
ORDINANCE NO. 1511

AN ORDINANCE APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1122 AND MODIFICATIONS TO CONDITION OF APPROVAL NO. 5L FOR THE PLAZA EL SEGUNDO AND THE POINT DEVELOPMENT PROJECT.

The City Council of the City of El Segundo does ordain as follows:

SECTION 1: The City Council finds and declares that:

A. On March 15, 2005, the City Council approved a development known as Plaza El Segundo. Approvals for that development were subsequently amended to allow for different types of uses including, among others, Health Clubs and Fitness Center (2007); Health/Skin Care and automobile sale uses (2008); fast food restaurants, banks, dance/music studios (2009); and medical and dental offices (2010);

B. On September 17, 2013, the City Council adopted Resolution No. 4838 and Ordinance No. 1481 approving a modification and expansion to Plaza El Segundo called “The Point” on Plaza El Segundo Project Site Phase 1B, which consists of 13.05 gross acres south of the Union Pacific Railroad tracks;

C. On July 22, 2015, Street Retail, Inc. filed an application for an Environmental Assessment (EA-1122) to modify condition No. 5L of Resolution No. 4415 and Ordinance No. 1382 as amended by Resolution No. 4542 and Ordinance No. 1417 regarding fencing requirements for the Plaza El Segundo (and “The Point”) development project;

D. The application from Street Retail, Inc. was reviewed by the City’s Planning and Building Safety Department for, in part, consistency with the General Plan and conformity with the El Segundo Municipal Code (“ESMC”);

E. 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”), and the City’s Environmental Guidelines (City Council Resolution No. 3805, adopted March 16, 1993);

F. The Planning and Building Safety Department completed its review and scheduled a public hearing regarding the project before the Planning Commission for September 24, 2015;
G. On September 24, 2015, the Planning Commission opened a public hearing to receive public testimony and other evidence regarding the applications including, without limitation, information provided to the Commission by City Staff, public testimony, and representatives of Street Retail, Inc. Following the public hearing, the Planning Commission adopted Resolution No. 2783 recommending that the City Council approve the project;

H. On November 3, 2015, the City Council held a duly advertised public hearing in the Council Chamber of the El Segundo City Hall, 350 Main Street to receive public testimony and other evidence regarding the applications including, without limitation, information provided to the Council by City Staff, public testimony, and representatives of Street Retail, Inc.;

I. This Ordinance and its findings are made based upon the testimony and evidence presented to the City Council at its November 3, 2015 public hearing including, without limitation, the staff report submitted by the Planning and Building Safety Department.

SECTION 2: Environmental Assessment. The City Council makes the following environmental findings:

A. The City Council certified a Final EIR (FEIR) on March 1, 2005 for the Plaza El Segundo project.

B. The proposed condition modification is consistent with the Program/Project Environmental Impact Report, entitled Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development Final Environmental Impact Report (State Clearinghouse No. 2003121037), which the City prepared as the Lead Agency. The FEIR analyzed the environmental impacts of the development project, including, without limitation, aesthetic impacts. The FEIR was certified by the City Council on March 15, 2005 and the Statement of Overriding Considerations was adopted as Section V of City Council Resolution No. 4415. None of the elements set forth in Public Resources Code § 21166 or CEQA Guidelines § 15162 and 15168(c)(2) exists since the proposed changes the types of walls/fencing would not result in a new significant impact to the environment or require new mitigation measures.

C. No subsequent or supplemental Environmental Impact Report, Mitigated Negative Declaration or Addendum is required to be prepared before adopting the draft Ordinance approving the proposed modification.
SECTION 3: Factual Findings and Conclusions. The City Council finds and declares that the factual findings and conclusions set forth in Resolution No 4937, adopted on November 3, 2015, are incorporated as if fully set forth.

SECTION 4: Approvals. The City Council hereby approves a modification to Condition of Approval No. 5L of Resolution No. 4415 and Ordinance No. 1382 as amended by Resolution No. 4542 and Ordinance No. 1417 regarding fencing requirements for the Plaza El Segundo (and "The Point") development project. Condition of Approval No. 5L is amended to read as follows:

"A six-foot high solid wall must be constructed along the southern property line of Lot 15 of Vesting Tract Map No. 061630 for at least a length of 200 feet from the eastern edge of the Sepulveda Boulevard right-of-way. A six-foot high wall or a fence constructed of vinyl chain link or other material must be constructed along the remaining property lines of the Project Area abutting the Union Pacific Railroad right-of-way with screening of the right-of-way with the use of landscaping, including, without limitation, vines, hedges and/or trees to the satisfaction of the P.B.S. Director. A six-foot high chain link fence or other material aesthetically compatible with existing fencing or walls in the Project Area must be constructed along the northern property line of Project Site Phase 1B abutting the Burlington Northern Santa Fe Railroad right-of-way to the satisfaction of the P.B.S. Director. Additionally, screening of the right-of-way with the use of landscaping, including, without limitation, vines, hedges and/or trees is required to the satisfaction of the P.B.S. Director. An eighteen-inch high, three-strand barbed wire fence may be placed upon the top of the chain link fence for the entire length of this fence (approximately 1,690 feet)."

SECTION 5: Reliance on Record. Each and every one of the findings and determinations in this Ordinance 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 City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: Limitations. The City Council's analysis and evaluation of the Project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and
national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 7: Summaries of Information. All summaries of information in the findings which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding, is not based in part on that fact.

SECTION 8: Effectiveness of ESMC. Repeal or amendment of any provision of the ESMC will not affect any penalty, forfeiture, or liability incurred before or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 9: Memorialization. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 10: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.
SECTION 11: Effective Date. This Ordinance will become effective on the thirty-first (31st) day following its passage and adoption.

PASSED, APPROVED AND ADOPTED this ____ day of November 2015.

Suzanne Fuentes, Mayor

ATTEST:

STATE OF CALIFORNIA  )
COUNTY OF LOS ANGELES  )  SS
CITY OF EL SEGUNDO  )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. 1511 was duly introduced by said City Council at a regular meeting held on the 3rd day of November 2015, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ____ day of November 2015, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tracy Weaver, City Clerk

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

By:
David King, Assistant City Attorney
AGENDA DESCRIPTION:
Consideration and possible action to adopt a Resolution approving plans and specifications for the Hilltop Park Playground Improvement Project, Project No. PW 16-05, and waive the bidding process for the purchase of playground equipment from GameTime as stipulated in the grant requirements. (Fiscal Impact: Estimated at $243,000.00)

RECOMMENDED COUNCIL ACTION:
1. Adopt a Resolution approving plans and specifications for the Hilltop Park Playground Improvement Project; and,
2. Pursuant to El Segundo Municipal Code §1-7-11, waive the bidding process for the purchase of playground equipment from GameTime as stipulated in the grant requirements; or,
3. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
Resolution
Map of Project Area

FISCAL IMPACT: Not to Exceed $242,962.53
Amount Budgeted: $0
Additional Appropriation: $242,962.53
Account Number(s): 001-274-0000-1274 (Developer Impact Fee Fund)

ORIGINATED BY: John Gilmour, Senior Engineering Associate
REVIEWED BY: Stephanie Katsouleas, Public Works Director
Meredith Petit, Recreation and Parks Director
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
The Hilltop Park playground is a recreational area widely used by the community. However, the playground's play structure is old, outdated, and worn and has become difficult for city staff to maintain. Much of the equipment is no longer manufactured, making repairs and replacements infeasible. When possible, staff has attempted to devise temporary fixes and riggings to keep the equipment working. Additionally, the surface area underneath the play structure is comprised of sand. Sand is a material no longer used in play areas because it is difficult to maintain, can hide trash, animal feces, and other pollutants.

