Applicant - Raytheon
- Scott Pozza, Director, Facilities
- Al Adams, Sr. Manager
- Warren Flynn, Director, Systems Engineering

City Staff
- Masa Alkire
- Kim Christensen
- Karl Berger
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Applicant - Raytheon
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EIR Consultants
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E.I.R. (CEQA)
Specific Plan
General Plan amend
Zone Change; ZTA
Subdivision
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- Development Agreement

Planning Commission
- Ryan Baldino, Chairman
- Brenda Newman, Vice Chair
- Scot Nicol
- John Nisley
- Carol Wingate

Recommendation

City Council
Project Applications

- Specific Plan
- Development Agreement
- Environmental Assessment - EIR
- General Plan Amendment and Map Amendment
- Zone Change
- Zone Text Amendment and Zoning Map Amendment
- Subdivision (26 Parcels in three phases)
Background - Application Timeline

- December 8, 2011 application submitted.
- November 2012 – PC EIR Scoping Meeting and Project Introduction at City Council.
- July-August 2014 DEIR Comment Period
- July 24, 2014 – PC meeting on Draft DEIR
- February 12, 2015 PC Project Hearing
- October 22, 2015 2nd PC Project Hearing
- November 17, 2015 1st Council Hearing
- Second City Council meeting required
Background - Project Location
East of Sepulveda Blvd, South of El Segundo Blvd
2000-2100 East El Segundo Boulevard, 142 Acres

Current development at site is approximately:
• 1.1 Mil SF Office
• 0.3 Mil SF Laboratory
• 0.4 Mil SF Manufacturing
• 0.1 Mil SF Warehouse

Original Precise Plan adopted in 1978.

Current Precise Plan Amendment #3 allows 2,017,903 s.f., 215,459 s.f. more than existing. Current FAR is 0.29.
Background - Existing Condition

- Large surface parking areas.
- Adjacent to Metro Green Line Station.
- Site access points at El Segundo Blvd./Nash St. and at South Hughes Way.
Proposed Specific Plan
- Land Use Plan

- .60 FAR on 142-acre site. Development transfers allowed. 2.15 million GSF new development.
- Office, commercial, industrial and recreational land uses.
- Plan includes Design Guidelines and Development Standards.
- Site Plan Review process for new development.
- Vehicle Trip Ceiling is 26,585 daily trips, 3,042 AM and 3,120 PM peak hour trips.
- New public roadway connecting Nash Street with Hughes Way.
Specific Plan Land Use Plan – Overview

- The Specific Plan acts as a mini-general plan and provides objectives and a vision for the area’s development.
- The Specific Plan is a mini-zoning code with development standards and design guidelines for the area.
- Overall the plan proposes a 0.6 FAR, a vehicle trip ceiling and the ability to transfer density between sites.
Specific Plan Land Use Plan – Comparison

- ESSCSP sub-districts compared to M-1 and CO zones to provide context to the proposed project.
- Majority of the uses are the same as the two neighboring zones.
- ESSCSP has a relatively more restrictive range of uses when compared to M-1.
- The CO zone has a relatively more restrictive range of uses in comparison to proposed Specific Plan.
<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>
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<td>C</td>
<td>C</td>
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<tr>
<td>Assembly Halls</td>
<td>--</td>
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<td>C</td>
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<tr>
<td>Cafes</td>
<td>P</td>
<td>P</td>
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<td>P</td>
<td>P</td>
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<tr>
<td>Data Centers</td>
<td>C</td>
<td>P</td>
<td>--</td>
<td>C</td>
<td>A</td>
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<tr>
<td>Emergency Shelters</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
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<tr>
<td>Employee Daycare Facilities</td>
<td>A</td>
<td>A</td>
<td>--</td>
<td>A</td>
<td>A</td>
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<tr>
<td>Financial institutions</td>
<td>P</td>
<td>P</td>
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<td>C</td>
<td>--</td>
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<tr>
<td>General Offices</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Medical and Dental Offices</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>General storage and warehousing</td>
<td>--</td>
<td>P</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>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Health Clubs</td>
<td>P</td>
<td>P</td>
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<td>P</td>
<td>P</td>
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<tr>
<td>High and medium bay labs</td>
<td>--</td>
<td>P</td>
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<tr>
<td>High and medium bay labs (Raytheon Company only)</td>
<td>P</td>
<td>P</td>
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<td>P</td>
<td>--</td>
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<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>
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<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Multimedia Related Offices</td>
<td>P</td>
<td>P</td>
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<td>P</td>
<td>P</td>
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<tr>
<td>Museums</td>
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<td>C</td>
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<tr>
<td>Postproduction Facilities</td>
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<td>P</td>
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<tr>
<td>Private Clubs</td>
<td>--</td>
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<td>C</td>
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</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>
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<tr>
<td>Public Utilities</td>
<td>P</td>
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<td>P</td>
<td>P</td>
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<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>
</tbody>
</table>

