

CORPORATE CAMPUS SPECIFIC PLAN

ENVIRONMENTAL ASSESSMENT NO. EA-548
GENERAL PLAN AMENDMENT NO. GPA 01-2
ZONE CHANGE NO. ZC 01-1
ZONE TEXT AMENDMENT NO. ZTA 01-1
SPECIFIC PLAN No. SP 01-1
DEVELOPMENT AGREEMENT No. DA 01-1
ADMINISTRATIVE USE PERMIT No. AUP 01-1
VESTING TENTATIVE MAP No. 53570 (SUB. 01-5)

AS AMENDED BY:

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SPECIFIC PLAN AMENDMENT NO. SP 13-02
DEVELOPMENT AGREEMENT NO. DA 13-02
SUBDIVISION NO. SUB 13-05 (VESTING TENTATIVE TRACT NO. 72287)
ENVIRONMENTAL ASSESSMENT NO. EA-1082
SPECIFIC PLAN AMENDMENT NO. SP 14-02

PREPARED FOR:

CITY OF EL SEGUNDO
350 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245

APPLICANT:

LAL PROPERTY, LLC
555 NORTH NASH STREET
EL SEGUNDO, CA 90545

MARCH 18, 2015

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CORPORATE CAMPUS SPECIFIC PLAN

I. INTRODUCTION

A. SPECIFIC PLAN BOUNDARY

The Corporate Campus Specific Plan (CCSP) area is located in the City of El Segundo, County of Los Angeles, California (see Exhibit 1). El Segundo is situated 15 miles southwest of downtown Los Angeles. It is located south of Los Angeles International Airport (LAX), east of the Pacific Ocean, north of the City of Manhattan Beach, and west of the City of Hawthorne.

More specifically, the roughly rectangular 46.5-acre site is located in the northeast portion of the City of El Segundo, approximately 0.5 miles south of the Los Angeles International Airport (LAX). The site is bounded by Atwood Way and the elevated MTA Green Line to the north, Douglas Street to the east, Mariposa Avenue to the south, and Nash Street and the elevated MTA Green Line to the west (see Exhibit 2).

B. SPECIFIC PLAN SCOPE AND GOALS

The Corporate Campus Specific Plan consists of a mixed-use development program that would accommodate a range of uses, heights, and building square footages. The Specific Plan area is designed to accommodate up to approximately 2,175,000 gross square feet of buildings and associated parking on approximately 46.5 acres of land (see Exhibit 3). Uses may include (but are not limited to) office, research and development, light industrial/manufacturing, laboratories, restaurants, technology related telecommunications and web hosting facilities, hotel/conference center with appurtenant restaurant, retail, service, recreational, and public service uses.

The El Segundo General Plan provides the underlying fundamentals of the Corporate Campus Specific Plan. The Specific Plan serves both as a planning and regulatory document. It is the device implementing the El Segundo General Plan in the study area.

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

The Corporate Campus Specific Plan has 5 major goals, which reflect the vision of the General Plan:

1. Facilitate Economic Development
 - a. Enhance the City's economic base through the addition of a variety of uses such as (but not limited to) office, hotel, retail, restaurant, recreation, office, light industrial, research and development, and technology/web hosting/telecommunications.

- b. Expand quality retail service facilities in proximity to major employment centers.
2. Promote Compatible Land Uses
 - a. Retain and attract economically viable, environmentally safe uses that provide a stable tax base and minimize any negative impact on the City.
 - b. Provide a combination of standards and incentives that will stimulate quality development.
3. Provide a Safe, Convenient, and Efficient Circulation System
 - a. Provide a system that incorporates the present and future circulation needs of the surrounding community.
 - b. Ensure private development identifies potential impacts and proposes reasonable and feasible measures to mitigate potential impacts on the community.
 - c. Implement Transportation Demand Management measures to discourage single-occupant vehicles, particularly during peak hours, while encouraging ridesharing, flexible work schedules, telecommuting, and preferential parking for carpools.
4. Accentuate Overall Positive Identity of the Community
 - a. Enhance services and convenience while respecting the immediate surrounding uses.
 - b. Incorporate well-designed landscape, lighting, and signage elements.
5. Encourage Alternative Modes of Transportation
 - a. Provide a mix of uses that stimulate pedestrian environments, reducing traffic impacts to, and within, the area.
 - b. Develop mixed uses within ¼-mile of a Metro Green Line station to encourage transit usage.
 - c. Provide pedestrian linkages to and from the Metro Green Line station and between buildings.
 - d. Design pedestrian circulation systems that encourage walking as a safe, convenient, and enjoyable travel mode.

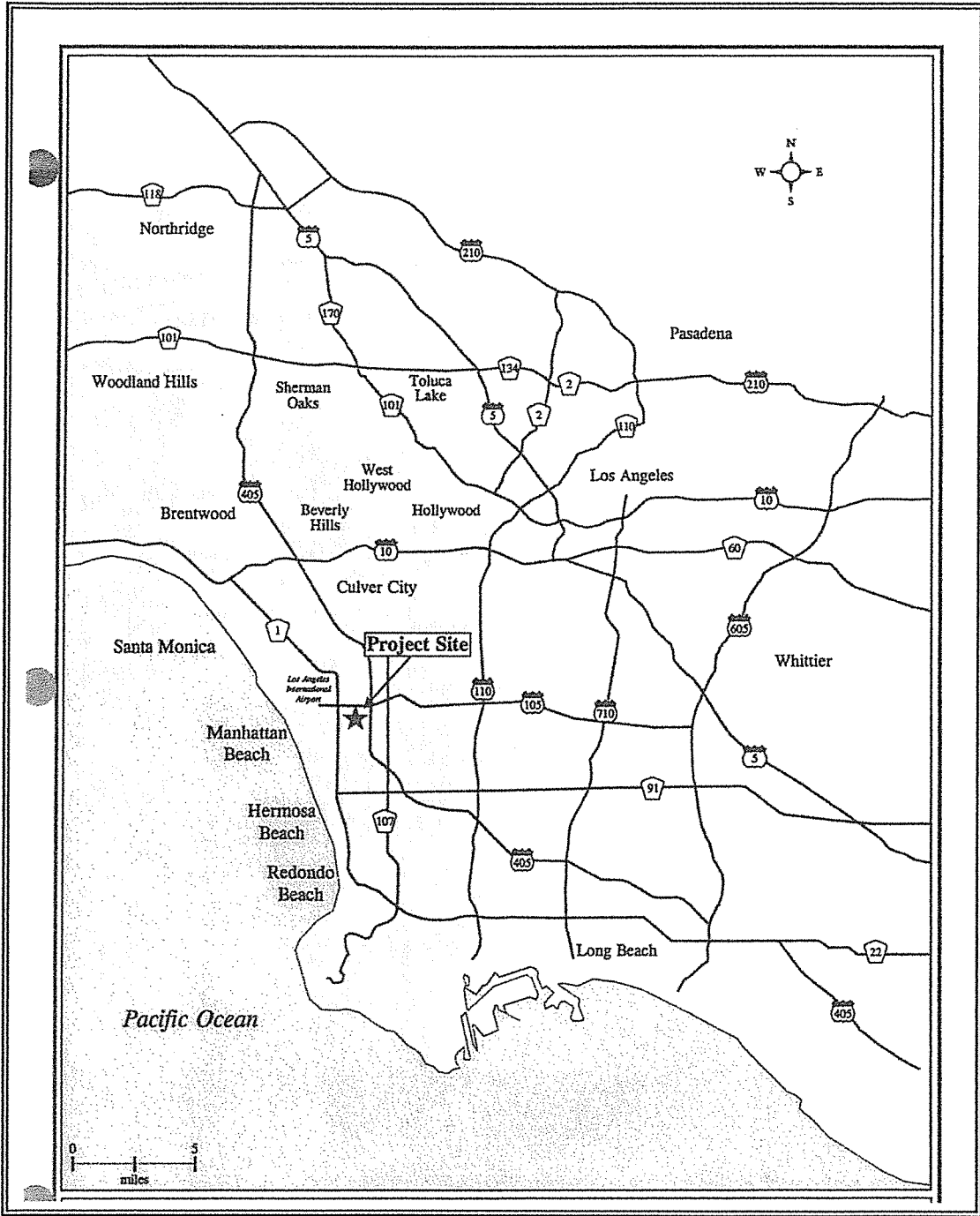
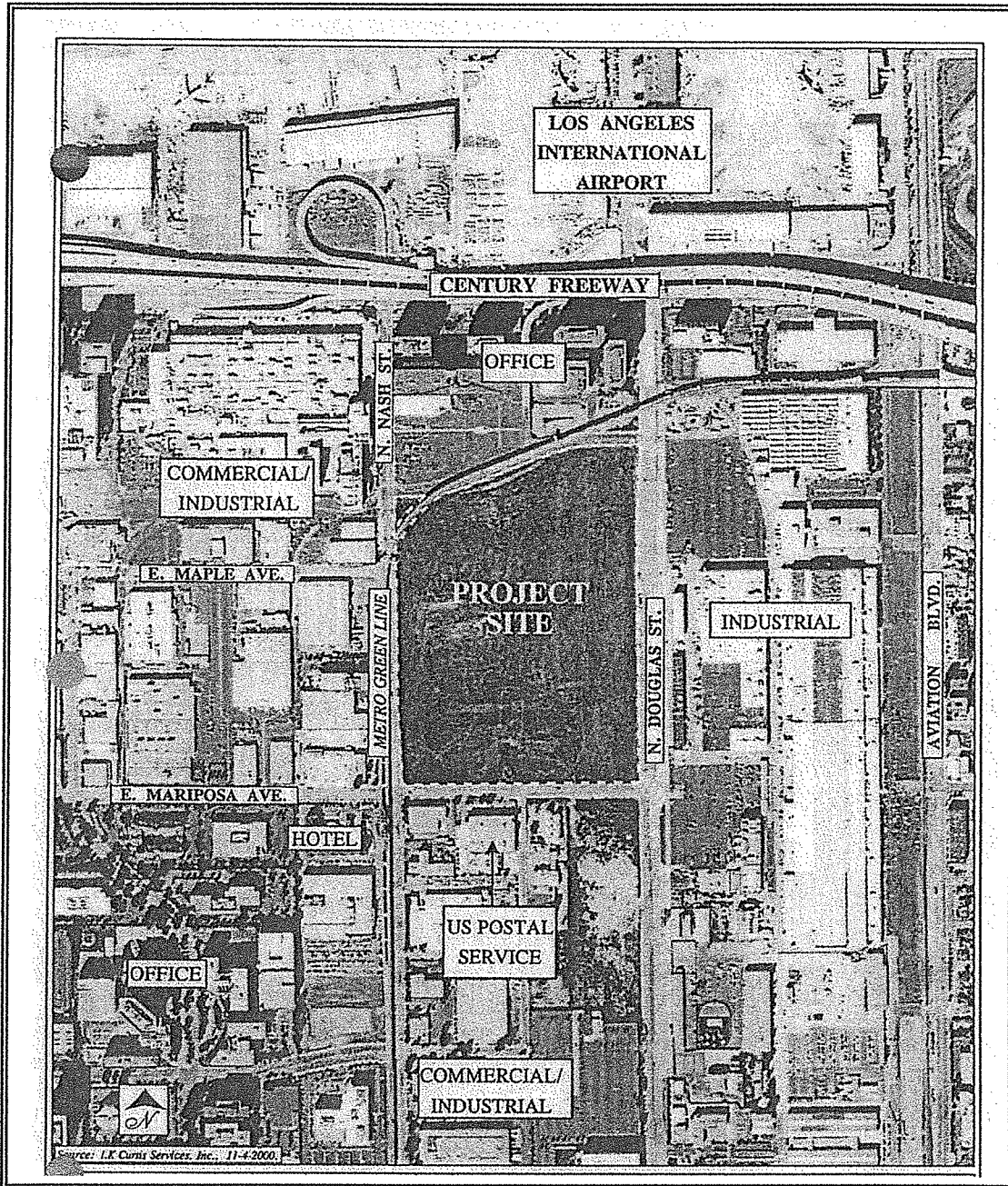


EXHIBIT 1 REGIONAL LOCATION MAP



**EXHIBIT 2
LOCAL VICINITY MAP**



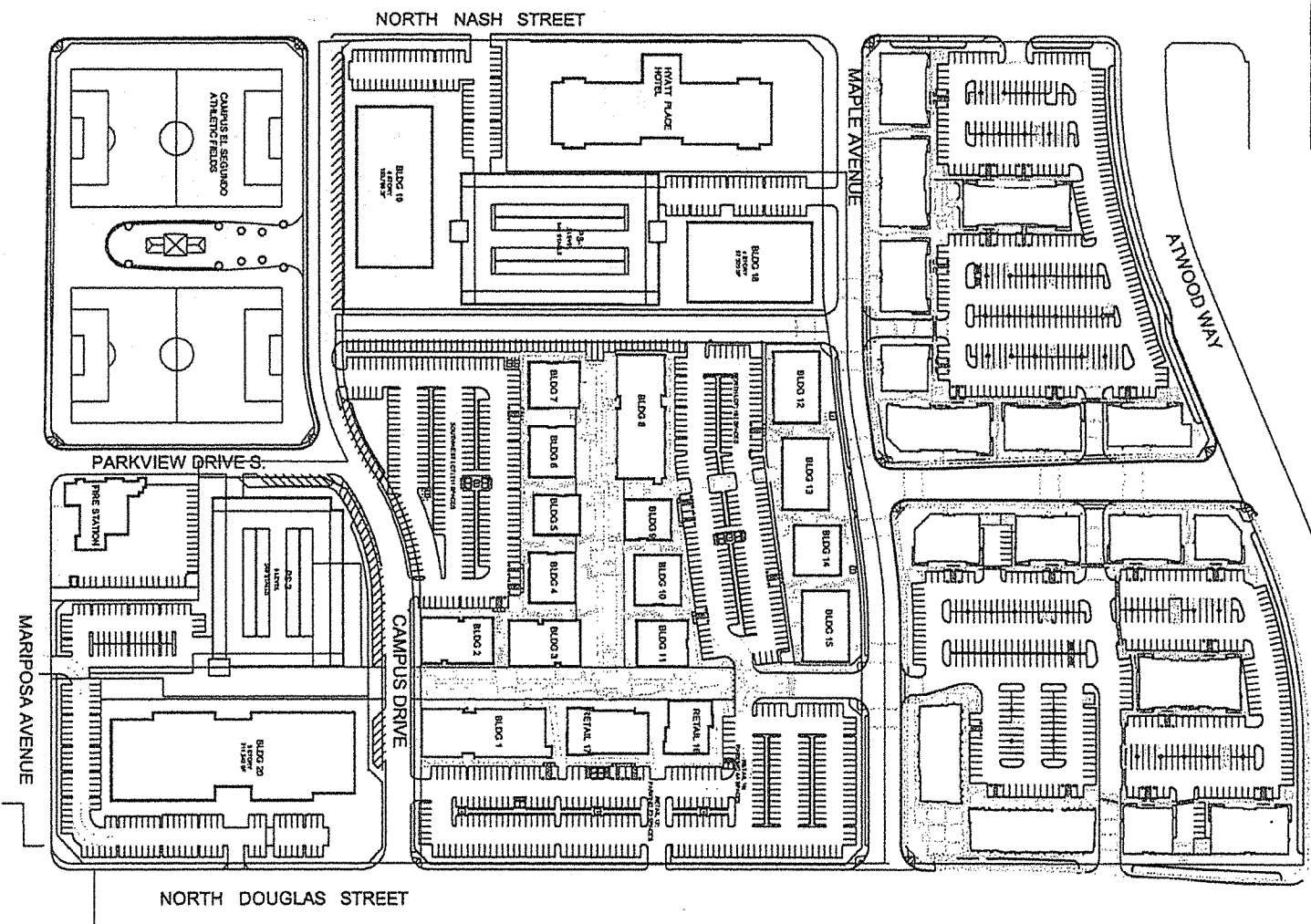


EXHIBIT 3
CONCEPTUAL SITE PLAN

II. OVERVIEW OF THE SPECIFIC PLAN STUDY AREA

A. THE COMMUNITY

The Corporate Campus Specific Plan area is located in the northeastern quadrant of the City of El Segundo. The design and implementation of this Specific Plan relate directly to its position within this larger context.