Because of its age, the play area at Hilltop Park is no longer in compliance with current standards set forth in the Americans with Disabilities Act (ADA), American Society for Testing Materials (ASTM), or Consumer Product Safety Commission (CPSC). Access is not possible for handicap,
elderly, or injured people; the fall heights exceed current thresholds; and the gaps between play components pose entrapment hazards.

The Recreation and Parks Department submitted a grant application on October 1, 2015, to the California Parks and Recreation Society (CPRS) for its Healthy Play Grant in partnership with the company PlayCore. The grant provides 100% matching funds towards the purchase price of playground equipment specifically manufactured by GameTime, a leading and nationwide playground equipment manufacturer. The competitive grant was awarded to the City of El Segundo on October 15, 2015, and is based on criteria such as the City’s ability to complete the project by March 1, 2016, playground design based on PlayCore’s play-based research, and willingness to be added to the list of PlayCore National Demonstration Sites for communities that follow best practices outlined in the research guidebook to promote healthy play locally. The cost of the equipment is estimated to be around $40,000 after applying matching funds, leaving up to $203,000 for construction-related costs plus contingency.

The project is designed to replace the playground equipment with modern, standard equipment that incorporates varying degrees of difficulty and skill areas for all ages and abilities. The design fully upgrades the playground’s accessibility by replacing the sand with poured-in-place rubber for fall protection and incorporates other features for ADA compliance, such as leveling off the transition from the playground to the adjoining picnic area and installing a ramp from the parking lot to the picnic area and playground. Funding for equipment, installation and site improvements is available from the Developer Impact Fee Fund in addition to the grant.

A community information meeting was scheduled for November 16, 2015, at 7:00 p.m. to present the playground design to the public for feedback. Staff does not anticipate receiving any requests for major changes at this meeting. Barring significant changes, plans and specifications will be ready for Council adoption on Tuesday night.

Therefore, staff recommend that City Council: 1) adopt the attached resolution approving the plans and specifications for the Hilltop Park Playground Improvement (Project No. PW 16-05); 2) authorize the sole source purchasing of the GameTime playground equipment to receive the matching grant in an amount estimated between $40,000-$50,000; 3) authorize the appropriation of $243,000 from the Developer Impact Fee fund for this project, and 4) authorize staff to advertise the project for receipt of construction bids.

The anticipated timeline is as follows:

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>November 26</td>
<td>Bid Project</td>
</tr>
<tr>
<td>December 15</td>
<td>Award Project</td>
</tr>
<tr>
<td>February 1</td>
<td>Start Construction</td>
</tr>
<tr>
<td>March 1-21</td>
<td>Complete Punch List</td>
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<tr>
<td>April 5</td>
<td>Accept as Complete</td>
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</table>
RESOLUTION NO. __

A RESOLUTION APPROVING THE PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF HILLTOP PARK PLAYGROUND IMPROVEMENT, PW 16-05. PURSUANT TO GOVERNMENT CODE § 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT.

The City Council of the City of El Segundo does resolve as follows;

SECTION 1: The City Council finds and declares as follows:

A. The City Engineer prepared plans and specifications for Hilltop Parks Playground Improvement, Project NO. PW 16-05 (the “Project”). These plans and specifications are complete. Construction of the Project may begin;

B. The City Council wishes to obtain the immunities set forth in Government Code § 830.6 with regard to the plans and construction of the Project.

SECTION 2: Design Immunity; Authorization.

A. The design and plans for the Project are determined to be consistent with the City’s standards and are approved.

B. The design approval set forth in this Resolution occurred before actual work on the Project construction commenced.

C. The approval granted by this Resolution conforms with the City’s General Plan.

D. The City Engineer, or designee, is authorized to act on the City’s behalf in approving any alterations or modifications of the design and plans approved by this Resolution.

E. The approval and authorization granted by this Resolution is intended to avail the City of the immunities set forth in Government Code § 830.6.

SECTION 3: Project Payment Account. For purposes of the Contract Documents administering the Project, the City Council directs the City Manager, or designee, to establish a fund containing sufficient monies from the current fiscal year budget to pay for the Project (“Project Payment Account”). The Project Payment Account is the sole source of funds available for the Contract Sum, as defined in the Contract Document administering the Project.

SECTION 4: The City Clerk is directed to certify the adoption of this Resolution.
SECTION 5: This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this ___ day of _____, 2015.

Suzanne Fuentes, Mayor

ATTEST:

Tracy Weaver, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: Karl H. Berger, Assistant City Attorney
PW16-05, Hilltop Park Playground Improvement Project Location
EL SEGUNDO CITY COUNCIL
AGENDA STATEMENT

MEETING DATE: November 17, 2015
AGENDA HEADING: Consent Agenda

AGENDA DESCRIPTION:
Consideration and possible action regarding 1) Approval of new class specifications 2) Introduction of an Ordinance amending El Segundo Municipal Code §1-6-4 Regarding Employment Exclusions from Civil Service 3) Adoption of two Resolutions providing for the implementation of job classification and salary changes in the Fiscal Year 2015-2016 Operating Budget, and 4) Approval of Examination Plans. (Fiscal Impact: $373,700)

RECOMMENDED COUNCIL ACTION:
1. Approve the proposed Class Specifications for the classifications of Code Compliance Inspector, Information Systems Developer, Residential Sound Insulation (RSI) Supervisor (At-Will), Records Technician, and Budget and Payroll Supervisor.

2. Introduce and Waive the First Reading of the Ordinance

3. Adopt the Resolution establishing the Basic Monthly Salary Ranges for the job classifications of Code Compliance Inspector, Information Systems Developer, Residential Sound Insulation (RSI) Supervisor (At-Will), and Budget and Payroll Supervisor.

4. Adopt the Resolution establishing the Hourly Pay Rate for the part-time classification of Records Technician.


6. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

1. Proposed Class Specifications.
2. Resolutions establishing the Basic Monthly Salary and Hourly Pay Rate for new job classifications.
3. Ordinance amending El Segundo Municipal Code §1-6-4 Regarding Employment Exclusions from Civil Service

FISCAL IMPACT: $373,700

Amount Budgeted: $373,700
Additional Appropriation: N/A

Account Number(s):

ORIGINATED BY: Mayra Houston, Human Resources Manager

REVIEWED BY: Martha A. Dijkstra, Human Resources Director

APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
At the Strategic Planning session on August 3, 2015 and the Special City Council Meeting on August 31, 2015, Council was presented with recommended classification and salary changes as part of the Fiscal Year 2015-2016 Operating Budget. Adoption of the Resolution establishing Basic Monthly Salary Ranges, approval of the Class Specifications and Examination Plans for the
new classifications, and Introduction of an Ordinance amending El Segundo Municipal Code §1-6-4 are necessary in order to implement the approved changes. The affected bargaining units were consulted regarding changes related to their employee group.

The recommended classification and salary range changes are as follows:

A. Job Classification and Salary Range Changes in the FY 2015-2016 Operating Budget

**Code Compliance Inspector**
This position is assigned to the Planning & Building Safety Department and will be responsible for inspecting properties to ensure compliance with building, zoning, parking, codes, ordinances, standards and procedures; interacting with residents, builders, public and other departments and agencies to investigate, respond to, and resolve complaints and violations. This position will be represented by the City Employees Association and staff recommends a salary range of $5,543.10 - $6,737.66.