AUP = Administrative Use Permit  P = Permitted Use
A = Permitted Accessory Use  -- = Not Permitted
C = Conditional Use
<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>Retail uses (excluding off site sale alcohol sales)</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>C</td>
<td>--</td>
</tr>
<tr>
<td>Retail uses (limited support retail)</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>C</td>
<td>A</td>
</tr>
<tr>
<td>Special Effects Studios</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Studio/sound stage(s) and other support facilities</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Trade and vocational schools for adults</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>C</td>
<td>--</td>
</tr>
<tr>
<td>Any use customarily incidental to a permitted use, including the</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
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<tr>
<td>storage of hazardous materials associated with any allowable use.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Drive-through or walk-up services related to financial operations.</td>
<td>A</td>
<td>A</td>
<td>--</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>On-site sale and consumption of alcohol at restaurants and cafes.</td>
<td>AUP</td>
<td>AUP</td>
<td>--</td>
<td>AUP</td>
<td>AUP</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>Helicopter landing facilities subject to the provisions of El</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</td>
<td>C</td>
<td>C</td>
<td>C</td>
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<tr>
<td>outdoor dining comprises 20% or less of the total dining area of the</td>
<td></td>
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<tr>
<td>restaurant, but not exceeding two hundred (200) square feet of</td>
<td></td>
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<tr>
<td>floor area.</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Laser/optical targets</td>
<td>A/AU</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/AU</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</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>or arcade machines.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>All uses that are involved with the storage of waste materials as</td>
<td>--</td>
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<tr>
<td>the primary business</td>
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<tr>
<td>Freight Forwarding</td>
<td>--</td>
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<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>

**Notes:**
- **AUP** Administrative Use Permit
- **P** Permitted Use
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- **C** Conditional Use
- **--** Not Permitted
<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 Development 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>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>
Specific Plan - Site Plan Review

Future Projects Review

- Specific Plan has its own development standards and design guidelines.
- Site Plan review (SPR) process ensures Planning Commission will review new development for: location of buildings, height, setbacks, building materials, parking and loading, and development tracking (FAR transfers, trip cap compliance).
- In addition to SPR process the Planning Commission will review Conditionally permitted uses and any CEQA review not compliant with the ESSCSP EIR.
Subdivision – Vesting Map
Conceptual Site Plan
EIR Analysis

- EIR includes State required issues areas.
- Extensive consultation, notably Metro and Caltrans.
- No impact in 9 areas, another 5 can be fully mitigated.
- Significant impacts in 4 areas: Land Use, Greenhouse Gas, Transportation and Traffic, and Air Quality.
- Significant impacts mostly related to traffic.
- EIR certification requires Statement of Over-riding Considerations. The statement relies on economic benefits (tax base); negotiated DA public benefits (direct payments); roadway, bike and pedestrian improvements; and the project’s positive impact on regional goals (SCAG regional plan).
- City’s CEQA consultant is available to answer questions.
Land Use and Planning

Significant and Unavoidable Impact

- Project generally consistent with GP Land Use Element.

- Project inconsistent with Land Use Element policies regarding meeting Circulation Element Level of Service policies at some City intersections. The impact at six study area intersections still exceed GP policies after implementation of feasible mitigations.