1. Demographics

The community served by the City of El Segundo includes a very diverse population, representing the full spectrum of social, environmental, and economic issues.

According to 2000 Census Data, El Segundo has a population of 16,033 and a total of 7,261 dwelling units. From 1990 to 2000, El Segundo's population increased by 5%.¹ At year-end 1997, the daytime population was approximately 75,000².

According to 2000 Census Data, the median age of El Segundo residents is 36.4 years. Family households are still a majority in El Segundo (55%) as opposed to single or unrelated households³.

2. Location Context

The City of El Segundo is adjacent to the City of Los Angeles on the north, the City of Hawthorne and the County of Los Angeles on the east, the City of Manhattan Beach and the County of Los Angeles on the south, and the City of Los Angeles and the Pacific Ocean on the west. As shown in Exhibit 2, the site is less than a quarter mile south of the Glen Anderson Century Freeway (I-105), one mile west of the San Diego Freeway (SR-405), and approximately one mile west of the juncture of these two freeways.

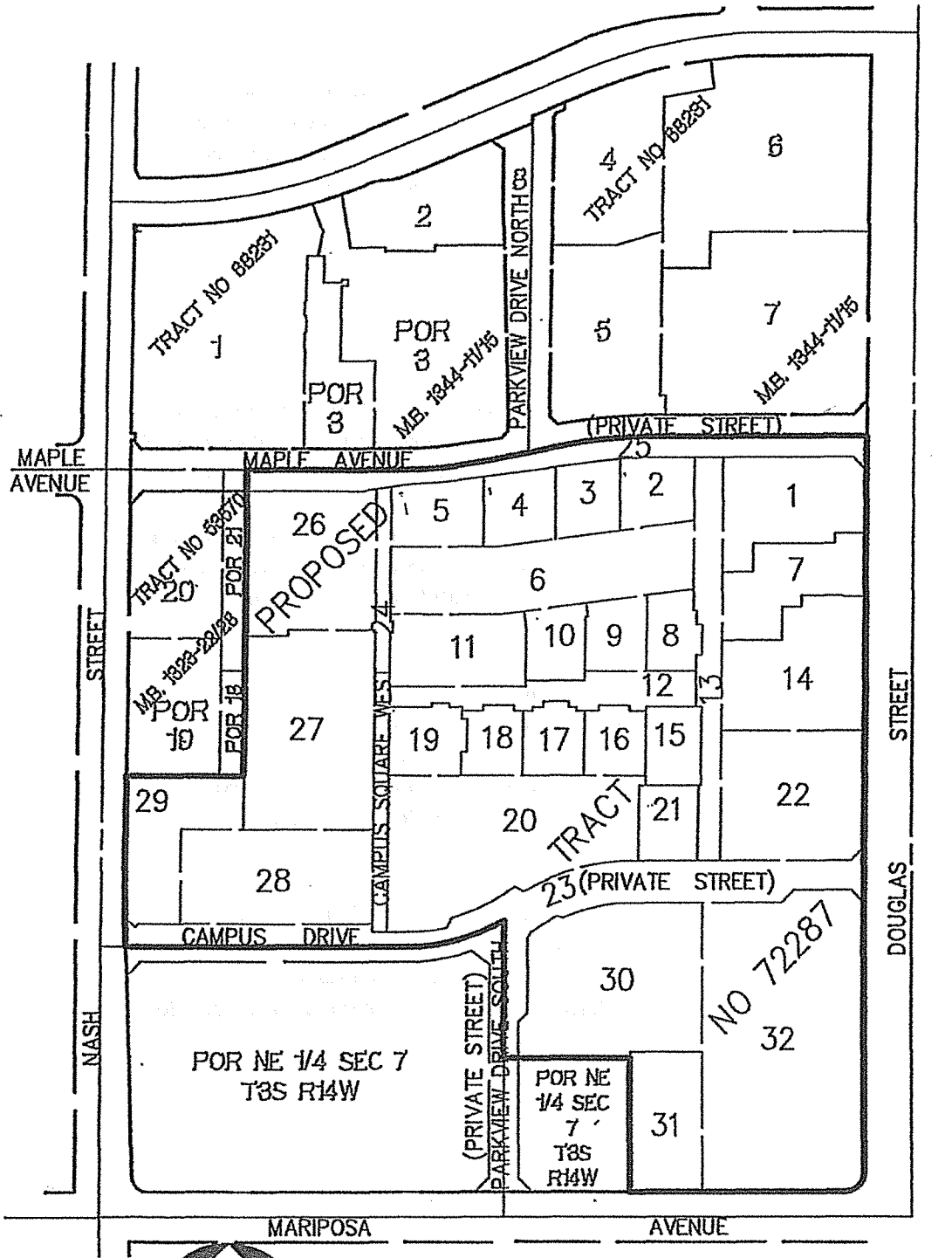
The Corporate Campus Specific Plan area is situated in the northeast portion of the City of El Segundo, approximately 0.5 miles south of the Los Angeles International Airport (LAX). The site is bounded by Atwood Way and the elevated MTA Green Line to the north, Douglas Street to the east, Mariposa Avenue to the south, and Nash Street and the elevated Green Line to the west. In the immediate area of the Specific Plan, the Metro Green Line runs east and west along I-105 and Atwood Way, and turns south at the site's northwest corner. The Metro Green Line provides service between Norwalk and Redondo Beach. The Mariposa-Nash Street station lies diagonally across the street from the Specific Plan area at the southwest corner of Mariposa Avenue and Nash Street.

¹ 2000 Census Data (www.scag.ca.gov).

² City of El Segundo Finance Department - December, 1997 Annual Financial Report (CAFR).

³ 2000 Census Data (www.scag.ca.gov).

EXHIBIT 4
SUBDIVISION OF 46.5 ACRE SITE (46 Lots)



3. Economic Context

Over the past seven decades, the City of El Segundo has established itself as a major employment center for a variety of industrial, aerospace, high-tech, and airport-related businesses. In 1997, El Segundo boasted a daytime working population of approximately 75,000 persons. El Segundo is home to many major corporations including Boeing, Chevron, Computer Sciences, DirecTV, TRW, Mattel, Raytheon, Xerox, The Aerospace Corporation, and Northrop Grumman.

The City is aggressively marketing itself as a favorable business environment using the concept of a "Small Town for Big Business".

B. EXISTING LAND USES

The City of El Segundo has distinctive land use patterns, which are defined into four quadrants by Sepulveda Boulevard and El Segundo Boulevard (northeast quadrant). Compatibility of an individual land use is determined mainly by its relationship to other uses within its quadrant.

The Corporate Campus Specific Plan area is east of Sepulveda Boulevard and north of El Segundo Boulevard (northeast quadrant). This portion of the City is designated as an industrial and commercial region which contains the Boeing campus, Northrop Grumman Corporation, and the U.S. Air Force's Los Angeles Air Force Base (LAAFB).

Adjacent land uses to the north, across Atwood Way, include mid- and high-rise office buildings with multi-story parking structures. LAX is also located approximately 0.5 mile north of the Specific Plan area. The adjacent land uses to the east include multi-story facilities for Northrop Grumman Corporation and the LAAFB. Land uses to the south include a wind tunnel, a United States Post Office, and other smaller industrial, manufacturing, and office buildings. Land uses to the west include numerous light industrial and manufacturing buildings.

Other land uses in the general area include a freeway right-of-way (I-105) and commercial storage facilities to the north; a freeway right-of-way (I-405) and residential development to the east of Aviation Boulevard in Los Angeles County; industrial, light industrial, manufacturing, office space, and commercial storage to the south; and industrial, light industrial, and manufacturing development to the south and west.

C. EXISTING UTILITIES AND INFRASTRUCTURE

1. Water Service

Water utility service is provided by the City of El Segundo and is currently available within the Specific Plan Area. A 10-inch water line exists in Mariposa Avenue, and 12-inch lines can be found in Douglas and Nash Streets. Additionally, a 12-inch line traverses the extreme northwestern portion of the site.

The West Basin Municipal Water District supplies reclaimed water to the City of El Segundo. Reclaimed water systems are not available to the Specific Plan area at this time. The nearest main line is located in El Segundo Boulevard.

2. Fire Protection

The Specific Plan Area is less than one mile from Fire Station 2, located at El Segundo Boulevard and Nash Street. The provision of water for fire suppression is provided from existing hydrants located adjacent to the site on Douglas Street, Nash Street, and Mariposa Avenue. Furthermore, a one-acre site will be included within the Specific Plan for the future relocation of Fire Station 2.

3. Sewer Service

Within the City of El Segundo, the Los Angeles County Sanitation District services areas east of Sepulveda Boulevard, including the Specific Plan area. Service connections will be made to the existing 8- and 10-inch lines in the adjacent streets. Furthermore, a 15-inch sewer line crosses the northern portion of the Specific Plan area from east to west.

4. Gas/Electric/Telephone Utilities

Four-inch gas lines exist adjacent to the Specific Plan in Douglas Street, Mariposa Avenue, and Nash Street. Telephone facilities exist in Nash Street and Mariposa Avenue. Overhead electrical facilities are above Nash and Douglas Streets and Mariposa Avenue. Furthermore, cable television and fiber optic lines also exist in the adjacent streets.

The Specific Plan allows for the development of technology-related telecommunications and web hosting uses. Because of the prospective levels of power consumption associated with such uses, the Specific Plan area could include an on-site electrical co-generation facility. If necessary, this co-generation facility would be designed to meet the requirements of the utility provider and would be located and screened in a manner so as to preclude its visibility outside the boundaries of the Specific Plan area.

5. Solid Waste Disposal

Solid waste disposal is provided to commercial and industrial users by a variety of private haulers. Development within the Specific Plan area would contract with a provider. Landfill capacity is adequate for assumed population and commercial growth within Los Angeles County⁵. The Corporate Campus Specific Plan would not exceed any assumptions for either population or commercial growth in the region.

⁵ County of Los Angeles Countywide Siting Element, Adopted 1998

D. BACKGROUND AND SETTING

The Specific Plan area was previously utilized by Rockwell International from 1953 to 1990 to manufacture metals and composite aircraft parts. During the time that Rockwell International occupied the site, numerous buildings and underground storage tanks existed on the site. Rockwell International concluded demolition activities in 1992. During demolition, remediation activities were conducted on the Specific Plan site, including the closure and removal of all underground storage tanks. In January of 1997, the California Environmental Protection Agency (“Cal/EPA”) determined that no significant health, safety, or hazard risk remains on the property.

Currently, the Specific Plan area is relatively level, underdeveloped land that contains native and non-native vegetation. The MTA Green Line commuter rail encroaches upon the northwest corner of the site in an air-rights easement. Before the adoption of the Corporate Campus Specific Plan, the area was designated by the El Segundo General Plan Land Use Element as being located within the Urban Mixed-Use North (“MU-N”) Zone. In addition, the El Segundo Multimedia Overlay (“MMO”) Zone was adopted on April 20, 1999, that includes additional zoning criteria for the site. The Corporate Campus Specific Plan includes uses that are consistent with both the above-mentioned designations.

E. POTENTIAL CHANGES

El Segundo has been steadily moving away from heavy industrial and manufacturing uses towards more diversified commercial and professional uses. With the exception of long-standing uses like the Chevron Refinery and the Honeywell and Air Products Chemical Plants, most heavy industrial uses have relocated from the city. The aerospace industry has also branched into many commercial enterprises as well. During the 1990’s, El Segundo attracted a spectrum of new economy companies such as DirecTV, Sun Microsystems, Infonet, Exodus Communications and the professional services that support them.

Both Douglas and Nash Streets, identified by the City of El Segundo Circulation Element as secondary arterial roadways, run north and south on either side of the Specific Plan area. Nash and Douglas Streets currently operate as one-way streets; Nash Street carries traffic south, and Douglas takes traffic north. However, the City of El Segundo is contemplating an amendment to its Circulation Element that may result in both Nash and Douglas Streets being returned to two-way traffic. The design of the Specific Plan takes into account the possibility of two-way traffic on these roadways.

III. POLICIES AND GUIDELINES

The Corporate Campus Specific Plan consists of a mixed-use development program that would accommodate a range of uses, heights, and building square footages. The Specific Plan area is designed to accommodate up to approximately 2,175,000 gross square feet (approximately 2,000,000 net square feet) of buildings and associated parking on approximately 46.5 acres of land. Uses may include (but are not limited to) office, research and development, light industrial/manufacturing, laboratories, restaurants, technology related telecommunications and web hosting facilities, hotel/conference center with appurtenant restaurant, retail, service, recreational, and public service uses.

There are a variety of options and site plan configurations that may ultimately be developed within the overall Specific Plan area. Because of the potential for technology related telecommunications and web hosting facilities, the Specific Plan area could include an on-site electrical substation and/or a 15-megawatt, electrical co-generation facility. If necessary, these facilities would be designed to meet the requirements of the utility provider and would be located and screened in a manner so as to preclude its visibility outside the boundaries of the Specific Plan area. The Specific Plan may also include a fire station site, approximately 1.0-acre (43,560 site square feet) in size. The location of the fire station would be mutually agreed to between applicant and the City of El Segundo.

The following policies and guidelines are intended to supplement the existing City of El Segundo General Plan. Where this plan proposes inconsistencies with the General Plan or Zoning Code, the Specific Plan shall prevail.

A. ECONOMIC DEVELOPMENT

The City of El Segundo is an employment-led community. El Segundo's development has been led by employment rather than housing growth. The development proposed in the Corporate Campus Specific Plan area should serve the mission of economic development in the City. This mission 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 seven decades. Development proposed in the Specific Plan area will be a positive contribution to the maintenance and expansion of El Segundo's economic base.

Permitted uses within the Specific Plan area will create job opportunities and seek balance between growth, local resources, and infrastructure capacity.

B. LAND USE

Development in the Corporate Campus Specific Plan area is compatible with adjacent uses. Before the adoption of the Specific Plan, the Urban Mixed-Use North Zone (MU-N) and Multi-Media

Overlay District applied to the subject site. Notwithstanding the City's Multimedia Overlay (MMO) District, which permits 1.5 million square feet of multimedia and support uses in addition to existing and/or future uses on properties east of Sepulveda Boulevard, the maximum development within the Specific Plan is limited to 2.175 million gross square feet and an FAR of 0.99:1.

The Corporate Campus Specific Plan area envisions hotel/conference center, office (including general office, government office, medical-dental office, and multimedia-related office), retail, light industrial, research and development, a fire station, and recreational uses as such uses are defined in the El Segundo Municipal Code. The Specific Plan may also include technology, web hosting, and telecommunications uses, defined collectively as follows:

"Buildings devoted to the installation and operation of sophisticated telecommunications and computer equipment, including telecommunication and computer switches, servers, antenna and other related equipment needed to provide telecommunications and Internet service and otherwise transmit, receive, monitor, process and/or interact with any and all types of information, data and/or signals (including without limitation, through cellular, microwave, satellite and other wireless based methods, and telephone, cable, optic and other conduit based methods) up to twenty-four hours per day. While the buildings will be devoted primarily to the installation and operation of such equipment, a portion of the buildings may be devoted to the ancillary administrative, technical, and sales offices associated with, and servicing such, telecommunications and computer equipment".

The Specific Plan area was rezoned from the current Urban Mixed-Use North (MU-N) to Corporate Campus Specific Plan (CCSP). This is based on the following findings:

1. The Specific Plan designation is intended to provide more flexibility for the development of a master-planned corporate 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 property.
3. The Specific Plan lowers the overall permitted Floor Area Ratio (FAR) of the site.
4. Uses permitted within the Corporate Campus Specific Plan are consistent with prior zoning and compatible with adjacent uses.
5. The Specific Plan is consistent with all applicable elements of the El Segundo General Plan.