**Information Systems Developer**
This position is assigned to Information Services in the Police Department, and will be responsible for developing, designing, and maintaining the City’s website and performing database design, development, maintenance and support for other City business applications. This position will be represented by the Supervisory and Professional Employees Association and staff recommends a salary range of $5,553.32 - $6,750.10.

**Residential Sound Insulation (RSI) Supervisor (At-Will)**
This position is assigned to the Residential Sound Insulation (RSI) Division in the Planning & Building Safety Department and will be responsible for supervising and coordinating work performed by internal and external staff, consultants, and contractors related to the City’s Residential Sound Insulation Program (RSI). This position will be represented by the Supervisory and Professional Employees Association and staff recommends a salary range of $5,980.31 - $7,269.12. Staff will bring back this item at the regular City Council meeting scheduled on December 1, 2015 to recommend passage and adoption of the Ordinance amending Municipal Code §1-6-4 Regarding Employment Exclusions from Civil Service.

**Records Technician**
This part-time position is assigned to the City Clerk’s Office and will be responsible for a full range of complex administrative and office support work requiring the application of specialized technical/administrative knowledge. Additionally, this position will be coordinating and facilitating implementation of filing systems, indexing, records storage and retrieval of information from document imaging system, and will be conducting special records research projects for City staff and public records requests. Staff recommends an hourly range of $23.20 - $28.20.

**Budget and Payroll Supervisor**
This position is assigned to the Finance Department and will be responsible for coordinating and facilitating the preparation of the City’s preliminary and annual budgets and performing a wide variety of budgeting, payroll and financial analysis work, including analyzing and evaluating financial records. Additionally, this position will be supervising the activities and operations of the payroll department and staff, including bi-weekly payroll processing.

This position is currently allocated to the generic classification of Senior Management Analyst. The Department is requesting to re-title this position to Budget and Payroll Supervisor to more accurately reflect the class concept and the nature and scope of the work. The classification of
Senior Management Analyst will remain in effect as one other position in the City is currently allocated to this class.

This position will remain as part of the Management/Confidential group and will continue to be compensated at a salary range of $5,936.40 - $7,215.73.

B. Examination Plans

**Code Compliance Inspector**
- Structured Technical and Career Preparation Interview

  Open Competitive or Promotional
  Weighted 100%

**Information Systems Developer**
- Structured Technical and Career Preparation Interview

  Open Competitive or Promotional
  Weighted 100%

**Budget & Payroll Supervisor**
- Structured Technical and Career Preparation Interview

  Open Competitive or Promotional
  Weighted 100%

Approval of exam plans for Merit System job classifications in all City Departments has been required since the passage of Initiative Ordinance No. 586 in April 1962.

For departments other than Police and Fire, the plan may consist of any one or combination of the following techniques:

1. Written;
2. Oral;
3. Demonstration; and
4. Any evaluation of education, experience, or skills or physical fitness, which fairly evaluate the relative capacities of the applicants.

Police and Fire Departments:

The examination plan for entrance or promotional, for the Police and Fire Departments, shall consist of a written examination and one or more of the following:

1. Oral;
2. Demonstration; and
3. Any evaluation of education certification, experience, or skills or any test of manual skills or physical fitness, which fairly evaluates the relative capacities of the applicant.
Code Compliance Inspector

**Definition:**
Under general supervision, inspects properties to ensure compliance with building, zoning, parking, codes, ordinances, standards and procedures; interact with residents, builders, public and other departments and agencies to investigate, respond to, and resolve complaints and violations.

**Essential Functions:** Essential functions, as defined under the Americans with Disabilities Act, may include the following duties and responsibilities, knowledge, skills and other characteristics. This list of duties and responsibilities is ILLUSTRATIVE ONLY, and is not a comprehensive listing of all functions and tasks performed by positions in this class.

**Characteristics Duties and Responsibilities:**

Receives, records, and investigates complaints from the public and staff regarding violations of municipal codes, ordinances, standards, and health and safety regulations; documents violations by securing photographs and other pertinent data; researches ownership records, prior complaints, municipal codes and ordinances, and state regulations to establish whether a violation has occurred.

Initiates contacts with residents, business representatives, and other parties to explain the nature of incurred violations and to encourage compliance with municipal codes, ordinances, and community standards; initiates abatement of dangerous properties and vector control issues of vacant properties; provides confirmation to public by telephone and in person regarding code regulations.

Prepares notices of violation or noncompliance and citations according to applicable codes and regulations; issues letters to property owners notifying them of violation; as appropriate, affixes a notice of violation on property to abate fire and public safety hazards and public nuisances.

Meets with City planning, building, engineering, fire, sheriff, public works staff and legal counsel regarding complaints; coordinates activities with other staff and code compliance personnel.

Coordinates and conducts follow-up abatement procedures including the preparation of additional correspondence, site visits, and communication with property owners and attorneys; conducts follow-up investigations to ensure compliance with applicable codes and ordinances; assists in the preparation of noncompliance cases for legal action; presents testimony at nuisance abatement hearings.

Coordinates the removal of illegal encampments.

Coordinates and enforces the City’s vegetation management program, including identification of properties in violation, notification to property owners, and follow-up inspections and recordkeeping.

Makes drive-by or on-site inspections of residential, industrial, and/or commercial areas; notes possible violations at other property sites during the course of field investigations.

Provides information to violators, the general public, business community, and other government agencies regarding codes, laws, and ordinances; respond to questions, complaints, and inquiries.
Maintains files and records related to citations and violations; prepares a variety of written reports, memoranda, and correspondence.

Performs duties of the building inspector as needed.

Performs other duties as assigned.

**Knowledge, Skills and other Characteristics:**

Knowledge of principles, practices, methods, and techniques of code violation investigation and compliance.

Knowledge of basic requirements of zoning, building, and related codes, ordinances, and regulations; grading and Standard Urban Stormwater Mitigation Plan (SUSMP), environmental laws and habitat.

Knowledge of applicable Federal, State, and local laws, codes, and regulations, including administrative and departmental policies.

Skill in researching and reporting methods, techniques, and procedures.

Skill in technical report writing and preparation of correspondence utilizing appropriate.

Skill in computer equipment and software.

Skill in mathematics applicable to construction.

Skill in communicating effectively both orally and in writing.

Skill in establishing and maintaining effective working relationships with other department staff, the public, vendors, contractors and outside agencies.

**Working Conditions:**

The employee regularly works outdoors and may be exposed to various weather conditions. Regularly requires climbing ladders and scaffolds, walking on roofs and crawling under houses. Occasional potential exposure to hazardous conditions when inspecting commercial/industrial locations.

**Licensing/Certification Requirements:**

Valid California class C driver’s license with satisfactory driving record, required.

Possession of, or ability to obtain within six months of appointment, a California PC832 certificate.

Possession of, or ability to obtain within one year of appointment, ICC/AACE Code Enforcement Officer Certification Property Maintenance, Zoning Inspector.

**Minimum Qualifications:**

Graduation from high school or GED and two (2) years of experience within a public agency performing construction, construction management, enforcing municipal, zoning, and/or building codes with a public agency, inspection, or related experience.

Supplemental specialized training in construction management, construction technology, architecture, engineering, planning, zoning, and inspection; preferred.
Information Systems Developer

Definition:

Under general supervision develops, designs, and maintains the City's website and performs database design, development, maintenance and support for other City business applications.