- A Circulation Element Master Plan Roadway Segment is added (Nash).
Transportation and Traffic Analysis

**Significant and Unavoidable Impact**

- 16 of 71 study intersections (not all in El Segundo) with significant and unavoidable impacts at build-out.

- The EIR traffic consultant will provide a Traffic Analysis presentation.
Air Quality and Greenhouse Gas
Significant and Unavoidable Impacts

- After mitigation no AQ short term impacts.
- Project compliant with AQMD thresholds for Fine and Ultrafine Particulates and Sulfur Dioxide.
- Project exceeds AQMD long term thresholds for Nitrogen Dioxide, Carbon Monoxide, ROG.
- Mitigations for energy efficiency, water conservation and solid waste reduction do not reduce GHG impacts below AQMD threshold.
Other Issue Areas with Mitigation and No Impact Issue Areas.

- Noise - construction mitigations.
- Geology and Soils - Studies required before permits.
- Hazards and Hazardous Materials – Studies required before ground disturbance.
- Hydrology and Water Quality – Studies to identify improvements required during site development.
- Utilities – Water and sewer system needs evaluation before building permits are issued.

CEQA required Alternatives

- No Project / No Development
- No Project / Existing Entitlement
- Raytheon Only
- Coral Circle Connection

- Raytheon Only Alternative identified as environmentally superior. It meets some of the project objectives in a limited fashion but would not allow commercial or retail development.
- Raytheon Only Alternative results in 35% less traffic, GHG and mobile source emissions, and mobile source noise.
Coral Circle Alternative

- Studied as an EIR Alternative.
- 20-yr offer to dedicate Parcels 20 and 22 if City pursues this item.
- Connection results in very little change to traffic analysis.
- Potential to avoid a significant impact at the El Segundo / Aviation intersection under Phase 1 conditions.
February 12, 2015
Planning Commission Discussion

<table>
<thead>
<tr>
<th>Commissioner Topic</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>How are future projects in the plan area approved and how is development tracked?</td>
<td>There is a Site Plan Review (SPR) process in the plan. Future development is reviewed and tracked through this process.</td>
</tr>
<tr>
<td>Adequacy of Development Agreement public benefits.</td>
<td>Extensive Discussion of DA public benefits continued to the October PC meeting.</td>
</tr>
<tr>
<td>Why not build the Nash Street extension earlier?</td>
<td>The applicant has revised the DA to include a $5 million payment if Nash not built within 10 years.</td>
</tr>
<tr>
<td>Why subdivide, who is the end user?</td>
<td>Applicant states no users identified and no current plans to sell parcels. Goal is future flexibility for the site.</td>
</tr>
</tbody>
</table>
### October 22, 2015
Planning Commission Discussion

<table>
<thead>
<tr>
<th>Commissioner Topic</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are the public benefits adequate to off-set the project’s significant impacts?</td>
<td>PC voted 4-0 to recommend approval to the project except for DA. Commission’s belief is more public benefit would be appropriate.</td>
</tr>
<tr>
<td>Will parcels 13 and 14 be sold off (Phase I of subdivision)?</td>
<td>Yes, Raytheon not a developer thus parcels will be sold to a commercial retail developer.</td>
</tr>
<tr>
<td>If Raytheon sells the land who is responsible to maintain the recreation area?</td>
<td>Whoever owns the parcel is responsible for maintenance. If access is opened then CC and Rs will be recorded to share maintenance. Park donation is a possibility if there is interest from the City.</td>
</tr>
</tbody>
</table>
### Development Agreement

**10 yr term with 5 yr extension option**

- Six annual $500k payments to the General Fund ($3 mil.)
- A $0.50 per s.f. fee for new development (potentially $1.08 mil. to the General Fund)
- $5 mil. payment if Nash not completed in 10 years.
- Nash St. extension (est. $6.4 mil).
- El Segundo Bl. 4th lane (est. $5.5 mil).
- ES Blvd. Bike Path and Nash St. bike lanes (compliant with adopted plans).
- Landscape and Lighting Assessment Districts.
- $75,000 for ES Metro rail station bike parking, Pedestrian Easement to Rail Station.
- 20-yr. offer to dedicate Parcels 20, 22 and 26.
- Optional items– Continental Blvd Extension public access, recreational area access, 375k for ES Sewer access.
Statement of Overriding Considerations