C. CIRCULATION

The Specific Plan area is accessible from Atwood Way, Nash Street, Mariposa Avenue, and Douglas Street which all have sufficient capacity to carry the amount of traffic anticipated to be generated from the developed site.

1. Circulation within the Specific Plan area will be designed to accommodate the potential conversion of Nash and Douglas Streets to two-way traffic.
2. Development within the Specific Plan area will have sufficient parking in close proximity to building entrances. A clear circulation pattern for traffic will be provided within each area with direct vehicle access to parking structures, surface parking, and subterranean parking. Access to visitor parking is to be at-grade and clearly visible.
3. All parking necessary for new development shall be accommodated within the Specific Plan area. Parking is permitted on certain roadways within the Specific Plan on Campus Drive and on a portion on the east side of Parkview Drive South just north of Fire Station No. 2. Additionally, parking is also permitted on the east side of the private driveway formerly known as the roadway Campus Square West.
4. Development within the Specific Plan will facilitate and promote usage of the Metro Green Line. The Mariposa-Nash Street station lies diagonally across the street from the Specific Plan site.
5. The Specific Plan is expected to effectively limit vehicle trips generated in the area by promoting a wide variety of uses and on-site amenities that allow multiple tasks to be completed without leaving the site.
6. A Transportation Management Plan, that identifies trip reduction methods in accordance with the guidelines set forth in Chapter 15-17 and Chapter 15-18 of the El Segundo Municipal Code, will be prepared for development within the Specific Plan.
7. An efficient, internal roadway system will be provided to facilitate on-site circulation.
8. Public access to the Specific Plan area shall be from Atwood Way, Nash Street, Mariposa Avenue, and Douglas Street.
9. New development shall be designed to accommodate access for emergency vehicles.
10. Development within the Specific Plan area will provide access and facilities for various modes of transit.
11. The Specific Plan will provide pedestrian and handicap access between buildings and the nearby MTA Green Line station.

D. AESTHETIC

The Corporate Campus Specific Plan area is situated in the northeast portion of the City, just south of the I-105 interchange with Nash Street, a gateway location. The design and quality of new development is directly related to the image of the City, can positively affect property values in the adjacent areas, and beneficially contribute to the quality of life in the community.

1. New development in the Specific Plan area shall provide adequate landscaping and enhance view sheds from adjacent properties. Major activity centers within the Specific Plan area shall be located to minimize impacts on neighboring properties. Such aesthetic-related

impacts to be avoided may include views, noise, light, and glare.

2. The Specific Plan is designed to provide potential tenants with office and work place structures constructed of materials that are characteristic of the overall “high-tech” design, utilizing glass, steel, and textured surfaces such as concrete.
3. New development shall provide consistent design quality throughout the Specific Plan area. This may include consistent architecture treatments and use of materials.
4. New development shall provide landscape treatments.
5. The Specific Plan will provide pedestrian linkages between buildings and to key elements in the surrounding area.

E. LANDSCAPING

Landscaping is a critical criterion when evaluating development proposals in the Corporate Campus Specific Plan area. 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.

1. The Specific Plan area will utilize soft planting materials and hardscape, including rock, brick, or concrete, in between buildings and around the site's perimeter.
2. Landscaping within the new development shall soften and buffer the edge of the property from the adjacent uses, as well as public rights-of-way, to ensure the following conditions:
 - a. Reduction of visual impacts from the developed site.
 - b. Maintenance of visual security around buildings and between adjacent uses by optimizing development configuration.
 - c. Repetition of certain details, with variations, to link buildings into a cohesive design.
 - d. Reduction of the heat gain of parking lots by providing shaded parking.
 - e. Encouraging the use of drought tolerant plant material and water conserving landscape and irrigation systems.
 - f. Accommodation of walkways with treatments such as rest areas, landscape buffers, courts, or canopies accented with street furnishings and pedestrian-scale lighting.

F. PUBLIC SAFETY

In an effort to ensure the safety of employees and visitors to the Corporate Campus Specific Plan, the following strategies shall be incorporated into site development:

1. Lighting shall be adequate throughout the Specific Plan area and shielded to minimize off-site illumination.
2. The site design and operation shall comply with fire and police safety policies with regard to

site layout, building configurations, and infrastructure requirements.

3. Development within the Specific Plan will likely include private, on-site security, or a private security patrol.

G. SIGNAGE

The purpose of this section is to encourage the effective use of signs within the Specific Plan area to provide the following:

1. A means of communication in the City.
2. Maintenance and enhancement of the aesthetic environment while preserving the ability to attract sources of economic development and growth.
3. Support of signs that are integrated with and harmonious in size, design, style, material, and aesthetic appearance to the buildings and sites that they occupy and surround.
4. Improvement of pedestrian and traffic safety.
5. Limitation of the possible adverse effect of signs on nearby public and private property.
6. The signage in the Specific Plan area shall reinforce the uniformity of standard components in the City of El Segundo.

IV. ADMINISTRATION

A. INTRODUCTION

The Corporate Campus Specific Plan shall be administrated in accordance with the City of El Segundo Municipal Code, except as noted herein.

B. SPECIFIC PLAN ADMINISTRATION

1. Administrative Determinations

Administrative Determinations must comply with El Segundo Municipal Code § 15-22-2 and/or Development Agreement 01-1.

2. Land Use Determinations

The Director of Planning and Building Safety may grant administrative determinations related to uses in accordance with Development Agreement 01-1 and/or El Segundo Municipal Code § 15-22-2.

3. Development Standards Determinations

The Director of Planning and Building Safety may grant administrative determinations related to development standards in accordance with Development Agreement 01-1. The Director of Planning and Building Safety may grant administrative relief of up to 10% of any development standard that would not materially alter the intent of this Specific Plan. The following items shall not be subject to 10% administrative relief:

- (a) Any decrease in the required building setbacks as set forth in Section V F 4 below;
- (b) Any increase in the total developable square footage of the entire Specific Plan in excess of the maximum FAR allowed under the Specific Plan;
- (c) Any increase in height of buildings or structures on the Property above 175 feet;
- (d) Any increase in the maximum amount of office uses in the Specific Plan area to more than 80% of the total overall gross square footage constructed;
- (e) Any decrease of the minimum amount of Non-Office uses, as defined in Section V F 11c below, to less than 20% of the total overall gross square footage constructed;
- (f) Any increase in the maximum number of A.M. and P.M. peak hour vehicle trips for the Specific Plan as specified in Section V F 9a below, unless a subsequent traffic report has been prepared to the reasonable satisfaction of the City's Director of

Planning and Building Safety that identifies potential impacts and proposes feasible mitigation measures to mitigate such impacts and otherwise complies with CEQA;

- (g) Any change in use to a use which is not permitted under the Specific Plan;
- (h) Any material modification to the developer's obligation to dedicate the Fire Station site to the City, or sell the park site to the City as provided in Development Agreement 01-1;
- (i) Any material variation in the phasing of Non-Office uses as provided in Section V F 11b, below.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

The Corporate 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 has been prepared and certified by the City of El Segundo which establishes the development thresholds shown in Table 1 below.

TABLE 1: CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

EIR PROJECT	GROSS FLOOR AREA
Office	2,000,000 square feet
All other Permitted Uses, Permitted Accessory Uses, and uses subject to an Administrative Use Permit (AUP) and/or a Conditional Use Permit (CUP), allowed by the Corporate Campus Specific Plan	550,000 square feet
SPECIFIC PLAN	GROSS FLOOR AREA
Office	1,740,000 square feet
All other Permitted Uses, Permitted Accessory Uses, and uses subject to an Administrative Use Permit (AUP) and/or a Conditional Use Permit (CUP), allowed by the Corporate Campus Specific Plan	435,000 square feet

The CEQA clearance indicated above analyzes the effects of 2,550,000 gross square feet of development originally envisioned by the project. However, the originally-proposed project has since been reduced. Therefore, the gross square footages permitted by the Specific Plan are 1,740,000 gross square feet for all office uses and 435,000 gross square feet for all other uses identified by this Specific Plan as Permitted Uses, Permitted Accessory Uses, and uses subject to an Administrative Use Permit (AUP) and/or a Conditional Use Permit (CUP).

V. DEVELOPMENT STANDARDS

A. PERMITTED USES

The following uses are permitted by right:

1. Business service establishments such as electronic computer facilities, web hosting, technology-related telecommunications, internet data centers; internet service exchanges; and internet service providers (as such uses are defined on Page 12 of this Specific Plan).
2. Combined offices, athletic training facilities, and exhibition venues for professional sports teams.
3. Commissary.
4. Craft shops and rentals.
5. General offices of commercial, financial, or industrial establishments.
6. Engineering, industrial design, consultation and other offices.
7. Financial institutions.
8. Fire stations and other public uses.
9. Hotels and motels.
10. Light industrial/manufacturing
11. Medical-dental offices or facilities.
12. Movie and entertainment facilities.
13. Multimedia archive facilities.
14. Multimedia related office and post-production facilities.
15. Picture equipment sales.
16. Public and private utilities, including co-generation and substation facilities.
17. Recreational facilities (public and commercial).
18. Restaurants, coffee shops and cafes.
19. Retail sales and services (excluding off-site alcohol sales) and wholesale sales.
20. Scientific research and experimental development laboratories.
21. Special effects studios.
22. Studio/sound stage(s) and other support facilities.
23. Theaters and performance space.
24. Trade union halls, clubs, including service clubs, veterans' organizations, lodges and similar nonprofit organizations.
25. Other similar uses approved by the Director of Planning and Building Safety, as provided in Section IV of this Specific Plan.

B. PERMITTED ACCESSORY USES

1. Drive-through or walk-up services related to financial operations.
2. Employee recreational facilities and play area.
3. Parking structures and surface parking lots.
4. Any use customarily incidental to a permitted use.
5. Other similar uses approved by the Director of Planning and Building Safety.

C. USES SUBJECT TO AN ADMINISTRATIVE USE PERMIT

The following uses require an administrative use permit issued in accordance with the ESMC:

1. The on-site sale and consumption of alcohol at restaurants, coffee shops, delicatessens, cafes, and hotels.
2. The off-site sale of alcohol at retail establishments.
3. Video arcades with three or fewer video or arcade machines.
4. Other similar uses approved by the Director of Planning and Building Safety, as provided in Section IV B of this Specific Plan.

D. USES SUBJECT TO A CONDITIONAL USE PERMIT

The following uses require a conditional use permit issued in accordance with the ESMC:

1. Helicopter landing facilities subject to El Segundo Municipal Code § 15-2-13.
2. On-site sale and consumption of alcohol at bars.
3. Outdoor dining, exempting outdoor dining at restaurants where outdoor dining comprises 20% or less of the total dining area of the restaurant.
4. Commercial parking facilities, including park and ride lots.
5. Service stations.
6. Video arcades with four or more video or arcade machines.
7. Other similar uses approved by the Director of Planning and Building Safety, as provided in Section IV B of this Specific Plan.

E. PROHIBITED USES

The following uses are prohibited:

1. All uses that are not permitted or conditionally permitted in the Specific Plan area.
2. All uses that are involved with the transfer and storage of waste material.
3. Residential uses.
4. Drive-through restaurants.

5. Freight forwarding, freight sort, freight transfer, freight terminals, freight yards, sort and distribution facilities, sort, distribution or express operations facilities, warehouse and distribution facilities, and other similar uses.

F. DEVELOPMENT STANDARDS

The Corporate Campus Specific Plan Development Standards apply to all uses in the Plan area. Where the Specific Plan does not state, new development must comply with the applicable sections of the El Segundo Municipal Code. Otherwise, the requirements in this Specific Plan provide the primary development guidelines for the Specific Plan area.

1. General Provisions

- a. All uses are subject to administrative site plan review to assure design compatibility and adequate access.
- b. Unless otherwise provided, all uses must comply with the ESMC.
- c. All uses must be conducted wholly within an enclosed building except:
 - i. Electrical distribution stations.
 - ii. Outdoor restaurants and cafes incidental to the permitted use, provided they comply with the provisions of ESMC § 15-2-16.
 - iii. Recreational facilities customarily conducted in the open.
 - iv. Outdoor recreation associated with daycare facilities.
 - v. Special uses, to the degree a conditional use permit granting such special uses expressly permits operation in other than a fully enclosed building.

2. Lot Area

- a. The minimum lot area is 10,000 gross square feet.

3. Height

- a. Buildings and structures within the Specific Plan area cannot exceed 175 feet in height.
- b. Structures cannot interfere with the operation of the MTA Green Line.

4. Setbacks

- a. Buildings within the Specific Plan area must be setback a minimum of fifteen feet from the adjoining public rights-of-way of Nash Street, Atwood Way, Douglas Street, and Mariposa Avenue.
- b. Building setbacks within the interior of the Specific Plan must be a minimum of five feet from each lot line, except for buildings adjacent to private streets/internal roadways, in which case setbacks will be fifteen feet from curb face. Actual required setbacks may vary depending on California Building Code, as adopted by the ESMC, requirements that relate to type and height of structure.
- c. The following intrusions are permitted to project into a setback:
 1. Architectural landscape features, such as fountains, arbors, trellises, pergolas, colonnades, statuary, and other similar features, as well as works of art which also do not contain floor area; or a roof or side walls consisting of greater than 20% component solid portions.
 2. Cornices, belt courses, sills, eaves or similar architectural features.
 3. Planting boxes or masonry planters.
 4. Guard railing for safety protection around ramps.
 5. Mechanical equipment and housing.
 6. Bay or greenhouse windows.
 7. At-grade patios with 6-foot high walls, fences, and hedges within the front yard setbacks.

5. Lot Frontage

- a. A minimum of 100 feet of frontage must be provided on a public street, private street, or private driveway.
- b. A minimum of 80 feet of frontage must be provided on lots that abut green-belt lots.
- c. A minimum of 30 feet of frontage on a private street or on a driveway parcel must be provided for green-belt lots.

6. Gross and Net Floor Area

- a. Net floor area consists of the area of all floors or levels included within the exterior surrounding walls of a building or structure. 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.
- b. 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 constitutes usable area under the horizontal projection of the roof or floor above.
- c. Net floor area is used in calculating floor area ratios within the Specific Plan. For purposes of converting gross floor area to net floor area, a factor of 0.92 is used. Based on net floor area, the maximum allowable FAR for the entire Specific Plan is 0.99 to 1.