Essential Functions: Essential functions, as defined under the Americans with Disabilities Act, may include the following duties and responsibilities, knowledge, skills and other characteristics. This list of duties and responsibilities is ILLUSTRATIVE ONLY, and is not a comprehensive listing of all functions and tasks performed by positions in this class.

Characteristic Duties and Responsibilities:

Collaborates with City staff and vendors to plan, configure, develop, and maintain websites, business application integration, custom reports and other related services to fulfill business requirements.

Communicates effectively with stakeholders via various methods such as verbal, written and various software architectural models. Participates in meetings and committees as needed.

Serves as project leader for complex business application, web and e-commerce development and maintenance projects.

Participates in the analysis of proposed solutions by performing technical research, providing technical input to evaluative committees and participating in the evaluation process.

Recommends additional hardware, software, or training that may enhance the use of the architecture.

Creates and delivers detailed technical presentations of various architectural components and designs at a level appropriate to the audience.

Converts business requirements into complete working solutions by performing complex software coding, testing, debugging, documentation and installation tasks for on-line processes in accordance with industry best practices, specific internal procedures and City standards.

Keeps up-to-date in state-of-the-art development methodologies and tools, programming and problem-solving techniques, and hardware systems.

Provides emergency support for system outages or City disasters at any time as required.

Performs other duties as assigned

Knowledge, Skills and Other Characteristics:

Knowledge of Crystal Reports or SQL Reporting Services
Experience with multi-tier large scale distributed systems
Experience with object-oriented programming concepts, theory, and practice.

Skill in analytical, critical thinking and problem solving.
Skill in written, oral and interpersonal communication.
Skill in establishing and maintaining effective working relationships with other department staff, other City employees and the public.
Strong organizational skills; with attention to detail.

Working experience with Transact-SQL, relational database design, stored procedure creation, and query building using Microsoft SQL Server.
Working experience with Web development.
Ability to contribute to a team-work oriented environment through effective customer service principles and practices.
Ability to consistently meet deadlines.
Ability to use project management skills to manage multiple and concurrent tasks.
Strong knowledge of the complete software development lifecycle.
Ability to understand technical manuals, software specifications, hardware principals of operations and systems software operations.
Ability to learn and understand new technologies and frameworks.

**Licensing/Certification Requirements:**

A valid California Driver's License.

**Working Conditions:**

Occasionally required to lift 40 pounds and carry 25 pounds.
Occasionally required to work in server room.

**Qualifications:**

An Associate's Degree in Information Systems, Computer Science, Data Processing or a closely related field, and two (2) years increasingly responsible development experience, or an equivalent combination of education and experience.
Residential Sound Insulation (RSI) Supervisor
(At-Will)

Definition: Under general supervision, supervises and coordinates work performed by internal and external staff, consultants, and contractors related to the City’s Residential Sound Insulation Program (RSI) and provides professional management and administrative support.

Essential Functions: Essential functions, as defined under the Americans with Disabilities Act, may include the following duties and responsibilities, knowledge, skills and other characteristics. This list of duties and responsibilities is ILLUSTRATIVE ONLY, and is not a comprehensive listing of all functions and tasks performed by positions in this class.

Characteristic Duties and Responsibilities:

Supervises, schedules, assigns, monitors and evaluates the work of assigned personnel.

Monitors, coordinates and facilitates work of external consultants and contractors. Manages and administers construction contracts including reporting on performance of contractors and consultants.

Inspects and reviews project sites, construction schedules, change orders, and construction quality of occupied homes participating in the Residential Sound Insulation Program.

Coordinates and facilitates administrative and/or management functions including accounting, purchasing and related activities for the RSI Program. Administers designated contract and grant-funded program activities. Participates in the development of program, grant and/or contract goals and objectives.

Participates in budget development and preparation for federal grants. Monitors and analyzes budget related activities.

Leads or participates in committee activities; represents the City and/or a department and coordinates activities among City departments, agencies and organizations, and the community; may serve as coordinator, facilitator and point of contact. Conducts research and statistical analyses; prepares and presents reports of findings and recommendations.

Responds to inquiries from contractors, other City employees and the public regarding the City’s RSI program. Provides public and media relations for programs and advisory committees, including developing and producing promotional and information materials.

May provide administrative and management assistance to City executives, management, other City personnel and the public regarding administrative, fiscal or operational issues, and other policies and procedures.

May provide professional-level staff support to City committees, boards and other groups, including coordinating meeting schedules and agendas, facilitating meetings with contractors, subcontractors, consultants and/or the public; represents the City at meetings and commits the department to a course of action; may coordinate and facilitate Citywide functions and events.
Knowledge, Skills and Other Characteristics:

Knowledge of principles of municipal organization and administration.
Knowledge of organization and functions of the assigned department.
Knowledge of computer applications in administrative functions.
Knowledge of laws, ordinances and regulations governing residential construction and funding of the Residential Sound Insulation Program.
Knowledge of principles of research, statistical analysis and report preparation.
Knowledge of construction management.
Skill in performing complex professional administrative and analytical work.
Skill in interpreting and applying laws, ordinances and policies governing residential construction and funding of the Residential Sound Insulation Program.
Skill in conducting research, analyzing statistical and other data, and preparing and presenting reports.
Skill in providing information and explaining laws, policies and procedures to others.
Skill in communicating effectively orally and in writing.
Skill in supervising, training, motivating and evaluating employees
Skill in establishing and maintaining effective working relationships with other City employees and the public.

Licensing/Certification Requirements:

A valid California Driver’s license is required.

Working Conditions:

Typical office environment and exposure to environmental conditions presented at community businesses, homes and other locations. Field work includes inspection of construction sites, warehouses, storage facilities, and occupied homes under construction. Regularly requires climbing ladders (and possibly scaffolding), walking on roofs, crawling under houses and into attic spaces.

Qualifications:

A Bachelor’s degree in Construction Management or a closely related field, and four (4) years of increasingly responsible program administration and/or management experience, one (1) year of which must have been in a supervisory or lead capacity, or an equivalent combination of education and experience. Experience managing, supervising and/or inspecting residential construction is highly desirable.
Records Technician (City Clerk)

**Definition:** Under general direction, performs and/or coordinates a full range of complex administrative and office support work requiring the application of specialized technical/administrative knowledge; coordinates and facilitates implementation of filing systems, indexing, records storage and retrieval of information from document imaging system; conducts special records research projects for City staff and public records requests.

**Essential Functions:** Essential functions, as defined under the Americans with Disabilities Act, may include the following duties and responsibilities, knowledge, skills and other characteristics. This list of duties and responsibilities is ILLUSTRATIVE ONLY, and is not a comprehensive listing of all functions and tasks performed by positions in this class.

**Characteristic Duties and Responsibilities:**

Positions in this classification typically perform a full range of duties at a level of complexity represented by the following types of responsibilities:

Assists the City Clerk and Deputy City Clerks in managing the City’s compliance responsibilities for appropriate establishment, maintenance and disposition of official City records, action of governing bodies, municipal ordinances, resolutions, City code and other official documents. Distributes and posts agenda packets and minutes. May be required to attend City Council meetings at the request of City Clerk or Deputy City Clerks.

Reviews agreements and contracts for completeness and compliance with insurance requirements, conducts bid openings for City projects; opens bids according to federal, state and municipal law; processes claims filed against the City.