- Direct Payments to the General Fund.
- Economic Development – Potential Employment increases (est. 4500+) and Tax Revenue increases (est. $2.6 million).
- Creating potential for City’s largest employer to expand operations.
- Road Improvements - add a missing link in General Plan street network (Nash) and add a 4th lane to El Segundo Blvd.
- Bicycle and Pedestrian improvements.
- Increased density by a rail station, consistent with the SCAG regional plan and the General Plan.
Council Action Options

1. a) Adopt the Draft Resolution to certify the EIR with SOC; amend the General Plan and General Plan Map, and approve the subdivision map this evening; and b) introduce the Draft Ordinance for consideration of adoption at the Council’s next meeting to approve the Zone Change, Zone Text Amendment, Specific Plan and Development Agreement.

2. Require project modifications (such as Development Agreement) and approve an amended Project. This could include: a) Adoption of the Draft Resolution to certify the EIR with SOC; amendment of the General Plan and General Plan Map, and approval of the subdivision map this evening; and b) introduction of a revised Draft Ordinance for consideration of adoption at the Council’s next meeting to approve the Zone Change, Zone Text Amendment, Specific Plan and Development Agreement.

3. Denial of the Project.
Statement of Overriding Consideration

Are the public benefits in the Development Agreement adequate to off-set the identified significant impacts that would result from the project?
Statement of Overriding Consideration

Balance

Are the public benefits in the Development Agreement adequate to off-set the identified significant impacts that would result from the project?
Proposed Development Agreement
October 22, 2015 Planning Comm. Mtg

Raytheon Project
- Specific Plan
- Additional 2.15 Million GSF
- FAR - Transfer rights
- Tract Map for 26 lots

Unavoidable Adverse Impacts
- Traffic
Proposed Development Agreement
October 22, 2015 Planning Comm. Mtg

Raytheon Project
• Specific Plan – 142 acre site
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Public Benefits
• 6 annual $500,000 ($3 million)
• Nash street
• $.50 / sq ft (upto $1 million)
• 25%/ $375K for new sewer line
• El Segundo Bl (4th lane)
• Bike Station

• If No Nash Ext. by yr 10 - $5 Mill
• Coral Circle (Possible)
• Continental Bl (Possible)
• Park (Possible) 7.54 acres
Planning Commission Recommendation

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**Council Approve...**
- Approve the project
- Certifying EIR
- Adopting the Specific Plan

**Denial of.....**
- Terms of the Development Agreement
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Council Options

Option 1.
Approve the project. Adopt resolution and introduce ordinance.

Option 2.
Modify project (i.e. Development Agreement) and approve amended project. Adopt resolution and introduce revised ordinance.

Option 3.
Take other action – deny the project
Nash Street Roadway Extension
El Segundo Boulevard Roadway Improvement

EXISTING EL SEGUNDO BLVD.
AND PROPOSED DEDICATION

SCALE: NTS
Conceptual Rendering
El Segundo Boulevard
<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>
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<td>Planning Commission CUP and CEQA review</td>
</tr>
</tbody>
</table>
DA Public Benefits – Examples of Financial Contributions of Other Major Development Projects in the City

- Corporate Campus Specific Plan Project – 2.175 million square-foot commercial development with office, research and development, hotel, retail, restaurant, and technology oriented uses on a 46.5 acre site (2002): Donate 1 acre of land for a fire station in lieu of fire protection services mitigation fee; 5 acres of land provided to the City (City paid for based upon assessed value) for athletic fields.
DA Public Benefits – Examples of Financial Contributions of Other Major Development Projects in the City

- Plaza El Segundo Project – 850,000 square feet of retail, restaurant and office uses on 110-acre site (2005): $1.5 million payment for repair, improvement and/or new construction of Aquatics facilities and $250,000 contribution to the Downtown.