7. Floor Area Ratio and Transfer of Development Rights

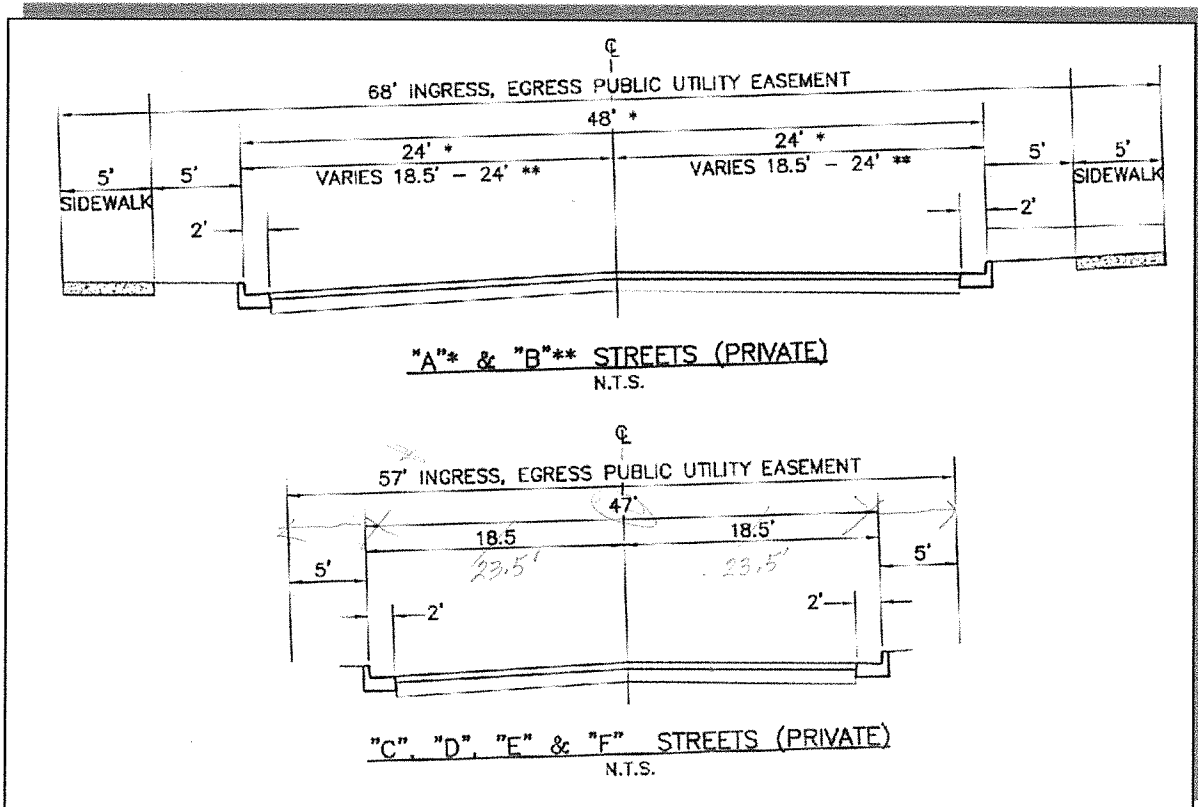
- a. Development within the boundaries of the Specific Plan cannot exceed a FAR of 0.99 to 1. Any floor area that may be constructed for ancillary public recreational uses, and/or for a fire station, cannot be counted against the allowable floor area permitted for the Specific Plan area.
- b. Unused FAR may be transferred from any parcel within the boundaries of the Specific Plan area (the "Donor Site") to any other parcel, 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 must be deducted from that parcel's base FAR. In no event, or at no time, can the overall FAR for the Specific Plan area exceed 0.99 to 1. 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.

8. Walls & Fences

- a. All walls and fences must comply with ESMC §§ 15-5E-7G and 15-2-4.
- b. Setback Exceptions for walls, fences and hedges set forth in Section V(F)(4)(c)(7) of this Plan.

9. Traffic and Access

- a. The maximum number of A.M. and P.M. peak hour vehicle trips for the Specific Plan area, as determined in accordance with the Trip Generation tables set forth in Appendix B, cannot exceed 2,186 and 2,631, respectively, unless a subsequent traffic report was prepared to the reasonable satisfaction of the Director of Planning and Building Safety that identifies potential impacts and proposes feasible measures to mitigate previously unidentified new impacts.
- b. 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 will be updated and submitted upon the filing of each building permit request.
- c. Internal roadways must be designed and constructed in accordance with the following typical sections:



10. Parking and Loading

- a. Parking and loading must be provided as required by ESMC Chapter 15-15, unless as otherwise specified in the section.
- b. The total parking required for combined offices, athletic training facilities, and exhibition venues for professional sports teams must be set forth in a parking demand study for such use approved by the Director of Planning and Building Safety.
- c. The number of required parking spaces may be modified subject to the approval of transportation demand management measures and a transportation systems management plan, as outlined in ESMC Chapters 15-16 and 15-17.
- d. The Director of Planning and Building Safety may modify the required number of parking spaces up to a maximum of 10%, based on a parking demand study. 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 must specify the required number of spaces based on a parking demand study.
- e. The Director of Planning and Building Safety may grant uses with significantly different peak hours of operation up to a 20% parking reduction. Any request for such shared parking must meet the following requirements:

1. A parking study must be submitted by the applicant showing that the request will not result in a substantial conflict in the peak hours or parking demand for the uses for which the joint use is proposed.
 2. 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.
 3. A written agreement must be executed by all affected parties, to the satisfaction of the Director of Planning and Building Safety and the City Attorney ensuring the continued availability of the number of stalls designed for joint use.
- f. Any public recreation use within the Specific Plan area cannot be required to provide parking beyond that already provided for daytime, weekday users.
 - g. Electric vehicle charging stations must be evenly distributed throughout the Specific Plan area at a rate of 0.5% of the total number of required spaces.
 - h. Loading spaces may be shared with regular parking spaces provided that loading does not occur during the hours from 6 a.m. to 6 p.m. and signs must be posted prohibiting parking by employees and the general public during the designated loading hours, which will be from 6 p.m. to 6 a.m.

11. Minimum and Maximum Floor Area By Use

- a. The maximum amount of developed floor area within the Specific Plan area cannot exceed the allowable FAR as permitted by this Specific Plan. Of this total, a maximum amount of eighty percent of the total overall gross square footage constructed is permitted for Office uses. The minimum amount of Non-office uses (all other Permitted Uses, Permitted Accessory Uses, and Uses subject to an Administrative Use or Conditional Use Permit, see definition in Section V F 11 c, below) cannot be less than twenty percent of the total overall gross square footage constructed.
- b. The Non-office uses will be phased proportionately throughout development of the Specific Plan at a ratio of one square foot of Non-office use for every five square feet of Office use; a ratio of 5 to 1 or 20%. However, credit for the deferral of up to 200,000 square feet of Non-office uses, , will be applied to any phase of development at the discretion of the developer as follows: 50,000 gross square feet may be deferred for the dedication of one acre of land to the City by Grant Deed of the Fire Station Site and the remainder may be deferred upon the with City's acquisition of the Park Site.
- c. For the purposes of the Specific Plan Non-offices uses consist of the following, without limitation: technology, web hosting, and telecommunications, financial institutions, hotels and motels, motion picture/television production facilities, restaurants, coffee shops, cafes, retail and wholesale sales and service, scientific research and experimental development laboratories, light industrial, medical/dental offices, commercial recreational facilities, athletic training facilities and exhibition venues for professional sports teams, trade union halls, clubs, service clubs, veteran's organizations, lodges, and other similar uses approved by the Director of Planning and Building Safety.
- d. Any square footage of buildings or structures on the Fire Station Site and/or the Park Site will not be considered Non-Office or Office Uses in determining compliance with this Section 11.

12. Signage

The following development standards apply to signs within the Specific Plan area.

- a. All signs must be constructed of permanent materials. Signs must be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure. All signs must be maintained in good structural condition and comply with all building and electrical codes at all times.
- b. Freestanding buildings may display wall, fin, marquee, canopy, and projecting signage up to five percent of each building face.
- c. Store-front shops are allowed signage up to fifteen percent of the face of each shop front, including any wall, fin, marquee, canopy, and projecting signs.
- d. One monument or ground sign up to two hundred fifty square feet of signage area per sign face is permitted per street frontage per lot. Monument signs that identify the master-planned campus will be encouraged at Specific Plan entry areas.
- e. Signs identifying those persons engaged in construction up to a maximum of thirty-two square feet per construction site are allowed for a maximum period of six months. The Director of Planning and Building Safety may grant up to three separate six-month extensions.

- f. Real estate signs, including "For Sale," "For Lease," "For Rent" signs, up to a maximum size of thirty-two square feet. Real estate signs must be removed immediately following the sale (close of escrow), lease (occupancy), or disposition of the property.
- g. One temporary construction "announcement" or "Coming Soon" sign up to a maximum size of one hundred square feet for a new development or business may be erected and maintained from the time a building permit is issued until final inspection, but in no case may an announcement sign be displayed for more than one year.
- h. Any sign may be erected and maintained in a required setback, provided a five-foot minimum setback is maintained and the sign is not located in a required corner clearance or driveway visibility area.
- i. One identification sign for each street frontage is allowed, provided the signs contain only the name and street address of the building upon which it is placed. The size of such signs must be counted as a portion of the maximum signs otherwise permitted on the property (e.g., freestanding buildings, store fronts, monument signs).
- j. No billboards or pole signs are permitted within the Specific Plan.
- k. Notwithstanding anything to the contrary contained in the Specific Plan or the ESMC, the following signs are permitted for combined corporate offices/headquarters, training facility, and exhibition venue for a professional sports team:

1. Definitions:

- (a) Non-Projecting Roof Sign is defined as: a sign integrated into the horizontal roof surface such that it visible only from the air, and not from the surrounding public rights-of-way. Such signage is limited to team and/or sponsor names and/or logos.
- (b) Projecting Wall Signs are defined as: signs attached to the building's windows and curtain wall system that are located behind the projecting building vertical fins, attached to the architectural steel fins and building skin, and/or mounted between the building fins and/or a screen attached to the building facade. A Projecting Wall Sign is allowed to project more than 6 inches from the window or wall it is attached to, not to exceed 3 feet. Such signage may consist of vinyl, composite material in compliance with building, fire and sign code requirements regarding durability, or metal and may include graphic images of players and/or team and/or sponsor names and/or logos.
- (c) Identification Signs are defined as: signs that identify the project and its occupant, which are located along a street frontage and mounted to parking screen walls. Such signage may include the name and/or logo of the team and/or the project.
- (d) LED Digital Signs are defined as: (i) LED Digital Signs with scrolling alphanumeric characters that provide event, team and other news in black, amber, gold or purple on an amber, gold, purple, or black background; and (ii) a LED Digital Video Sign with full motion animation (such as game highlights or similar video content) and changeable copy in a full range of colors.

2. Permitted Signs.

- (a) One Non-Projecting Roof Sign with a maximum sign area of 24,300 square feet. Sponsor names and logos are permitted on non-projecting roof signs and are allowed to comprise the entire surface area of the sign.
- (b) A total of eleven (11) Projecting Wall Signs, consisting of: (i) four steel Projecting Wall Signs integrated with the architectural steel fins and building skin and/or a screen attached to the building facade, each with a maximum individual sign area of 2,000 square feet and all with a maximum total collective sign area of 7,000 square feet, and (ii) seven steel Projecting Wall Signs, each mounted between two of the steel fins and the metal panel mechanical screen wall, each with a maximum individual sign area of 500 square feet, and all with a maximum collective sign area of 3,500 square feet. Maximum combined area for all signs shall not exceed twenty seven (27%) percent per building face. Sponsor names and logos cannot exceed 65% of the sign area for each of these sign types.
- (c) One Window Sign with a maximum sign area of 265 square feet. Sponsor names and logos cannot exceed 65% of the sign area.
- (d) Two Identification Signs, each with a maximum individual sign area of 250 square feet, and all with a maximum collective sign area of 500 square feet.
- (e) Four LED Digital Signs, consisting of (i) three LED Digital Wall Signs with scrolling alphanumeric characters that wrap the exterior surface of the parking structure roof on the east side of the Project with a maximum collective sign area of 450 square feet and a maximum vertical dimension of two feet, and (ii) one LED Digital Video Window or Wall Sign located at a public plaza at the northwest corner of the building with a maximum sign area of 256 square feet. Except as expressly provided herein, LED Digital Signs, including the LED Digital Video Sign, must comply with ESMC § 15-18-11(I). The LED Digital Signs may have a nighttime brightness of not greater than 800 candelas per square meter and a daytime brightness of not more than 3,500 candelas per square meter. The intensity of the LED Digital Signs must be controlled with a photocell with an adjustable set-point that measures available daylight. This set-point must be used to control the intensity of the sign output to either the daytime or nighttime luminous intensity. Sponsor names and logos are permitted on LED Digital Signs and are allowed to comprise the entire surface area of the sign from time to time.
- (f) Directional Signage: Subject to requirements of ESMC Chapter 15-18.
- (g) Informational Signage: Subject to requirements of ESMC Chapter 15-18.
- (h) Temporary Banner Signs: A maximum of four Temporary Banner Signs are permitted (one per building frontage) for special events related to the Professional Sports Team including, without limitation, NBA Championships or similar events subject to approval by the Director of Planning and Building Safety. Temporary Banner Signs are permitted up to a maximum of 1400 square feet for each individual sign for a maximum period of 60 days without

City Council approval. Installation of Temporary Banner Signs are limited to 120 days per calendar year without City Council approval. Temporary Banner Signs require a sign permit issued and must be constructed of a durable material to the satisfaction of the Director of Planning and Building Safety.

3. Calculation of Sponsor Name and Logo Area: The area of a sponsor name and logo is the area circumscribed by the smallest geometric shape created with a maximum of eight straight lines which enclose all the letters of the sponsor's name or letters, figures, symbols, designs of the sponsor's logo, but does not include any words, letters, figures, symbols, designs or pictures associated with the venue or a particular sports team, professional sports association, or public service content, images or messages or framing or background.

4. Illumination. Subject to the above requirements, all signs may be illuminated; provided, however, that the Non-Projecting Roof Sign cannot be internally lit and lighting must be directed downward onto the sign to minimize atmospheric light pollution.

5. Content. The content, image, or message of any of the signs described above that are visible on the exterior of the building that depicts a sports team, professional sports association, or public service content, images or messages or commercial copy of sponsorships may be changed from time to time without the City's approval, subject to the provisions of this Section 12.k and ESMC Chapter 13-6. No content, images, or messages consistent with the definitions in ESMC § 15-13-4 are allowed.

1. Except as provided in subsection k above, signs or banners greater than 500 square feet requires City Council approval.

13. Landscaping

Landscaping criteria are divided into four separate components.

a. *Property Entry Area*

- Landscaping at the Specific Plan entrances must be accentuated and distinguished from that within the rest of the Specific Plan area. A permanent irrigation system must be installed at the property entry area.

b. *Building Perimeter*

- Except as otherwise allowed by this Plan, all buildings must have landscaped areas and permanent irrigation systems within the setbacks around their perimeter.
- A combination of soft and hard landscape material may be installed in harmony with the overall design of the development. The design of the landscaping must incorporate a

variety of heights, textures, and colors to enhance and soften building perimeters.

- 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 must be reduced to allow for pedestrian walkways/access.

c. *Property Perimeter*

All required setback areas must be fully landscaped including permanent irrigation systems. One shade tree must be provided for every 25 feet of street frontage. The following encroachments are permitted into the landscaped setback areas:

- 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.
- "Architectural landscape features," as defined on Page 5, section 4 c.1 of this Specific Plan, may encroach into the landscaped setback area up to a maximum of eighty percent of the required setback area, 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.

d. *Vehicle Use Areas (VUA)*

- All surface vehicular use areas (VUA) must provide landscape areas including shade trees and permanent irrigation systems, to cover five percent of the VUA. Landscaping must be distributed uniformly throughout the VUA, and be in addition to the required property perimeter and building perimeter landscaping. One tree must be provided for every three thousand square feet of VUA. These trees must be evenly distributed throughout the automobile parking area to provide shade and be provided around the perimeter of truck loading/waiting areas to provide screening. Individual tree and planter areas cannot be less than three feet in width, excluding curbs.

Appendix A Corporate Campus Specific Plan Legal Description

PARCEL A:

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THAT CERTAIN 12.625 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED FEBRUARY 25, 1929 AND RECORDED IN BOOK 7451 PAGE 166 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING DISTANT SOUTH 0 DEGREES 12 MINUTES EAST 564.44 FEET FROM THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 7 AND BEING A POINT IN THE WESTERLY LINE OF DOUGLAS STREET (150 FEET WIDE);

THENCE SOUTH 0 DEGREES 12 MINUTES EAST ALONG SAID SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID 12.625 ACRE PARCEL, A DISTANCE OF 1400.00 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES WEST PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHEAST QUARTER, 650.00 FEET; THENCE NORTH 0 DEGREES 12 MINUTES WEST ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT 650.00 FEET WESTERLY AT RIGHT ANGLES FROM THE FIRST DESCRIBED COURSE OF THIS DESCRIPTION, A DISTANCE OF 708.21 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE, TANGENT TO LAST COURSE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 588.81 FEET, THROUGH A CENTRAL ANGLE OF 50 DEGREES 54 MINUTES 37 SECONDS, A DISTANCE OF 523.19 FEET; THENCE IN A DIRECT LINE NORTH 61 DEGREES 17 MINUTES EAST 492.17 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED SEPTEMBER 1, 1995 AS INSTRUMENT NO. 95-1439414.