Assists in conducting municipal elections and maintains Fair Political Practices Commission filings.

Assists in requests for research on a variety of issues regarding City policies, procedures, ordinances, etc.; provides information to the public and staff requiring interpretation and in-depth knowledge of work unit/department programs and operation.

Train City staff on use of document imaging system and search and retrieval methods.

**Knowledge, Skills and Other Characteristics:**

Knowledge of modern office practices and procedures.
Knowledge of principles of organization and administration.
Knowledge of policies, practices, procedures and terminology of City Clerk’s Office.
Knowledge of local, State and Federal laws relating to legislative procedures.
Knowledge of Public Records Act requirements.
Knowledge of a variety of computer software, including word processing, database and spreadsheet applications, and document imaging.
Skill in English composition, grammar and punctuation.
Skill composing letters and preparing a variety of reports, using appropriate format and computer software.
Skill presenting ideas and concepts orally and in writing.
Skill following oral and written instructions and procedures.
Skill in operating typical office equipment, including personal computer, and document imaging and scanning equipment.
Skill utilizing public relations techniques in responding to inquiries.
Skill in establishing and maintaining effective working relationships with other department staff, other City employees and the public.

**Working Conditions:**

Typical office environment.

**Licensing/Certification Requirements:**

None.

**Minimum Qualifications:**

Graduation from high school or GED and two (2) years increasingly responsible technical/administrative support preferably with a City Clerk's office or municipal organization or an equivalent combination of education and experience.
Budget and Payroll Supervisor

Definition:
Under general supervision, coordinates and facilitates the preparation of the City's preliminary and annual budgets; performs a wide variety of budgeting, payroll and financial analysis work; analyzes and evaluates financial records. Supervises the activities and operations of the payroll department and staff, including bi-weekly payroll processing.

Essential Functions: Essential functions, as defined under the Americans with Disabilities Act, may include the following duties and responsibilities, knowledge, skills and other characteristics. This list of duties and responsibilities is ILLUSTRATIVE ONLY, and is not a comprehensive listing of all functions and tasks performed by positions in this class.

Characteristic Duties and Responsibilities:
Positions in this classification typically perform a full range of duties at a level of complexity represented by the following types of responsibilities:

Plan, prioritize, assign, supervise, and review the work of staff responsible for processing the City's bi-weekly payroll and payroll related reporting, such as CalPERS reporting, Federal and State mandatory payroll tax reporting.

Reviews changes in employees' payroll files, including benefit and deduction changes, special compensation changes, new employee set-up, pension classification. Review changes to payroll tables and earning, deduction codes and user-defined formulas as needed due to MOU or law changes, and benefit changes.

Performs a wide variety of budgeting, payroll and financial analysis work as required by management.

Works with the Human Resources Department to ensure that payroll procedures are consistent with applicable personnel rules and Memoranda of Understanding provisions.

Assists in the coordination and preparation of the City's annual budget by performing fiscal functions, such as budget preparation, expenditure and revenue research and analysis, and providing technical information and guidance as necessary.

Reviews and analyzes budget requests submitted by departments and prepares recommendations concerning departmental budget requests.

Assists in the creation, distribution, and explanation of City budget preparation instructions, including annual, mid-year and end-of-fiscal year processes.

Participates in the preparation of mid-year and fiscal year-end budget reviews, and prepares related budget revision recommendations for City Council approval.
Provides administrative and management assistance to department executives, management, other City personnel regarding administrative, fiscal or operational issues, collective bargaining, and other policies and procedures; prepares detail payroll analysis for departments and negotiations.

Resolves discrepancies or procedural problems and responds to program administration and/or delivery questions ensuring necessary follow-up occurs; assists with, provides input and monitors Department records for operational and budget development and accountability.

Performs related duties as assigned.

Knowledge, Skills and Other Characteristics:

Knowledge of principles, methods and practices of California local government payroll operations.
Knowledge of applicable federal, state and local laws and regulations pertaining to payroll administration.
Knowledge of CalPERS rules and regulations and Public Employees Retirement Law.
Knowledge of principles of municipal administration, accounting and auditing, budget and grant management.
Knowledge of generally accepted accounting principles and practices.
Knowledge of organization and functions of the assigned municipal department.
Knowledge of computer applications in administrative functions.
Knowledge of related laws, ordinances and regulations.
Knowledge of principles of research, statistical analysis and report preparation.
Knowledge of principles and practices of supervision.

Ability to analyze, interpret and explain laws, rules, regulations, Memoranda of Understanding and employment contracts.
Ability to analyze and interpret payroll related financial data.
Ability to lead and coordinate the work of others.
Ability to work effectively with people, resolve conflicts and maintain confidentiality.
Ability to establish and maintain cooperative and effective working relationships with City employees.

Skill in performing complex professional level administrative and analytical work.
Skill in conducting research, analyzing statistical and other data, and preparing and presenting reports.
Skill in communicating effectively orally and in writing.
Skill in establishing and maintaining effective working relationships with other department staff, other City employees and the public.
Skill in supervising, developing, motivating, and evaluating support staff.
Skill in the use of personal computers and office/financial related software in a Windows-based operating environment.
Skill working under pressure, handling significant problems and tasks that arise simultaneously and/or unexpectedly.

Qualifications:

A Bachelor's degree in Business Administration, Public Administration or a closely related field, and three (3) years of progressively responsible budget and payroll management experience in the public sector, including one (1) year of supervisory experience; or an equivalent combination of education and experience.
RESOLUTION NO.________

A RESOLUTION ESTABLISHING A BASIC MONTHLY SALARY FOR THE JOB CLASSIFICATIONS OF CODE COMPLIANCE INSPECTOR, INFORMATION SYSTEMS DEVELOPER, RESIDENTIAL SOUND INSULATION (RSI) SUPERVISOR AND BUDGET AND PAYROLL SUPERVISOR

The City Council of the City of El Segundo does resolve as follows:

Section 1: The City Council approves the following basic monthly salary range:

<table>
<thead>
<tr>
<th>Code Classification</th>
<th>Step A</th>
<th>Step B</th>
<th>Step C</th>
<th>Step D</th>
<th>Step E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code Compliance Inspector 36</td>
<td>$5,543.10</td>
<td>$5,820.25</td>
<td>$6,111.26</td>
<td>$6,416.82</td>
<td>$6,737.66</td>
</tr>
<tr>
<td>Information Systems Developer 39S</td>
<td>$5,553.32</td>
<td>$5,830.99</td>
<td>$6,122.54</td>
<td>$6,425.67</td>
<td>$6,750.10</td>
</tr>
<tr>
<td>Residential Sound Insulation (RSI) Supervisor (At-Will) 42S</td>
<td>$5,980.31</td>
<td>$6,279.33</td>
<td>$6,593.30</td>
<td>$6,922.97</td>
<td>$7,269.12</td>
</tr>
<tr>
<td>Budget and Payroll Supervisor 39M</td>
<td>$5,936.40</td>
<td>$6,233.22</td>
<td>$6,544.88</td>
<td>$6,872.12</td>
<td>$7,215.73</td>
</tr>
</tbody>
</table>

Section 2: The City Clerk is directed to certify the adoption of this Resolution; record this Resolution in the book of the City’s resolutions; and make a minute of the adoption of the Resolution in the City Council’s records and the minutes of this meeting.

Section 3: This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 17 day of November, 2015.

Suzanne Fuentes
Mayor

425
CERTIFICATION

STATE OF CALIFORNIA  )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO  )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. _______ was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the 17th day of November, 2015, and the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
NOT PARTICIPATING:

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this 17th day of November, 2015.

Tracy Weaver, City Clerk
of the City of El Segundo,
California
(SEAL)

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

By: _________________________________
Karl H. Berger
Assistant City Attorney
RESOLUTION NO.__________

A RESOLUTION ESTABLISHING AN HOURLY PAY RATE FOR THE UNREPRESENTED PART-TIME CLASSIFICATION OF RECORDS TECHNICIAN

The City Council of the City of El Segundo does resolve as follows:

Section 1: The City Council approves the following pay rate:

<table>
<thead>
<tr>
<th>Step A</th>
<th>Step B</th>
<th>Step C</th>
<th>Step D</th>
<th>Step E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Records Technician 23 (Part-time Hourly)</td>
<td>$23.20</td>
<td>$24.36</td>
<td>$25.58</td>
<td>$26.86</td>
</tr>
</tbody>
</table>

Section 2: The City Clerk is directed to certify the adoption of this Resolution; record this Resolution in the book of the City’s resolutions; and make a minute of the adoption of the Resolution in the City Council’s records and the minutes of this meeting.

Section 3: This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this ___ day of ___ , 2015.

Suzanne Fuentes
Mayor
CERTIFICATION

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF EL SEGUNDO  

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. _____ was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the 17th day of November, 2015, and the same was so passed and adopted by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:  
NOT PARTICIPATING:

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this 17th day of November, 2015.

Tracy Weaver, City Clerk  
of the City of El Segundo,  
California  
(SEAL)

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

By:   
Karl H. Berger  
Assistant City Attorney
ORDINANCE NO. ________

AN ORDINANCE AMENDING EL SEGUNDO MUNICIPAL CODE §1-6-4 REGARDING EXCLUSIONS.

The City Council of the City of El Segundo does ordain as follows:

SECTION 1: The City Council finds as follows:

A. The El Segundo Municipal Code ("ESMC") provides that the City Council may from time to time by Ordinance designate departments, appointive officers, or employees of the City; and

B. It is in the best interest of the City to list all existing officers and members of departments excluded from the Personnel Merit System; and

SECTION 2: ESMC § 1-6-4 is amended in its entirety to read as follows:

"Sec 1-6-4. EXCLUSIONS

Those officers and members of departments in addition to department heads and elected officers who are expressly excluded from the merit system are:

Assistant City Manager
City Attorney
City Manager
City Engineer
Construction Coordinator
Economic Development Analyst
Economic Development Manager
Property Owner Coordinator
Residential Sound Insulation Design Coordinator
Residential Sound Insulation Supervisor
Senior Civil Engineer
Senior Executive Assistant

SECTION 3: Repeal of any provision of the ESMC herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 4: If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.
SECTION 5: The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo's book of original ordinances, make a note of the passage and adoption in the records of this meeting, and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 6: This Ordinance will become effective on the thirty-first (31st) day following its passage and adoption.

PASSED AND ADOPTED this ___ day of _____, 2015,

__________________________
Suzanne Fuentes, Mayor
STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the 17th day of November 2015, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ____ day of ____, 2015, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_________________________________
Tracy Weaver, City Clerk

APPROVED AS TO FORM:

_________________________________
Mark D. Hensley, City Attorney
AGENDA DESCRIPTION:
Consideration and possible action regarding Adoption of the Resolutions updating the employer’s contribution under the Public Employees’ Medical and Hospital Care Act for the El Segundo Fire Fighters’ Association and the El Segundo Police Support Services Employees’ Association. (Fiscal Impact: None- Included in the Adopted Budget)

RECOMMENDED COUNCIL ACTION:
1) Adopt the attached resolutions
2) Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
1) Proposed Resolutions

FISCAL IMPACT:

Amount Budgeted: $5,382,900.00
Additional Appropriation: N/A

ORIGINATED BY: Julie DeZiel, Human Resources Analyst
REVIEWED BY: Martha Dijkstra, Director of Human Resources
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
The City files with the Public Employees’ Retirement System (PERS) the annual Resolutions reflecting changes in the City’s contribution for employees and annuitants under the Public Employees’ Medical and Hospital Care Act (PEMHCA).

Pursuant to existing language in the Memoranda of Understanding for Firefighters’ Association (FFA) and Police Support Services Employees’ Association (PSSEA), changes in the monthly contribution amounts will be implemented as follows:

<table>
<thead>
<tr>
<th>Employee Group</th>
<th>2015 Contribution</th>
<th>2016 Contribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Firefighters’ Association</td>
<td>$1,334.91/month</td>
<td>$1,425.02/month</td>
</tr>
<tr>
<td>Police Support Service Association</td>
<td>$1,115.67/month</td>
<td>$1,160.71/month</td>
</tr>
</tbody>
</table>

The City’s maximum contribution for the retirees in all of these groups is the same as for active, represented employees.

The budgeted amounts for Fiscal Year 2015-16 are $2,503,400.00 for retiree health and $2,879,500 for active employees and the incremental cost increase for the above groups was included in the adopted FY 2015-16 budget.
RESOLUTION NO. ______

A RESOLUTION FIXING THE EMPLOYER'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT FOR THE EL SEGUNDO FIREFIGHTERS' ASSOCIATION.

The City Council of the City of El Segundo does resolve as follows:

SECTION 1: The City Council finds as follows:

A. Government Code § 22892(a) provides that a local agency contracting under the Public Employees' Medical and Hospital Care Act shall fix the amount of the employer's contribution at an amount not less than the amount required under Section 22892 (b)(1) of the Act, and

B. The City of El Segundo, hereinafter referred to as Public Agency is local agency contracting under the Act for participation by members of the El Segundo Firefighters' Association.

SECTION 2: The Employer's contribution for each employee or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of his/her family members, in a health benefits plan up to a maximum of $1,425.02 per month, plus administrative fees and Contingency Reserve Fund Assessments.

SECTION 3: The City of El Segundo has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above.

SECTION 4: The City Clerk is directed to certify the Passage and Adoption of this Resolution; enter same in the Book of Original Resolutions; and make a Minute of its adoption in the City’s records and in the Minutes of the meeting when it was adopted.

SECTION 5: Under Government Code § 22892, this Resolution will become effective November 17, 2015 and will remain effective unless repealed or superseded.

PASSED, APPROVED AND ADOPTED this 17th day of November, 2015.

Suzanne Fuentes
Mayor
CERTIFICATION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF EL SEGUNDO

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. ______ was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk all at a regular meeting of said Council held on the 17th day of November, 2015, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

NOT PARTICIPATING:

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this 17th day of November, 2015.

Tracy Weaver, City Clerk
of the City of El Segundo,
California

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

By:

Karl H. Berger
Assistant City Attorney
RESOLUTION NO. ______

A RESOLUTION FIXING THE EMPLOYER'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT FOR THE EL SEGUNDO POLICE SUPPORT SERVICES EMPLOYEES' ASSOCIATION.

The City Council of the City of El Segundo does resolve as follows:

SECTION 1: The City Council finds as follows:

A. Government Code § 22892(a) provides that a local agency contracting under the Public Employees' Medical and Hospital Care Act shall fix the amount of the employer's contribution at an amount not less than the amount required under Section 22892 (b)(1) of the Act, and

B. The City of El Segundo, hereinafter referred to as Public Agency is local agency contracting under the Act for participation by members of the El Segundo Police Support Services Employees' Association.