ALSO EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS CONVEYED (A) TO STANDARD OIL COMPANY OF CALIFORNIA, BY DEED DATED DECEMBER 21, 1942, RECORDED JULY 27, 1943 IN BOOK 20145 PAGE 298 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND (B) TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, BY DEED DATED AUGUST 23, 1945, RECORDED SEPTEMBER 7, 1945 IN BOOK 22243 PAGE 336 OF SAID OFFICIAL RECORDS.

PARCEL B:

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THAT CERTAIN 17.858 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED JUNE 15, 1948, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO NORTH AMERICAN AVIATION, INC., RECORDED IN BOOK 27854 PAGE 191, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY, SAID POINT BEING IN THE WESTERLY LINE OF DOUGLAS STREET (150 FEET WIDE), DISTANT SOUTH 0 DEGREES 12 MINUTES EAST ALONG SAID WEST LINE 1964.44 FEET FROM THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 0 DEGREES 12 MINUTES EAST 678.96 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 89 DEGREES 47 MINUTES WEST ALONG SAID SOUTHERLY LINE 650.00 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT 650.00 FEET WESTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF DOUGLAS STREET; THENCE NORTH 0 DEGREES 12 MINUTES WEST ALONG LAST SAID PARALLEL LINE 678.96 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID 17.858 ACRE PARCEL; THENCE NORTH 89 DEGREES 47 MINUTES EAST ALONG THE SOUTH LINE OF SAID 17.858 ACRE PARCEL, A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS CONVEYED (A) TO STANDARD OIL COMPANY OF CALIFORNIA, BY DEED DATED DECEMBER 21, 1942, RECORDED JULY 27, 1943 IN BOOK 20145 PAGE 298 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND (B) TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, BY DEED DATED AUGUST 23, 1945, RECORDED SEPTEMBER 7, 1945 IN BOOK 22243 PAGE 336 OF SAID OFFICIAL RECORDS.

PARCEL C:

A STRIP OF LAND 1.00 FEET IN WIDTH BY 1820.82 FEET IN AVERAGE LENGTH, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, WITH A LINE WHICH IS PARALLEL WITH AND DISTANT 650.00 FEET WESTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE

OF DOUGLAS STREET (150 FEET WIDE), SAID POINT BEING IN THE WESTERLY LINE OF THAT CERTAIN 10.1314 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED OCTOBER 23, 1950, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO NORTH AMERICAN AVIATION, INC., RECORDED IN BOOK 34649 PAGE 88, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY; THENCE NORTH 0 DEGREES 12 MINUTES WEST ALONG SAID PARALLEL LINE, BEING ALONG THE WESTERLY LINE OF SAID 10.1314 ACRE PARCEL AND ALONG THE WESTERLY LINE OF THAT CERTAIN 17.858 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED JUNE 15, 1948, FROM SANTA FE LAND IMPROVEMENTS COMPANY, TO NORTH AMERICAN AVIATION, INC., RECORDED IN BOOK 27854 PAGE 191, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY, A DISTANCE OF 1387.17 FEET, MORE OR LESS, TO A CURVE POINT IN LAST SAID WESTERLY LINE; THENCE CONTINUING ALONG LAST SAID WESTERLY LINE, BEING ALONG THE ARC OF A CURVE, TANGENT TO LAST COURSE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 588.81 FEET, THROUGH A CENTRAL ANGLE OF 42 DEGREES 24 MINUTES 18 SECONDS, A DISTANCE OF 435.78 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF THAT CERTAIN 2.007 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED MARCH 15, 1949, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED IN BOOK 29807 PAGE 332, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY; THENCE SOUTHWESTERLY ALONG LAST SAID SOUTHERLY LINE, BEING ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 628.805 FEET, A DISTANCE OF 5.66 FEET, MORE OR LESS, TO A POINT IN A LINE WHICH IS CONCENTRIC WITH AND DISTANT RADially 1.00 FEET NORTHWESTERLY FROM THE SECOND DESCRIBED COURSE OF THIS DESCRIPTION; THENCE SOUTHWESTERLY ALONG LAST SAID CONCENTRIC LINE, BEING ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 589.81 FEET, A DISTANCE OF 431.53 FEET, MORE OR LESS, TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT 651.00 FEET WESTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF DOUGLAS STREET (150 FEET WIDE); THENCE SOUTH 0 DEGREES 12 MINUTES EAST ALONG LAST SAID PARALLEL LINE 1387.17 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 89 DEGREES 47 MINUTES EAST ALONG SAID SOUTH LINE, 1.00 FEET TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 0.042 OF AN ACRE, MORE OR LESS.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES, AS CONVEYED (A) TO STANDARD OIL COMPANY OF CALIFORNIA, BY DEED DATED DECEMBER 21, 1942, RECORDED JULY 27, 1943 IN BOOK 20145 PAGE 298 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND (B) TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, BY DEED DATED AUGUST 23, 1945, RECORDED SEPTEMBER 7, 1945 IN BOOK 22243 PAGE 336 OF SAID OFFICIAL RECORDS.

PARCEL D:

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, WITH A LINE WHICH IS PARALLEL WITH AND DISTANT 30.0 FEET EASTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 0 DEGREES 12 MINUTES 30 SECONDS WEST ALONG SAID PARALLEL LINE 1578.80 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF THAT CERTAIN 2.007 ACRES PARCEL OF LAND DESCRIBED IN DEED DATED MARCH 15, 1949, FROM SANTA FE LAND IMPROVEMENT COMPANY, TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED IN BOOK 29807 PAGE 332, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY; THENCE FOLLOWING ALONG THE SOUTHERLY LINE OF SAID 2.007 ACRES PARCEL, NORTH 78 DEGREES 47 MINUTES EAST 434.45 FEET, AND NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 628.805 FEET, A DISTANCE OF 182.61 FEET, MORE OR LESS, TO A POINT IN A LINE WHICH IS CONCENTRIC WITH AND DISTANT RADially 44.00 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF THAT CERTAIN 17.858 ACRES PARCEL OF LAND DESCRIBED IN DEED DATED JUNE 15, 1948, FROM SANTA FE LAND IMPROVEMENT CO., TO NORTH AMERICAN AVIATION, INC., RECORDED IN BOOK 27854 PAGE 191, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY; THENCE SOUTHWESTERLY ALONG SAID CONCENTRIC LINE, BEING ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 632.81 FEET, A DISTANCE OF 352.73 FEET, MORE OR LESS, TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT 694.00 FEET WESTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF DOUGLAS STREET (150 FEET WIDE); THENCE SOUTH 0 DEGREES 12 MINUTES EAST ALONG LAST SAID PARALLEL LINE, BEING TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 1387.18 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 89 DEGREES 47 MINUTES WEST ALONG SAID SOUTH LINE 502.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THOSE PORTIONS THEREOF DESCRIBED IN THE DEED TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, A PUBLIC AGENCY, IN DEED RECORDED NOVEMBER 1, 1994 AS INSTRUMENT NO. 94-1978699.

ALSO EXCEPT THEREFROM THAT PORTION, IF ANY, LYING NORTHERLY OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, IN DEED RECORDED SEPTEMBER 1, 1995 AS INSTRUMENT NO. 95-

1439430.

ALSO EXCEPT THEREFROM ALL NATURAL GAS CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, BUT WITHOUT ANY RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND IN ANY MANNER FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SUCH NATURAL GAS, AS GRANTED TO STANDARD OIL COMPANY OF CALIFORNIA, A DELAWARE CORPORATION, BY DEED RECORDED ON JULY 27, 1943 IN BOOK 20145 PAGE 298, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES, CONTAINED IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXTRACTING ANY SUCH OIL, HYDROCARBON AND MINERAL SUBSTANCES, NOR FOR ANY OTHER PURPOSES, AS GRANTED TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED ON SEPTEMBER 7, 1945 IN BOOK 22243 PAGE 336, OFFICIAL RECORDS.

PARCEL E:

THAT PORTION OF THE LAND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN THE GRANT DEED FROM THE SANTA FE LAND IMPROVEMENT COMPANY TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED APRIL 11, 1949 IN BOOK 29807 PAGE 332 OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THAT CERTAIN COURSE DESCRIBED AS HAVING A BEARING OF NORTH 78 DEGREES 47 MINUTES EAST AND A LENGTH OF 633.30 FEET IN THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED, SAID POINT BEING DISTANT THEREON SOUTH 78 DEGREES 55 MINUTES 38 SECONDS WEST 435.35 FEET FROM THE EASTERLY TERMINUS THEREOF; THENCE SOUTH 89 DEGREES 56 MINUTES 28 SECONDS WEST 6.55 FEET; THENCE NORTH 29 DEGREES 28 MINUTES 46 SECONDS EAST 11.49 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 10.00 FEET NORTHERLY FROM THE COURSE HEREIN ABOVE CITED AS HAVING A BEARING OF SOUTH 89 DEGREES 56 MINUTES 28 SECONDS WEST AND A LENGTH OF 6.55 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 28 SECONDS EAST 44.85 FEET ALONG SAID PARALLEL LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 834.00 FEET; THENCE EASTERLY 7.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0 DEGREES 31 MINUTES 15 SECONDS TO ITS INTERSECTION WITH SAID CERTAIN COURSE; THENCE SOUTH 78 DEGREES 55 MINUTES 38 SECONDS WEST 52.52 FEET ALONG SAID CERTAIN COURSE TO THE POINT OF BEGINNING.

PARCEL F:

THAT PORTION OF THE LAND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN THE GRANT DEED FROM THE SANTA FE LAND IMPROVEMENT COMPANY TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED APRIL 11, 1949 IN BOOK 29807 PAGE 332 OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THAT CERTAIN COURSE DESCRIBED AS HAVING A BEARING OF NORTH 78 DEGREES 47 MINUTES EAST AND A LENGTH OF 633.30 FEET IN THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED, SAID POINT BEING DISTANT THEREON SOUTH 78 DEGREES 55 MINUTES 38 SECONDS WEST 26.77 FEET FROM THE EASTERLY TERMINUS THEREOF; THENCE NORTH 67 DEGREES 51 MINUTES 23 SECONDS EAST 291.58 FEET TO A POINT ON A CURVE IN SAID SOUTHERLY LINE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 628.805 FEET, (SAID CURVE BEING DESCRIBED IN SAID DEED AS HAVING A LENGTH OF 294.76 FEET, MORE OR LESS), A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 35 DEGREES 26 MINUTES 04 SECONDS EAST; THENCE ALONG SAID SOUTHERLY LINE OF THE FOLLOWING COURSES: NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2 DEGREES 26 MINUTES 38 SECONDS, AN ARC DISTANCE OF 26.82 FEET TO A POINT ON A NON-TANGENT CURVE IN SAID SOUTHERLY LINE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 588.81 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 47 DEGREES 41 MINUTES 01 SECONDS WEST; AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0 DEGREES 45 MINUTES 02 SECONDS, AN ARC DISTANCE OF 7.71 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 10.00 FEET NORTHWESTERLY FROM THE COURSE HEREIN ABOVE CITED AS HAVING A BEARING OF NORTH 67 DEGREES 51 MINUTES 23 SECONDS EAST AND A LENGTH OF 291.58 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 67 DEGREES 51 MINUTES 23 SECONDS WEST 367.43 FEET ALONG SAID PARALLEL LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 834.00 FEET; THENCE SOUTHWESTERLY 8.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0 DEGREES 34 MINUTES 41 SECONDS TO ITS INTERSECTION WITH SAID CERTAIN COURSE; THENCE NORTH 78 DEGREES 55 MINUTES 38 SECONDS EAST 52.30 FEET ALONG SAID CERTAIN COURSE TO THE POINT OF BEGINNING.

PARCEL G:

THAT PORTION OF THE LAND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN THE GRANT DEED FROM THE SANTA FE LAND IMPROVEMENT

COMPANY TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED APRIL 11, 1949 IN BOOK 29807 PAGE 332 OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THAT CERTAIN COURSE DESCRIBED AS HAVING A BEARING OF NORTH 78 DEGREES 47 MINUTES EAST AND A LENGTH OF 633.30 FEET IN THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED, SAID POINT BEING DISTANT THEREON SOUTH 78 DEGREES 55 MINUTES 38 SECONDS WEST 26.77 FEET FROM THE EASTERLY TERMINUS THEREOF; THENCE NORTH 67 DEGREES 51 MINUTES 23 SECONDS EAST 291.58 FEET TO A POINT ON A CURVE IN SAID SOUTHERLY LINE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 682.805 FEET, (SAID CURVE BEING DESCRIBED IN SAID DEED AS HAVING A LENGTH OF 294.76 FEET, MORE OR LESS), A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 35 DEGREES 26 MINUTES 04 SECONDS EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 24 DEGREES 21 MINUTES 42 SECONDS, AN ARC DISTANCE OF 276.37 FEET TO THE EASTERLY TERMINUS OF SAID CERTAIN COURSE; THENCE SOUTH 78 DEGREES 55 MINUTES 38 SECONDS WEST 26.77 FEET ALONG SAID CERTAIN COURSE TO THE POINT OF BEGINNING.

PARCEL H:

A PARCEL OF LAND IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN 18.877 ACRE PARCEL OF LAND DESCRIBED IN DEED FROM SANTA FE LAND IMPROVEMENT COMPANY, TO NORTH AMERICAN AVIATION, INC., RECORDED APRIL 2, 1951 IN BOOK 35937 PAGE 52, OFFICIAL RECORDS OF SAID COUNTY, SAID SOUTHEAST CORNER BEING A POINT IN THE SOUTHERLY LINE OF THAT CERTAIN 1.10 ACRE PARCEL DESCRIBED AS PARCEL NO. 2 IN EASEMENT FROM SANTA FE LAND IMPROVEMENT COMPANY TO THE CITY OF EL SEGUNDO, RECORDED SEPTEMBER 28, 1953 IN BOOK 42792 PAGE 108, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID 18.877 ACRE PARCEL THE FOLLOWING COURSES: NORTH 0 DEGREES 12 MINUTES WEST 1387.18 FEET; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 632.81 FEET, A DISTANCE OF 352.73 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF THAT CERTAIN 2.007 ACRE PARCEL OF LAND DESCRIBED IN DEED FROM SANTA FE LAND IMPROVEMENT COMPANY TO THE ATCHISON TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED APRIL 11, 1949 IN BOOK 29807 PAGE 332, OFFICIAL RECORDS OF SAID COUNTY, LAST SAID POINT BEING IN THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 628.805 FEET; THENCE, LEAVING SAID EASTERLY LINE,

NORTHEASTERLY ALONG SAID SOUTHERLY LINE, AN ARC DISTANCE OF 106.49 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF THAT CERTAIN 0.042 ACRE PARCEL DESCRIBED IN DEED FROM SANTA FE LAND IMPROVEMENT COMPANY, TO NORTH AMERICAN AVIATION, INC., RECORDED JANUARY 2, 1951 AS INSTRUMENT NO. 1761 IN BOOK 35204 PAGE 41, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID OF SAID 0.042 ACRE PARCEL THE FOLLOWING COURSES: SOUTHERLY ALONG CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 589.81 FEET, A DISTANCE OF 431.53 FEET, MORE OR LESS; THENCE SOUTH 0 DEGREES 12 MINUTES EAST TO A POINT IN THE SOUTHERLY LINE OF SAID 1.10 ACRE PARCEL; THENCE WESTERLY LINE THE ARC OF A DISTANCE OF 1387.17 FEET SOUTH 89 DEGREES 47 MINUTES WEST ALONG SAID SOUTHERLY LINE 43 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT ALL NATURAL GAS AND ALL OIL, HYDROCARBON AND MINERAL SUBSTANCES IN OR UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF DISCOVERING OR EXTRACTING SAID SUBSTANCES, AS GRANTED TO STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, BY DEED RECORDED JULY 27, 1943 IN BOOK 20145 PAGE 298, OFFICIAL RECORDS AND TO CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1945 IN BOOK 22243 PAGE 336, OFFICIAL RECORDS.

Appendix B Corporate Campus Specific Plan Trip Generation Rates, Credits, and Caps

The following table has been prepared to provide a method for maintaining a trip inventory analysis for the build-out of the Specific Plan. The table shall 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 will be updated and submitted upon the filing of each building permit request.

The traffic-generating characteristics of most of the components of the project are identified in the Institute of Transportation Engineers' (ITE) Trip Generation, 6th Edition. This manual is recognized as the industry standard for trip generation documentation. However, two of the uses proposed within the Specific Plan are not represented in this manual. Therefore, trip generation for the fire station use and the technology/telecommunications/web hosting uses were derived from previous analyses and trip counts at a similar land use in the project vicinity, respectively. Trip generation formulas for the various Specific Plan uses are outlined in the table below.

Field data, such as square footage and number of trips, is gathered by ITE from many sites of similar uses and plotted on a graph. The data can then be represented in one of two ways: by average rates or logarithmic equations. The logarithmic equation is a curvilinear representation of the data gathered; the average rates are linear representations. The curvilinear representation of the data collected is supported with regression analysis, and is often a better estimation of trips associated with larger projects. There are both average rates and logarithmic representations for the office and shopping center uses proposed in the Specific Plan. The average rates for these land uses, when plotted on a graph, depict much steeper slopes than a logarithmic function. Therefore, any Specific Plan land use which includes a natural logarithm in the trip generation formula must always be calculated using the functions shown in the table below in order to maintain the trip cap allocated to the permissible square footages outlined in this Specific Plan. Moreover, when trips are calculated using a formula that contains a natural logarithmic function, the trip generation calculation for each incremental increase should include the prior square footage already built. Because of the curvilinear representation of the logarithmic equations, if calculations are performed separately for each incremental increase in building area, the trip cap will be reached prior to achieving the allowable square footage.

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 across the street from the Mariposa-Nash Metro Green Line station, the following table takes into consideration credits for transit usage, as well as for "internal capture" and "diverted/pass-by".

USE	AM PEAK-HOUR FORMULA (per 1,000 gross square feet)	PM PEAK-HOUR FORMULA (per 1,000 gross square feet)	AVERAGE DAILY TRIPS FORMULA (per 1,000 gross square feet)
Office	$\text{Ln}(T) = 0.797 \text{Ln}(A) + 1.558$	$T = 1.121(A) + 79.295$	$\text{Ln}(T) = 0.768 \text{Ln}(A) + 3.654$
Transit/Walk Credit Internal Capture	Less 5% Less 10%	Less 5% Less 10%	Less 5% Less 10%
Shopping Center	$\text{Ln}(T) = 0.596 \text{Ln}(A) + 2.329$	$\text{Ln}(T) = 0.660 \text{Ln}(A) + 3.403$	$\text{Ln}(T) = 0.643 \text{Ln}(A) + 5.866$
Transit/Walk Credit Internal Capture Diverted/Pass-By	Less 5% Less 40% Less 25%	Less 5% Less 40% Less 25%	Less 5% Less 40% Less 25%
Day Care Center	$T = 12.71(A)$	$\text{Ln}(T) = 0.664 \text{Ln}(A) + 3.026$	$T = 79.26(A)$
Internal Capture Diverted/Pass-By	Less 40% Less 10%	Less 40% Less 10%	Less 40% Less 10%
Medical-Dental Office	$T = 2.43(A)$	$\text{Ln}(T) = 0.921 \text{Ln}(A) + 1.476$	$T = 36.13(A)$
Transit/Walk Credit Internal Capture Diverted/Pass-By	Less 5% Less 40% Less 10%	Less 5% Less 40% Less 10%	Less 5% Less 40% Less 10%
Health Club	$T = 0.30(A)$	$T = 4.30(A)$	$T = (\text{AM Peak Hour Total} + \text{PM Peak Hour Total}) \times 10$
Transit/Walk Credit Internal Capture Diverted/Pass-By	Less 5% Less 40% Less 10%	Less 5% Less 40% Less 10%	Less 5% Less 40% Less 10%
High Turnover Restaurant	$T = 9.27(A)$	$T = 10.86(A)$	$T = 130.34(A)$
Transit/Walk Credit Internal Capture Diverted/Pass-By	Less 5% Less 40% Less 10%	Less 5% Less 40% Less 10%	Less 5% Less 40% Less 10%
Hotel (per room)	$T = 0.67(R)$	$T = 0.71(R)$	$T = 8.92(R)$
Transit/Walk Credit Internal Capture	Less 30% Less 25%	Less 30% Less 25%	Less 30% Less 25%
Light Industrial	$T = 0.92(A)$	$T = 0.98(A)$	$T = 6.97(A)$
Transit/Walk Credit Internal Capture	Less 5% Less 10%	Less 5% Less 10%	Less 5% Less 10%
Research and Development	$\text{Ln}(T) = 0.875 \text{Ln}(A) + 0.833$	$\text{Ln}(T) = 0.832 \text{Ln}(A) + 1.060$	$\text{Ln}(T) = 0.824 \text{Ln}(A) + 3.135$
Transit/Walk Credit Internal Capture	Less 5% Less 10%	Less 5% Less 10%	Less 5% Less 10%
Technology/ Telecommunications/ Web Hosting	$T = 0.33(A)$	$T = 0.31(A)$	$T = 5.09(A)$

USE	AM PEAK-HOUR FORMULA (per 1,000 gross square feet)	PM PEAK-HOUR FORMULA (per 1,000 gross square feet)	AVERAGE DAILY TRIPS FORMULA (per 1,000 gross square feet)
Transit/Walk Credit Internal Capture	Less 5% Less 10%	Less 5% Less 10%	Less 5% Less 10%
TOTAL TRIPS WITHIN THE CCSP	2,186	2,631	20,013
<u>Legend:</u> T = Trip ends A = Building area in 1,000 sq. ft. R = Rooms Ln = Natural Logarithm			

Appendix C Corporate Campus Specific Plan Green-belt Lot Definition, Legal Description, and Map Exhibits of Green-Belt Lots

Green-belt lot refers to a lot that is developed for open space purposes and may be developed with walkways, benches, and outdoor recreational amenities.

LOTS 12 AND 13 OF TRACT NO. 72287, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

EXHIBITS OF LOTS 12 AND 13 ON NEXT PAGES

Exhibit Map of Proposed Lot 13 of Tract No. 72287

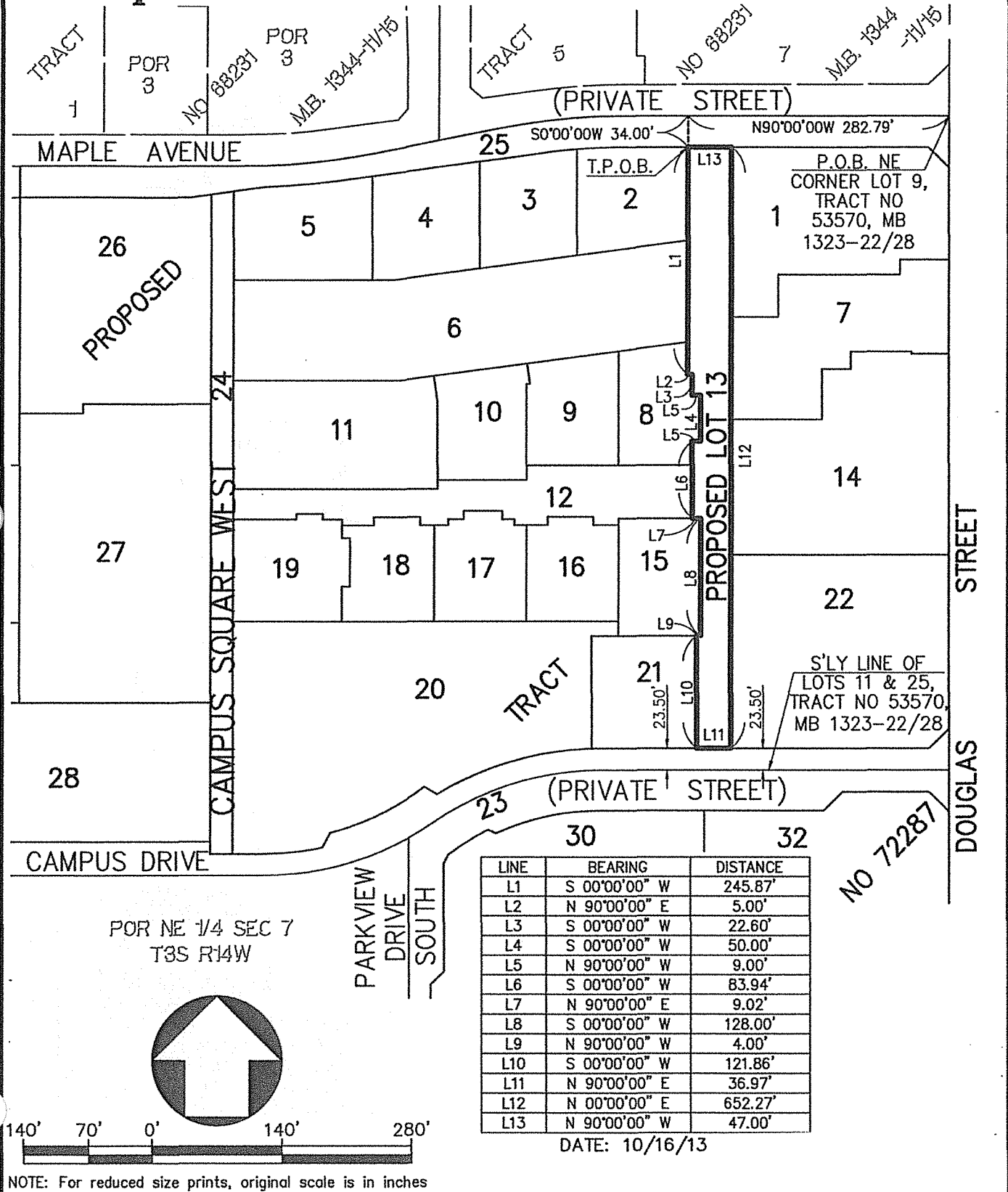
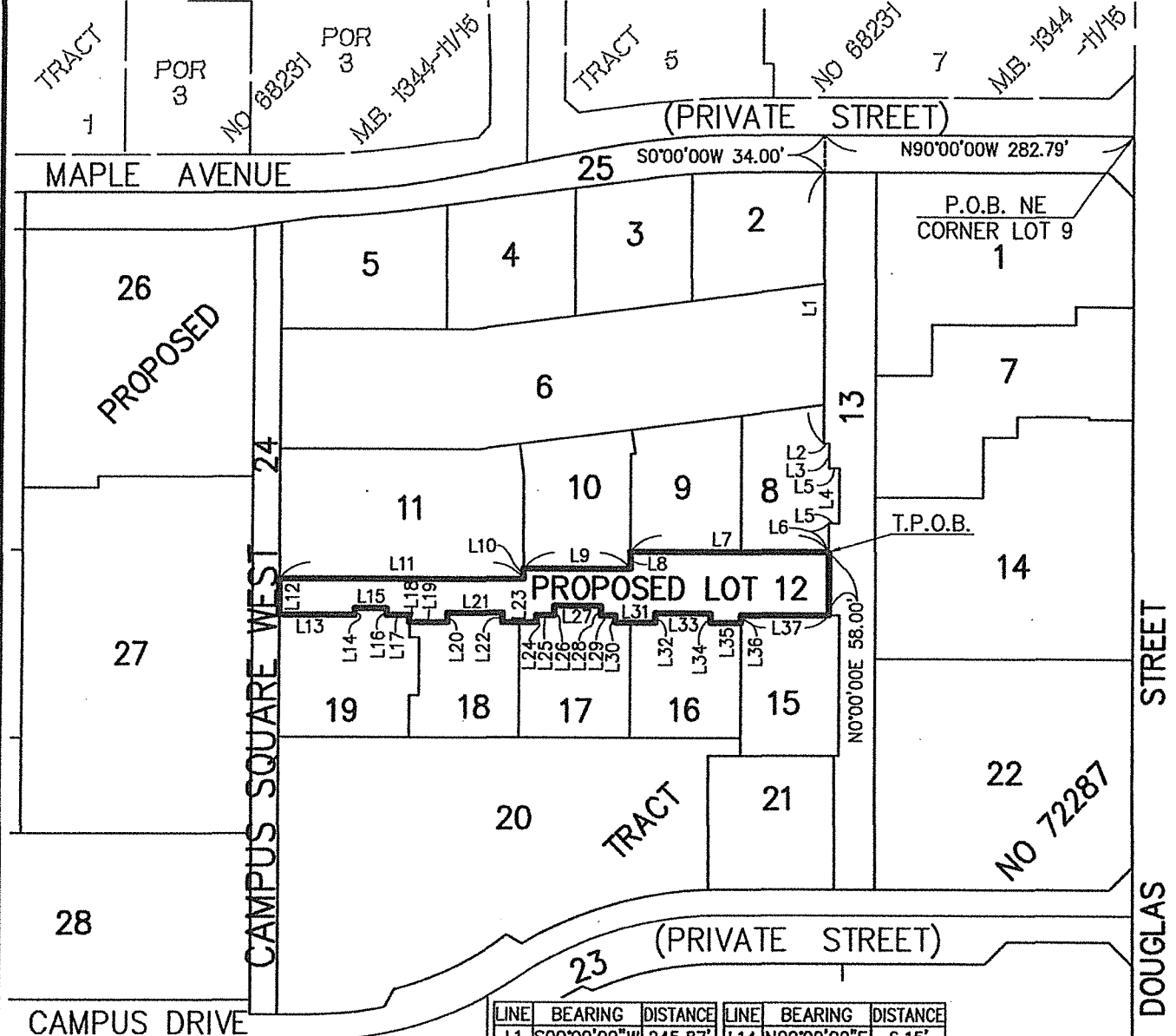
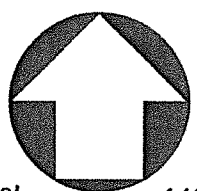


Exhibit Map of Proposed Lot 12 of Tract No. 72287



POR NE 1/4 SEC 7
T3S R14W



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°00'00"W	245.87'	L14	N00°00'00"E	6.15'	L27	N90°00'00"E	41.68'
L2	N90°00'00"E	5.00'	L15	N90°00'00"E	28.68'	L28	S00°00'00"W	9.00'
L3	S00°00'00"W	22.60'	L16	S00°00'00"W	6.15'	L29	N90°00'00"E	13.07'
L4	S00°00'00"W	50.00'	L17	N90°00'00"E	20.96'	L30	S00°00'00"W	6.50'
L5	N90°00'00"W	9.00'	L18	S00°00'00"W	6.50'	L31	N90°00'00"E	36.27'
L6	S00°00'00"W	25.94'	L19	N90°00'00"E	34.60'	L32	N00°00'00"W	9.00'
L7	N90°00'00"W	180.00'	L20	N00°00'00"W	9.00'	L33	N90°00'00"E	50.00'
L8	S00°00'00"W	15.94'	L21	N90°00'00"E	50.00'	L34	S00°00'00"W	9.00'
L9	N90°00'00"W	96.51'	L22	S00°00'00"W	9.00'	L35	N90°00'00"E	27.23'
L10	S00°00'00"W	9.39'	L23	N90°00'00"E	30.65'	L36	N00°00'00"W	7.00'
L11	N90°00'00"W	221.50'	L24	N00°00'00"W	6.50'	L37	N90°00'00"E	80.00'
L12	S00°00'00"W	33.17'	L25	N90°00'00"E	16.51'			
L13	N90°00'00"E	68.38'	L26	N00°00'00"W	9.00'			

DATE: 10/16/13

NOTE: For reduced size prints, original scale is in inches

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code ("ESMC") and such previous conditions of approval for the Project that are applicable, CDC Mar Campus, LLC and LAL Property, LLC, and its successor-in-interest, agrees that it will comply with the following provisions as conditions for the City's approval of Environmental Assessment No. EA-1082; Specific Plan Amendment No. SPA 14-02; and Parking Demand Study No. PDS 14-01 ("Project Conditions").

Planning & Building Safety Department

1. The project must comply with the conditions of approval in City Council Resolution No. 4582 and Ordinance No. 1492.
2. Two hundred and seventy six parking spaces must be provided in compliance with the Corporate Campus Specific Plan and Parking Demand Study. The daytime uses (office and athletic training) and nighttime use (exhibition hall venue for athletic events) cannot overlap or operate simultaneously. Athletic events can only take place after 7:00 p.m. on weekdays, anytime on weekends, and Federal Holidays, or any other time that office and athletic training uses are not operating except as permitted by an approved Special Events Permit issued in accordance with the ESCMC.
3. Before the City issues a Certificate of Occupancy, the Applicant must obtain and record a Lot Line Adjustment to merge the four existing parcels into one parcel to the satisfaction of the Director of Planning and Building Safety. If the Lot Line Adjustment is not approved and recorded before the City issues a building permit, the Applicant must obtain and record a temporary lot tie agreement that is reviewed and approved as to form by the Director of Planning and Building Safety and the City Attorney. If a temporary lot tie agreement is recorded, a release of covenant must be prepared subject to review and approval by the Director of Planning and Building Safety and the City Attorney that must be recorded concurrently with a Certificate of Compliance for the Lot Line Adjustment. The applicant must reimburse the City for all costs incurred by the City for City Attorney review of the documents relating to the Lot Line Adjustment, the lot tie covenant, and the release of covenant.
4. Before the City issues any building permits for the project site, the 100 parking spaces for the City's use for the athletic fields located on the project site must be relocated to the satisfaction of the City in compliance with the Specific Plan, the Development Agreement, and the conditions of approval.

Public Works

5. 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.

CONDITIONS OF APPROVAL

6. The applicant must provide a sewer study to the satisfaction of the Director of Public Works.
7. Any unused water or sanitary sewer laterals must be abandoned and properly capped at the City main. The Applicant must provide necessary permits, traffic control plans and shoring plans.
8. The project must comply with the latest MS4 permit requirements.
9. Any and all damaged or off-grade curb, sidewalk and pavement must be removed and replaced as required by the Public Works Department by an appropriately licensed contractor.
10. All record drawings (As-built drawings) and supporting documentation must be submitted to the Public Works Director, or designee, before scheduling the project's final inspection.

Fire Department

11. The applicant must provide an automatic fire sprinkler system throughout the building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 13, as adopted by the ESMC.
12. The applicant must provide a manual fire alarm system with voice evacuation throughout the building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 72, as adopted by the ESMC.
13. The Mariposa Avenue entrance is close to the Fire Station 2 apparatus approach (driveway), causing vehicles queuing to the proposed Lakers site blocking the fire apparatus exiting from the Fire Station 2 apparatus bay. Provide traffic interruption signals Eastbound and Westbound Mariposa Avenue at El Segundo Fire Station 2, to allow traffic to be stopped when fire apparatus must leave the station on an emergency response to the satisfaction of the Fire Chief, or designee.
14. The project must have a methane mitigation system installed for the project and the design and installation must be approved by the Fire Chief, or designee.

Police Department

15. Bicycle racks must be located in a well-lit location that will provide optimum security for persons and property.
16. Stairwell doors shall have a minimum 100-square-inch vision panel with the width not less than five inches, to provide visibility into the area being entered. Vision panels must meet requirements of the California Building Code, as adopted by the

CONDITIONS OF APPROVAL

ESMC, and they must preclude manipulation of the interior locking device from the exterior.

17. Perimeter walls must be a minimum height of 6 feet high. Walls must limit climbing access. Concrete walls cannot have projecting sections where decorative blocks are incorporated into the wall. All horizontal members for wrought iron, steel tubular or wood fencing must be located on the inside side of the fencing. The horizontal members must be located along the top and bottom portions of any wrought iron or steel tubular fencing.

INDEMNIFICATION

18. CDC Mar Campus, LLC and LAL Property, LLC 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-1082, Specific Plan Amendment No. SPA 14-02, and Parking Demand Study No. PDS 14-01. Should the City or any representative of 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-1082, Specific Plan Amendment No. SPA 14-02, and Parking Demand Study No. PDS 14-01, CDC Mar Campus, LLC and LAL Property, LLC 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.
19. CDC Mar Campus, LLC and LAL Property, LLC must acknowledge receipt and acceptance of the Project Conditions by executing the acknowledgement below.

By signing this document, CDC Mar Campus, LLC and LAL Property, LLC certifies that it has read, understood, and agrees to the Project Conditions listed in this document.

Richard C. Lundquist, President
CDC Mar Campus, LLC

Leonard E. Blakeley, Jr.
Executive Vice President and Secretary
CDC Mar Campus, LLC

CITY COUNCIL ORDINANCE NO. ____ EXHIBIT "A"
CITY COUNCIL RESOLUTION NO. ____ EXHIBIT "D"

CONDITIONS OF APPROVAL

Buss. Manager
Property, LLC

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

P:\Planning & Building Safety\0 Planning - Old\PROJECTS (Planning)\1076-1100\EA-1082\CityCouncil\2015 04 07 conditions of approval Exhibit A&D.doc

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM PROCEDURES

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the CEQA Guidelines provides additional direction on mitigation monitoring or reporting). The Community, Economic and Development Services Department for the City of El Segundo is the Lead Agency for the El Segundo Corporate Campus Project.

A Draft Environmental Impact Report has been prepared to address the potential environmental impacts of the proposed project. Where appropriate, this environmental document identified project design features or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the proposed project. This Mitigation Monitoring and Reporting Program (MMRP) is designed to monitor implementation of the mitigation measures identified for the El Segundo Corporate Campus Project. The MMRP is subject to review and approval by the Lead Agency as part of the certification of the EIR and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, with an accompanying identification of the following:

- Monitoring Phase, the phase of the project during which the mitigation measure shall be monitored
 - Pre-Construction, including the design phase
 - Construction
 - Post-Construction
- The Implementing Party, the agency with the power to implement the mitigation measure
- The Enforcement Agency, the agency with the power to enforce the mitigation measure, and
- The Monitoring Agency, the agency to which reports involving feasibility, compliance, implementation and development are made.

The MMRP performance shall be monitored annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

I. TRAFFIC

- B-1. The project applicant/developer shall implement TDM measures to increase the convenience and attractiveness of the other transportation alternatives among employees and visitors. Services such as carpool and vanpool matching, vanpool formation and leasing assistance, and preferred parking for employees who carpool or vanpool together, shall be provided by the project to facilitate ridesharing. These services

would work well in conjunction with, and benefit those who wish to take advantage of, the high occupancy vehicle (HOV) lanes on the nearby I-105 and I-405 freeways.

Monitoring Phase: Post-Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division
Monitoring Agency: Planning Division

- B-2. The project applicant/developer shall purchase a transit bus (shuttle) for the City to operate during peak commuting and lunchtime hours with circulation through the project, downtown El Segundo and the Green Line stations at the City’s discretion. The type of vehicle to be purchased and route shall be established by the City of El Segundo.

Monitoring Phase: Post-Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division, Department of Public Works, Department of Recreation and Parks
Monitoring Agency: Planning Division, Department of Public Works, Department of Recreation and Parks

- B-3. Bicycle travel shall be supported with the design and construction of a Bicycle Station at Mariposa Avenue and Nash Street utilizing an existing easement that has been made available for such use on the Hilton Garden Inn property. The design and construction shall be subject to City of El Segundo review and approval.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division, Department of Public Works
Monitoring Agency: Planning Division, Department of Public Works

- B-4. The project applicant shall include the support of bicycle travel through such on-site amenities as internal bicycle lanes or pathways that lead to the external roadway system, bicycle racks or lockers that are distributed throughout the project, and on-site shower facilities and clothes lockers for employees.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, Planning Division
Monitoring Agency: Department of Public Works, Planning Division

- B-5. The project applicant shall include the establishment of a centralized transportation management office (TMO) within the project to carry out and market the above trip-reduction strategies.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division
Monitoring Agency: Planning Division

- B-6. Maple Avenue between Nash Street and Douglas Street – Maple Avenue shall be constructed as a private road within the project but open to through traffic. While this improvement does not mitigate any specific significant intersection traffic impact, it does provide for improved circulation in the surrounding community.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division, Department of Public Works
Monitoring Agency: Planning Division, Department of Public Works

- B-7. Imperial Highway and Sepulveda Boulevard – The existing traffic signal operation shall be upgraded to include a westbound right-turn overlap.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, City of Los Angeles Department of Transportation
Monitoring Agency: Department of Public Works, City of Los Angeles Department of Transportation

- B-8. El Segundo Boulevard and Sepulveda Boulevard – The east and westbound approaches of El Segundo Boulevard shall be modified to provide double left turn lanes, two through lanes, and one right-turn only lane.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, Caltrans
Monitoring Agency: Department of Public Works, Caltrans

- B-9. Imperial Highway and Nash Street/Westbound I-105 Off-Ramp – The eastbound approach of Imperial Highway shall be restriped to include one through lane, a shared through/right turn lane, and one right-turn only lane. The southbound approach should be restriped for one left-turn lane, two through lanes, and one right-turn only lane. These modifications will require Caltrans approval. This is required only for one-way operations of Nash-Douglas couplet.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, Caltrans, City of Los Angeles
Monitoring Agency: Department of Public Works, Caltrans, City of Los Angeles

- B-10. Atwood Way and I-105 Freeway Eastbound On-Ramp – The existing intersection shall be modified to provide two northbound through lanes and one right turn only lane. In the eastbound direction one left turn lane, and one shared through/right turn lane, and one right-turn only lane should be provided. The eastbound right-turn only lane should be approximately 150 feet in length with a 60-foot reversal. In the westbound direction one shared left/through lane and one shared through/right-turn lane should be provided. The signal should provide split phasing. This is required only for one-way operations of Nash-Douglas couplet.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, Caltrans
Monitoring Agency: Department of Public Works, Caltrans

- B-11. Atwood Way and I-105 Freeway Eastbound On-Ramp – The northbound approach shall be constructed to include one left-turn lane, one through lane, and one shared through/right turn lane. The eastbound approach shall be striped with one left-turn lane, and one shared through/right turn lane and one right-turn only lane. The right-

turn only lane shall be approximately 150 feet in length with a 60-foot reversal. The westbound approach shall be striped with one shared left/through lane and one right-turn only lane.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, Caltrans
Monitoring Agency: Department of Public Works, Caltrans

- B-12. El Segundo Boulevard and Douglas Street – The north and southbound approaches shall be modified to include dual left-turn lanes, one through lane, and one shared through/right lane. This is required only for two-way operation of Nash and Douglas Streets.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Public Works

II. AIR QUALITY

Minor diversion to less polluting transportation can be achieved by the following mitigation measures:

- C-1. A desirable pedestrian environment shall be provided on the project site.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division
Monitoring Agency: Planning Division

- C-2. Bicycle parking/racks with reasonable security against theft shall be provided on the project site.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division
Monitoring Agency: Planning Division

- C-3. Comfortable transit access either on the project site or at a very close nearby location shall be provided.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division
Monitoring Agency: Planning Division

- C-4. Employee trips shall be reduced through preferred parking for carpoolers.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division

Monitoring Agency: Planning Division

- C-5. One-half of one percent of required on-site parking shall be accessible to electric automobile charging stations.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division
Monitoring Agency: Planning Division

Clearing/Grading

- C-6. Maintain soil moisture at a minimum of 12 percent for any cut-and-fill areas within 100 feet of the property line to the depth of the cut.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: SCAQMD
Monitoring Agency: Building Safety Division

- C-7. Water as necessary to prevent a visible dust cloud from exceeding 100 feet from the disturbance area or from passing across the project site boundary.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: SCAQMD
Monitoring Agency: Building Safety Division

Disturbed Area

- C-8. Apply chemical stabilizer to any disturbed area to prevent a visible cloud from forming during high wind conditions.

- C-9. Water any non-stabilized disturbed areas twice per day.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: SCAQMD
Monitoring Agency: Building Safety Division

Track-Out Control

- C-10. Apply chemical stabilizer or pave the last 100 feet of internal travel path prior to public road entry, or install wheel washers adjacent to a paved apron prior to vehicle entry on public roads.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: SCAQMD
Monitoring Agency: Building Safety Division

C-11. Remove any visible track-out into public streets within 30 minutes of occurrence.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: SCAQMD
Monitoring Agency: Building Safety Division, Department of Public Works

C-12. Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has resulted.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: SCAQMD
Monitoring Agency: Building Safety Division

C-13. Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: SCAQMD
Monitoring Agency: Building Safety Division, Department of Public Works

Dirt Hauling

C-14. Cover haul trucks or maintain at least 12 inches of freeboard to reduce blowoff during hauling.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: SCAQMD
Monitoring Agency: Building Safety Division

High Wind Operations

C-15. Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: SCAQMD
Monitoring Agency: Building Safety Division

NO_x Emissions

C-16. All diesel-fueled, off-road equipment shall be delivered to the site, and maintained while on site, with engines tuned to minimum NO_x generation consistent with good fuel economy.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: SCAQMD
Monitoring Agency: Building Safety Division

III. NOISE

- D-1. Construction activities shall be prohibited during the hours from 6 p.m. to 7 a.m. on weekdays and Saturdays and any time on Sundays and holidays except in emergencies.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

- D-2. Construction equipment shall be equipped with properly operating mufflers.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

- D-3. Stationary on-site construction equipment and construction vehicle staging shall be placed such that emitted noise is sufficiently minimized, to the satisfaction of the Community, Economic and Development Services Department.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

IV. GEOLOGY AND SOILS

- E-1. A comprehensive geotechnical investigation shall be submitted as part of the permitting process for the project. Specific design recommendations presented in the comprehensive geotechnical report shall be incorporated into the final design and construction of the proposed project. The comprehensive geotechnical report shall include, but not necessarily be limited to the following geotechnical hazards:

- Ground Shaking: The proposed development shall be designed and built to provide life safety for occupants of the structures in the event of the strong earthquake ground motions expected to occur in the vicinity of the site.
- Stability of Permanent Slopes and Temporary Excavations: The comprehensive geotechnical report shall include specific recommendations for design and construction of proposed temporary and permanent slopes to be incorporated into the design and construction of each building prior to issuance of building permits.
- Expansive and Corrosive Soils: The comprehensive geotechnical report shall evaluate the expansion and corrosion potential of the on-site materials. If the on-site soils are determined to be expansive or corrosive, specific recommendations shall be provided in the comprehensive geotechnical report that will reduce any impacts to a level that is less than significant.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-2. **Erosion**

Drainage collection devices shall be designed in conformance with City of El Segundo grading and building codes to ensure that all runoff will be collected and transferred to the proper collection devices. The applicant shall provide analysis of the drainage volume created by the proposed project. All design of drainage flow, collection, and discharge shall be in conformance with current city codes and subject to approval by the City of El Segundo. On-site grading shall be performed in accordance with city codes so that erosion of graded areas will not occur. All areas of construction shall be fine-graded to direct runoff to the street or to the nearest available storm drain. No runoff within the property boundaries shall be allowed to flow uncontrolled over the existing slopes. All permanent slopes shall be planted in conformance with current city grading codes.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Department of Public Works
Monitoring Agency: Building Safety Division, Department of Public Works

E-3. The comprehensive geotechnical investigation shall use site-specific soil and groundwater data to specifically evaluate the potential for liquefaction at the project site. If there is a medium to high potential, specific recommendations shall be included in the geotechnical report.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-4. Prior to issuing a grading permit, the applicant shall obtain a haul route approval for the export materials from the City and shall comply with applicable restrictions.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Department of Public Works
Monitoring Agency: Building Safety Division, Department of Public Works

E-5. Where the planned depth of excavation for foundations does not extend below the existing fill soils, the existing fill soils shall be removed and recompacted in accordance with the requirements of the appropriate governmental agencies and geotechnical recommendations.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-6. A registered civil engineer practicing geotechnical engineering, or his/her representative, shall be present on site to observe grading operations and to observe foundation excavations.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-7. Specifications for site grading shall be subject to approval by the City Building Official.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-8. Where there is sufficient space for sloped excavations, temporary cut slopes may be made at a 1½:1 or 1:1 (horizontal to vertical) gradient with the 1½:1 slope made adjacent to existing structures. However, the stability of the graded slopes shall be addressed during the site-specific geotechnical investigation, and when grading plans are completed for the proposed development.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-9. If temporary excavation slopes are to be maintained during the rainy season, it will be necessary to direct all drainage away from the top of the slope. No water shall be allowed to flow uncontrolled over the face of any temporary or permanent slope.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-10. Water shall not be allowed to pond at the top of the excavation or allowed to flow into the excavation.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-11. Where sufficient space for sloped excavations is not available, shoring shall be used. The shoring system may consist of soldier piles and lagging. The recommendations presented in the site-specific geotechnical investigation report for the proper design of the shoring system shall be followed.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-12. Final shoring plans and specifications shall be reviewed and approved by a civil engineer practicing geotechnical engineering.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-13. The recommendations presented in the site-specific geotechnical investigation report for design of walls below grade to support the lateral earth pressure and the additional surcharges from adjacent buildings and traffic shall be followed.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

E-14. A drainage system shall be placed at the back of and/or the base of building walls below grade.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Department of Public Works
Monitoring Agency: Building Safety Division, Department of Public Works

E-15. Suspect or visibly impacted soil or groundwater would require analysis to assess the contamination potential.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

V. CULTURAL RESOURCES

F-1. In the event that archaeological or paleontological resources are encountered during the course of grading or construction, all development must temporarily cease in these areas until the resources are properly assessed and subsequent recommendations are determined by a qualified consultant.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Planning Division

F-2. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify those persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. Excavation or disturbance may continue in

other areas of the project site that are not reasonably suspected to overlie adjacent remains or cultural resources.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Planning Division

VI. HYDROLOGY & WATER QUALITY

Construction - Hydrology

- G-1. The applicant shall prepare a master drainage plan for the proposed project site. This plan shall include detailed hydrology/hydraulic calculations and drainage improvements, showing quantitatively how the project will eliminate potential for downstream flooding due to increased storm water runoff. These plans will also identify the proposed Best Management Practices to be implemented in compliance with the requirements of the Standard Urban Storm Water Mitigation Plan. Such plans shall be reviewed and approved by the City of El Segundo and the Los Angeles County Department of Public Works.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Los Angeles County Department of Public Works, Building Safety Division, Department of Public Works
Monitoring Agency: Building Safety Division, Department of Public Works

Construction – Water Quality

- G-2. The project applicant/developer shall file a Notice of Intent (NOI) for the National Pollutant Discharge Elimination System General Permit for Construction Activities with the California State Water Resources Board. Compliance with the NPDES general permit shall be certified by the Regional Water Quality Control Board prior to the issuance of grading and building permits.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, Los Angeles Regional Water Quality Control Board (LARWQCB)
Monitoring Agency: Department of Public Works, LARWQCB

- G-3. During construction and operations, all waste shall be disposed of in accordance with all applicable laws and regulations. Properly labeled recycling bins shall be utilized for recyclable construction materials including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials and wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed, regulated disposal site by a licensed waste hauler.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Public Works, Fire Department

G-4. All leaks, drips and spills occurring during construction shall be cleaned up promptly to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Public Works, Fire Department

G-5. If materials spills occur, they should not be hosed down. Dry cleaning methods shall be employed whenever possible.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

G-6. The proposed project shall comply with City of El Segundo Ordinance No. 1235 and No. 1329, which establishes storm water and urban pollution controls.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Department of Public Works
Monitoring Agency: Building Safety Division, Department of Public Works

G-7. Construction dumpsters shall be covered with tarps or plastic sheeting if left uncovered for extended periods. All dumpsters shall be well maintained.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

G-8. The project applicant/developer shall conduct inspections of the project site before and after storm events to determine whether control practices (BMPs) to reduce pollutant loadings identified in the Storm Water Pollution Prevention Plan are adequate and properly implemented.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Department of Public Works,
Monitoring Agency: Building Safety Division, Department of Public Works, LARWQCB

G-9. The project applicant/developer shall conduct street sweeping and truck wheel cleaning to prevent dirt in storm water.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Department of Public Works
Monitoring Agency: Building Safety Division, Department of Public Works

Operations

G-10. In accordance with the California Health and Safety Code (Chapter 6.95, Article 2, Section 25.5.30 et. etc.), the project applicant shall submit a Risk Management Plan for the Self-Generating Electric Facility to the Certified Program Agency (i.e., City of El Segundo Fire Department) for review and approval. In accordance with Title 19 of the California Code of Regulations, the City of El Segundo Fire Department shall determine whether the chemicals proposed for use, storage, and disposal with respect to the Self-Generating Electric Facility exceed the threshold quantities for Accidental Release Prevention. The project shall comply with the conditions of approval established by the City of El Segundo Fire Department, including those conditions for regulating chemicals that may exceed the threshold quantities.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Fire Department
Monitoring Agency: Fire Department

G-11. The project owner/developer shall provide regular sweeping of private streets within the project site with equipment designed for removal of hydrocarbon compounds.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division, Planning Division

G-12. The project owner/developer shall maintain all structural or treatment control Best Management Practices for the life of the project.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Department of Public Works
Monitoring Agency: Building Safety Division, Department of Public Works

VII. AESTHETICS

H-1. To prevent new on-site sources of illumination from spilling onto adjacent streets and properties, all exterior lighting associated with the project should be directed onto the site and shielded from off-site locations.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Planning Division
Monitoring Agency: Building Safety Division, Planning Division

H-2. Every effort should be made to prevent new lighting sources from being directed toward the sky to minimize atmospheric light pollution.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Planning Division
Monitoring Agency: Building Safety Division, Planning Division

VIII. LAND USE

No mitigation measures are required.

IX. POPULATION, HOUSING & EMPLOYMENT

No mitigation measures are required.

X. HAZARDOUS MATERIALS

K-1. In accordance with the California Health and Safety Code (Chapter 6.95, Article 2, Section 25.5.30 et. etc.), the project applicant shall submit a Risk Management Plan, if necessary, for the Electric Co-Generation Facility to the Certified Program Agency (i.e., City of El Segundo Fire Department) for review and approval. In accordance with Title 19 of the California Code of Regulations, the City of El Segundo Fire Department shall determine whether the chemicals proposed for use, storage, and disposal with respect to the Self-Generating Electric Facility exceed the threshold quantities for Accidental Release Prevention. The project shall comply with the conditions of approval established by the City of El Segundo Fire Department.

Monitoring Phase:	Pre-Construction, Construction, Post-Construction
Implementation Party:	Applicant
Enforcement Agency:	Fire Department
Monitoring Agency:	Fire Department

XI. PUBLIC SERVICES

Police Protection

L.1-1. The applicant shall pay a Police Service Mitigation Fee of \$0.11 per gross square foot of building area prior to the occupancy of each building.

Monitoring Phase:	Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning Division
Monitoring Agency:	Planning Division

L.1-2. A strategic security plan, which shall include definitive plans and specifications, shall be submitted to the El Segundo Police Department (ESPD) for review and approval prior to commencement of construction of any portion of the proposed El Segundo Corporate Campus project. The strategic security plan should address the following items:

- a) Depending on the size of the structure and its location in relation to the streets, the displayed address may vary from a minimum of 4" to as much as 24".
- b) Building entrances and exits shall be limited to keep control and visibility of the building.

- c) All landscaping shall be low profile especially around perimeter fencing, windows, doors and entryways taking special care not to limit visibility and provide climbing access.
- d) Adequate street, walkway, building and parking lot lighting shall be provided to enhance security.
- e) Provisions for on-site security personnel.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Police Department, Planning Division
Monitoring Agency: Police Department, Planning Division

Fire Protection

L.2-1. The applicant shall pay a Fire Service Mitigation Fee of \$0.14 per gross square foot of building area prior to the issuance of a certificate of occupancy.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division
Monitoring Agency: Planning Division

L.2-2. A fire life safety plan, which shall include definitive plans and specifications, shall be submitted to the El Segundo Fire Department (ESFD) for review and approval prior to commencement of construction of any portion of the proposed El Segundo Corporate Campus development.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Fire Department, Building Safety Division
Monitoring Agency: Fire Department, Building Safety Division

L.2-3. Provide fire access roadways throughout the property and submit a layout plan to the ESFD for approval. A roadway should circulate around open-parking structures.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division, Building Safety Division
Monitoring Agency: Planning Division, Building Safety Division

L.2-4. Provide on-site fire hydrants as required by the ESFD.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Fire Department, Planning Division
Monitoring Agency: Fire Department, Planning Division

L.2-5. The following installations require separate Fire Department approval. The applicant shall submit separate plans for Fire Department review:

- a) Automatic fire sprinklers,
- b) Fire alarm system,

- c) Underground fire service mains,
- d) Fire Pumps,
- e) Emergency generators, and
- f) Any aboveground or underground storage tank including elevator sumps and condensation tanks

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Fire Department, Building Safety Division
Monitoring Agency: Fire Department, Building Safety Division

XII. UTILITIES

Sewer

M.1-1. The project applicant shall be required to obtain a sewer connection permit from the Los Angeles County Sanitation Districts (District 5) to obtain sanitary sewer service.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, Los Angeles County Sanitation Districts
Monitoring Agency: Department of Public Works, Los Angeles County Sanitation Districts

M.1-2. The Los Angeles County Sanitation Districts requires a Buildover Permit for construction over its sewer easements. The applicant shall demonstrate through its Grading Plan that all alterations to final sewer easements and rights of way shall be in accordance with relevant Buildover Permit(s) to allow the construction of the proposed project and other project components over the 10-foot wide sewer easement.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

M.1-3. The proposed project shall comply with the City’s Sewer Ordinance No. 1093, of the City of El Segundo Municipal Code, Title 12, Chapter I General Provisions, Policies and Procedures.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division, Department of Public Works
Monitoring Agency: Building Safety Division, Department of Public Works

M.1-4. Prior to a building permit being issued the project applicant shall submit the Final Working Drawings to the City of El Segundo Department of Community, Economic and Development Services and the Department of Public Works for review and approval.

Monitoring Phase: Pre-Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, Planning Division

Monitoring Agency: Department of Public Works, Planning Division

Water

M.2-1. The proposed project shall include dual water connections for landscaping to accommodate reclaimed water as it becomes more available to the site.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, Building Safety Division
Monitoring Agency: Department of Public Works, Building Safety Division

M.2-2. Reclaimed water, where appropriate and feasible, shall be used as a water source to irrigate landscaped areas.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works, Building Safety Division
Monitoring Agency: Department of Public Works, Building Safety Division

M.2-3. Efficient irrigation systems shall be installed which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g. drip irrigation, automatic sprinklers equipped with moisture sensors).

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Building Safety Division
Monitoring Agency: Building Safety Division

M.2-4. Automatic sprinkler systems shall be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers shall also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.

Monitoring Phase: Construction, Post-Construction
Implementation Party: Applicant
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Public Works

M.2-5. Selection of drought-tolerant, low water consuming plant varieties shall be used to reduce irrigation water consumption.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division, Department of Recreation & Parks
Monitoring Agency: Planning Division, Department of Recreation & Parks

M.2-6. The proposed project shall comply with the City's Conservation Program, Ordinance No. 1194, of the City of El Segundo Municipal Code, Title 10-Parks and Recreation, Chapter 2 Water Conservation in Landscaping and Resolution No. 3806.

- Prior to a building permit being issued the project applicant shall submit the Final Working Drawings to the City of El Segundo Department of Community, Economic and Development Services for review and approval relative to

compliance with the City’s Water Conservation Ordinance and Guidelines for Water Conservation in Landscaping.

Monitoring Phase:	Pre-Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning Division, Department of Recreation & Parks
Monitoring Agency:	Planning Division, Department of Recreation & Parks

Solid Waste

M.3-1. The proposed project applicant shall develop an employee recycling and education program.

Monitoring Phase:	Post-Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning Division
Monitoring Agency:	Planning Division

M.3-2. Where economically feasible, the proposed project shall incorporate the use of recycled materials in building materials, furnishing operations and building maintenance.

Monitoring Phase:	Construction, Post-Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning Division, Building Safety Division
Monitoring Agency:	Planning Division, Building Safety Division

M.3-3. The proposed project shall recycle all construction debris in a practical, available, and accessible manner, to the maximum extent feasible, during the construction phase.

Monitoring Phase:	Construction
Implementation Party:	Applicant
Enforcement Agency:	Department of Public Works, Building Safety Division
Monitoring Agency:	Department of Public Works, Building Safety Division

M.3-4. The design of the proposed project shall allocate space for a recycling collection area for use by both on-site employees and visitors, the design of which will adhere to siting requirements in the City’s recycling ordinance. The design of the collection area will facilitate source separation and collection of additional materials that may be designated as recyclable by the City in the future.

Monitoring Phase:	Pre-Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning Division, Building Safety Division
Monitoring Agency:	Planning Division, Building Safety Division

M.3-5. The proposed project applicant shall encourage employers to perform an annual waste audit review to measure the effectiveness of the tenant education program and recycling collection activities in tenant and/or property management agreements. The audit shall include:

- A review of purchasing patterns to eliminate materials not compatible with the established waste diversion program.

- A review of operating procedures which generate either large amounts of waste or non-recyclable materials.
- A review of occupancy uses and activities.
- The evaluation and expansion of recyclable materials to be included in a recycling program.
- A review of employee awareness of recycling program goals, procedures, and accomplishments, as well as evaluations and implementation of training for all project occupants.

Monitoring Phase: Post-Construction
Implementation Party: Applicant
Enforcement Agency: Planning Division
Monitoring Agency: Planning Division

Natural Gas

No mitigation measures are required.

Electricity

M.5-1. The applicant shall consult with SCE during the design process of the proposed project regarding potential energy conservation measures for the project. Examples of such energy conservation measures include:

- Design windows (i.e., tinting, double pane glass, etc.) to reduce thermal gain and loss and thus cooling loads during warm weather, and heating loads during cool weather.
- Install thermal insulation in walls and ceilings that exceed requirements established by the State of California Energy Conservation Standards.
- Install high-efficiency lamps for all street lights and outdoor security lighting.
- Time control interior and exterior lighting. These systems should be programmed to account for variations in seasonal daylight times.
- Limit outdoor lighting while still maintaining minimum security and safety standards.
- Deciduous trees should be planted near each building to provide shade in the summer and to allow sunlight to access the unit during the winter.
- Built-in appliances, refrigerators, and space-conditioning equipment should exceed the minimum efficiency levels mandated in the California Code of Regulations.
- Finish exterior walls with light-colored materials and high-emissivity characteristics to reduce cooling loads. Finish interior walls with light-colored materials to reflect more light and thus increase lighting efficiency.
- Use natural ventilation wherever possible.
- A performance check of the installed space-conditioning system should be completed by the developer/installer prior to issuance of the certificate of occupancy to ensure that energy-efficiency measures incorporated into the project operate as designed.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Southern California Edison, Building Safety Division

Monitoring Agency: Southern California Edison, Building Safety Division

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