SECTION 2: The Employer's contribution for each employee or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of his/her family members, in a health benefits plan up to a maximum of $1,160.71 per month, plus administrative fees and Contingency Reserve Fund Assessments.

SECTION 3: The City of El Segundo has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above.

SECTION 4: The City Clerk is directed to certify the Passage and Adoption of this Resolution; enter same in the Book of Original Resolutions; and make a Minute of its adoption in the City’s records and in the Minutes of the meeting when it was adopted.

SECTION 5: Under Government Code § 22892, this Resolution will become effective January 1, 2016 and will remain effective unless repealed or superseded.

PASSED, APPROVED AND ADOPTED this 17th day of November, 2015.

Suzanne Fuentes
Mayor
CERTIFICATION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF EL SEGUNDO

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. ______ was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk all at a regular meeting of said Council held on the 17th day of November, 2015, and the same was so passed and adopted by the following vote:

AYES:

NOES:
ABSENT:
ABSTAIN:
NOT PARTICIPATING:

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this 17th day of November, 2015.

Tracy Weaver, City Clerk
of the City of El Segundo,
California

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

By:

Karl H. Berger
Assistant City Attorney

2.
AGENDA DESCRIPTION:
Discussion and possible action regarding the pending sidewalk/curb repairs and tree removal plans for the 100 block of West Palm Avenue adjacent to Library Park. (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:
1. Approve the plan to remove one camphor tree, preserve four camphor trees, repair the south curbing, and design a meandering sidewalk through portions of Library Park; or,
2. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

FISCAL IMPACT: Included in adopted budget

<table>
<thead>
<tr>
<th>Amount Budgeted:</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional Appropriation:</td>
<td>N/A</td>
</tr>
<tr>
<td>Account Number(s):</td>
<td>N/A</td>
</tr>
</tbody>
</table>

PREPARED BY: Meredith Petit, Recreation & Parks Director

REVIEWSED BY: Stephanie Katsouleas, Public Works Director

APPROVED BY: Greg Carpenter, City Manager

BACKGROUND & DISCUSSION:
Many of the City’s sidewalks and curbs are in need of repair due to damage caused by street trees that have outgrown the parkways in which they were planted. Although the sidewalks can be grinded to minimize tripping hazards, over time the panels are lifted to elevations that create steep sidewalk pitches that are beyond our ability to grind. The roots eventually impact street curbs and pavements in much the same manner. In addition to safety hazards, disrupted curbs and gutters can affect the flow of runoff and create standing water, which further degrades the pavement. The hardscape damage presents safety hazards and liability issues for pedestrians and vehicles. Oftentimes the damage is not limited to public property, but also adjacent property owners’ driveways, yards, and building foundations.

The City Council adopted a Capital Improvement Budget of $500,000 for FY 14/15 to systematically repair damaged sidewalks, curbs and gutters within the City. That project is now underway. City Council directed the Public Works Department to assess its compiled list of sidewalk areas in need of repair and prioritize them based on severity of the damage and potential risk for injury or property damage. Where appropriate, the repairs include removal of any trees that are and will continue to cause future damage to the hardscape.

One of the identified areas for repair was a 150 ft stretch of sidewalk, curb and gutter adjacent to the north side of Library Park on Palm Ave. and another 50 feet across the street on north side of Palm Avenue. The original repair included the removal of five large camphor trees, two on the north side of the street (adjacent to 111 W. Palm Ave.) and three on the south side of the street (adjacent to Library Park).
The homeowners of 111 W. Palm Avenue requested that staff reconsider the removal of the five trees. Director of Public Works Stephanie Katsouleas, Director of Recreation and Parks Meredith Petit, and Park Superintendent and City Arborist Mark Trujillo visited the site to review the request and reassess what accommodations could be made that would meet the homeowner’s request while minimizing city liability and further damage to its infrastructure. Ultimately, staff determined that the two trees on the north side of the street could be retained for another 3-5 years and the sidewalks could be further grinded to minimize tripping hazard so long as the homeowners addressed the elevation difference of the driveway adjacent to the sidewalk to eliminate the tripping hazard. The homeowners have agreed and will be hiring a contractor to mitigate the elevation difference.

Additionally, staff determined that the two most westerly of the three identified trees on the south side of the street could be retained with a creative solution to relocate the sidewalk away from the tree roots and into Library Park. The damaged curbs and street asphalt can be only moderately repaired because the tree roots can be only minimally cut back to ensure survival of the tree. Staff estimates that within 3-5 years the tree roots will continue to damage the streets and reach a point where the trees will need to be removed before complete repairs are made. However, the new sidewalk can be permanently repaired today by relocating it at least 8 feet from the two remaining tree trunks. As such, it will follow a meandering pathway just beyond the reach of the root systems. Because the adjacent property to these trees is public property, the City has the flexibility to be more creative in the placement of the new sidewalk.

Lastly, the City’s arborist does not believe that the fifth tree, which is the largest and most easterly tree on the south side of the street, would survive the severe root pruning required to complete the curb and street restoration work. If the tree remains, any street repairs made will be only temporary in nature because the tree is simply too large and close to the street. Additionally, leaving the tree would require relocating the new sidewalk, which in turn would require removing two smaller trees within the park as well modifying the existing landscaped area adjacent to the sidewalk. Due to its age and current condition, it is not recommended to root prune the tree to divert its inevitable removal.

In conclusion, the original plan to remove five trees and replace the existing sidewalks in their current location has now been reduced to 1) removing only one tree and realigning the sidewalk to permanently avoid the tree roots on the Library Park side and 2) mitigating the tripping hazards on the north side of the street with assistance from the homeowner. Lastly, staff believes it is advantageous to remove and replace trees in the same vicinity “one-at-a-time” to minimize the dramatic aesthetic changes that occur when large species tree are removed. Staff recommends that City Council concur with staff’s recommended tree replacement and pavement/sidewalk restoration plan.
EL SEGUNDO CITY COUNCIL
AGENDA STATEMENT

MEETING DATE: November 17, 2015
AGENDA HEADING: City Clerk

AGENDA DESCRIPTION:
Consideration and possible action regarding adoption of resolutions 1) calling for a General Municipal Election, 2) requesting Los Angeles County provide election services, and 3) establishing requirements for candidate statements and entering into an agreement with Martin & Chapman Co. for the April 12, 2016 General Municipal Election.
(Fiscal Impact: $53,000)

RECOMMENDED COUNCIL ACTION:
(1) Adopt three Resolutions relating to the General Municipal Election;
(2) Authorize the City Manager to enter into an agreement with Martin & Chapman Co. for $53,000.00, in a form approved by the City Attorney; or
(3) Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
(1) Proposed Resolutions

FISCAL IMPACT: Included in Adopted Budget

| Amount Budgeted: | $104,000 |
| Additional Appropriation: | No |
| Account Number(s): | 001-400-1302-various |

ORIGINATED BY: Mona Shilling, Deputy City Clerk II (Acting)
REVIEWED BY: Tracy Weaver, City Clerk
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
The General Municipal Election for three (3) Council Member seats, one (1) City Treasurer seat and one (1) City Clerk seat is to be held April 12, 2016. To proceed with the regulations set forth by the Government Code, the proposed resolutions should be adopted before the opening of nomination filing period beginning December 21, 2015 and ending January 19, 2016 (with the date extended to January 20, 2016 if an incumbent does not file).

Additionally, it is requested that the City enter into a professional services agreement, for an amount not to exceed $53,000.00 with Martin & Chapman Co. They have provided election support to the City of El Segundo for over three decades, are well known and trusted for their invaluable election services, supplies, and guidance, and are utilized by over 200 cities, counties and districts in the state of California and Nevada.
Their services will include, but not limited to, pre-election materials, official ballots, ballot counting equipment, vote by mail ballot tracking system, mailing services, foreign language assistance and translations, legislation updates, professional opinions and election night support. Their Anaheim location allows for timely delivery of supplies, election materials, and on-site support.

While professional service agreements typically go through a request for proposal process, given Martin & Chapman Co.'s long-standing years of experience with the City of El Segundo, and the City Clerk Office's understanding that the unique services that they provide are available only from one vendor, staff recommends that the City Council waive the request for proposal process. If approved by the City Council, staff will prepare an agreement with Martin & Chapman Co., in a form approved by the City Attorney.
RESOLUTION NO.

A RESOLUTION PLACING THREE CITY COUNCIL SEATS, ONE CITY TREASURER SEAT AND ONE CITY CLERK SEAT ON THE APRIL 12, 2016 GENERAL MUNICIPAL ELECTION PURSUANT TO ELECTIONS CODE § 1301.

The City Council of the city of El Segundo resolves as follows:

SECTION 1: Pursuant to Elections Code § 1301, the City Council calls for a general municipal election to be held in the City of El Segundo on Tuesday, April 12, 2016, for the purpose of electing three members of the City Council to a four year terms, one City Treasurer to a four year term and one City Clerk to a four year term. The exact form of the question to be voted on at the election as it should appear on the ballot is as follows:

"FOR MEMBER OF THE CITY COUNCIL – Vote for three"

"FOR CITY TREASURER – Vote for one"

"FOR CITY CLERK – Vote for one"

SECTION 2: The polls will open at 7 a.m. on election day and remain open until 8 p.m.

SECTION 3: The City Council Chamber, 350 Main Street, El Segundo, is designated as the Central Counting Place where all ballots of the election will be tallied.

SECTION 4: The City Clerk is authorized to canvass the returns of the Municipal Election. The election will be held in all respects as if there were only one election, and only one form of ballot will be used.

SECTION 5: The City Clerk is authorized, instructed and directed to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 6: This Resolution will become effective immediately upon adoption.

      PASSED AND ADOPTED this 17th day of November, 2015.

      Suzanne Fuentes, Mayor

ATTEST:

Tracy Weaver, City Clerk

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney
RESOLUTION NO.

A RESOLUTION REQUESTING THAT THE LOS ANGELES COUNTY BOARD OF SUPERVISORS PROVIDE ELECTION SERVICES TO THE CITY OF EL SEGUNDO FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, APRIL 12, 2016.

The City Council of the city of El Segundo resolves as follows:

SECTION 1: Pursuant to Elections Code § 10002, the City Council requests that the Los Angeles County Board of Supervisors assist the City with its local election scheduled for April 12, 2016.

SECTION 2: The services requested by the City include the following:

A. Listing of County precincts with number of registered voters in each so the City may consolidate election precincts into City voting precincts, and maps of the voting precincts;

B. List of poll workers the County uses for their elections;

C. Computer records of the names and addresses of all eligible registered voters in the City;

D. Voter signature verification services as needed;

E. Provide additional election equipment and assistance to the City in accordance with California law.

SECTION 3: The City will reimburse Los Angeles County for services performed pursuant to this request and upon the City's receipt of a County invoice.

SECTION 4: The City Clerk is directed to forward a certified copy of this Resolution to the Los Angeles County Board of Supervisors and the Los Angeles County Registrar-Recorder/County Clerk's office.

SECTION 5: The City Clerk is directed to certify the adoption of this Resolution; record this Resolution in the book of the City's original resolutions, and make a minute of this adoption of the Resolution in the City Council's records and the minutes of this meeting.
SECTION 6: This Resolution will become effective immediately upon adoption and remain effective unless repealed or superseded.

PASSED AND ADOPTED this 17th day of November, 2015.

__________________________
Suzanne Fuentes, Mayor

ATTEST:

_________________________
Tracy Weaver, City Clerk

APPROVED AS TO FORM:

________________________
Mark D. Hensley, City Attorney
RESOLUTION NO.

A RESOLUTION ESTABLISHING REQUIREMENTS FOR CANDIDATE STATEMENTS FILED WITH THE CITY CLERK TO BE INCLUDED WITH VOTER INFORMATION FOR AN ELECTION ON TUESDAY, APRIL 12, 2014.

The City Council of the city of El Segundo resolves as follows:

SECTION 1: Pursuant to Elections Code § 13307, candidates seeking election to office on April 12, 2016 may prepare a candidate's statement on forms provided by the City Clerk.

SECTION 2: Statements filed in accordance with this Resolution may include the following:

A. The candidate’s name, age, and occupation; and

B. A statement consisting not more than two hundred (200) words outlining the candidate’s education and qualifications for office.

SECTION 3: The candidate’s statement must conform to the following:

A. It may not identify the candidate’s affiliation in any political party or membership or activity in partisan political organizations;

B. It must be uniform in type and size, with uniform spacing, and must be presented with block paragraphs;

C. It may not include bolding, underlining, italics, asterisks, or other similar type of formatting;

D. It must be typewritten using a Arial, 10 point font;

E. It must be filed in the City Clerk’s office with a candidate's nomination papers;

F. Although it may be withdrawn during the time for filing nomination papers and until 5:00 p.m. the next working day after the close of the nomination period, the statement may not be changed.

SECTION 4: Pursuant to 42 U.S.C. § 1973aa-1a., the City Clerk will:
A. Translate all candidate statements into Spanish; and

B. Make translated copies of candidate statements publicly available.

SECTION 5: Candidates filing a statement must pay to the City the following:

A. A fee equal to a candidate's pro rata share of the total actual cost for printing, handling, translating, and mailing candidate statements.

B. At the time of filing a statement, the candidate will deposit $775 (or $475 if the candidate does not want his or her statement printed in Spanish in the voter's pamphlet) with the City Clerk which represents the following estimated costs:

1. The cost of printing the statement in the voter's pamphlet in English: $300;

2. The cost of translating the statement into Spanish: $175; and

3. The cost of printing the statement in the voter's pamphlet in Spanish: $300.

C. Should a candidate's actual pro rated cost exceed the amount on deposit with the City Clerk, the candidate will, within thirty (30) days of receiving an invoice, pay the City Clerk any difference between the deposit amount and the actual cost.

D. Should a candidate's actual pro rated cost be less than the amount deposited with the City Clerk, then the City Clerk will refund any overpayment to a candidate within thirty (30) days after the election.

SECTION 6: Candidates may not include any additional materials in the sample ballot package.

SECTION 7: The City Clerk is directed to provide a copy of this Resolution to each candidate, or a candidate's representative, at the time nominating petitions are issued.

SECTION 8: The City Clerk is directed to certify the adoption of this Resolution; record this Resolution in the book of the City's original resolutions, and make a minute of this adoption of the Resolution in the City Council's records and the minutes of this meeting.
SECTION 9: This Resolution will become effective immediately upon adoption and remain effective unless repealed or superseded.

PASSED AND ADOPTED this 17th day of November 2015.

Suzanne Fuentes, Mayor

ATTEST:

Tracy Weaver, City Clerk

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney