



# *City of El Segundo*

## *Planning Division*

### **MEMORANDUM**

**TO: Chairman and Members of the Planning Commission**

**FROM: Eduardo Schonborn, AICP, Planning Manager**

**DATE: November 17, 2021**

**SUBJECT: Updated/Errata Resolution Nos. 2904 & 2905, for EA-1305**

On November 18, 2021, the Planning Commission will consider the proposed Los Angeles Chargers National Football League Headquarters and Training Facility. This memorandum serves to inform you that the resolutions have been updated, specifically the conditions of approval. Although there are no major substantive issues with the versions provided in last week's agenda packet, some "clean up" was necessary to provide consistency, delete repetitive conditions and provide clarity. Errata versions have been provided and are attached to this memorandum so you may see the changes to the documents. These are also provided to you in advance so that each of the changes does not have to be read into the record. Lastly, this information will also be posted to the City's website so that the public is also aware of Staff's proposed changes to the Resolutions.

## RESOLUTION NO. 2903

### **A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF (1) A SECOND AMENDMENT TO DEVELOPMENT AGREEMENT NO. 11-02, (2) VESTING TENTATIVE TRACT MAP NO. 83507, (3) A MINOR MODIFICATION TO THE EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (NO. 11-01), (4) SITE PLAN REVIEW NO. 21-01, AND (5) ENVIRONMENTAL ASSESSMENT NO. 1305 FOR DEVELOPMENT OF A NEW PROFESSIONAL SPORTS HEADQUARTERS AND TRAINING FACILITY WITHIN THE SOUTH CAMPUS SPECIFIC PLAN AREA**

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

#### SECTION 1: Recitals.

- A. On October 4, 2021, CDC Mar Campus I, LLC, filed an application for Second Amendment to Development Agreement (DA) No. 11-02, Vesting Tentative Tract Map No. 83507 (SUB21-03), Minor Modifications to the El Segundo South Campus Specific Plan (ESSCSP) No. 11-01 Revision A, and Site Plan Review (SPR) No. 21-01, and Environmental Assessment (EA) No. 1305 to adopt an Addendum to the certified El Segundo South Campus Specific Plan Environmental Impact Report (EIR) for the development of a new professional sports headquarters and training facility on a 13.7-acre site in the southeast section of the Raytheon campus at 2000 E. El Segundo Boulevard (Parcels 7 and 8).
- B. The ESSCSP and Environmental Impact Report (EA-905), Development Agreement No. 11-02, and related conditions of approval, were originally approved and adopted on January 19, 2016 (Ordinance No. 1516); and
- C. The City Council approved an amendment to Development Agreement No. 11-02 on September 3, 2019 (Ordinance No. 1589). That amendment made changes to the phasing of projects and reassigned certain improvements and mitigation measures among project phases.
- D. Approval of the proposed Project is a subsequent discretionary action in furtherance of the ESSCSP; and
- E. The application was reviewed by the City's Development Services Department for, in part, consistency with the General Plan, and conformity with the El Segundo Municipal Code ("ESMC") and the ESSCSP; and
- F. On November 18, 2021, the Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the application including information provided to the Commission by the applicant.
- G. The Commission considered the information all comments made at the regularly scheduled meeting, and all other information in the administrative record. This

Resolution, and its findings, are made based upon the totality of the evidence in the administrative record before the Commission at its November 18, 2021 public hearing.

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

- A. On October 4, 2021, CDC Mar Campus I, LLC, filed an application for Second Amendment to Development Agreement (DA) No. 11-02, Vesting Tentative Tract Map No. 83507 (SUB21-03), Minor Modifications to the El Segundo South Campus Specific Plan No. 11-01 Revision A, and Site Plan Review (SPR) No. 21-01, and Environmental Assessment (EA) No. 1305 to adopt an Addendum to the certified El Segundo South Campus Specific Plan Environmental Impact Report for the development of a new sports facility on a 13.7-acre site in the southeast section of the Raytheon campus at 2000 E. El Segundo Boulevard (Parcels “7” and “8”).
- B. The subject site (Parcels 7 and 8) are currently improved with a parking lot used by Raytheon with storage/warehouse facilities.

SECTION 3: Environmental Assessment. An Addendum to the El Segundo South Campus Specific Plan Environmental Impact Report has been prepared to analyze the environmental effects of the proposed project and the Planning Commission has adopted Resolution No. 2902 recommending that the City Council approve the Addendum. The factual findings and conclusions set forth in Resolution No. 2902 are incorporated herein as though fully set forth.

SECTION 4: General Plan and Specific Plan Findings. Considering all of its aspects, the proposed project will further the goals, objectives and policies of the General Plan and ESSC-SP and not obstruct their attainment. More specifically:

- A. The ESSCSP was adopted in 2015 and amended the General Plan to create consistent land use designations and therefore was found to be consistent with the City’s General Plan.
- B. The ESSCSP serves as the regulatory document to implement the General Plan for this area of the city by ensuring that all new developments in the area are consistent and in compliance with the standards set forth in the Specific Plan.
- C. The proposed corporate offices for the sports facility, fields, and associated facilities have been reviewed for compliance with the ESSCSP standards for site planning and design and have been found to be consistent with the Specific Plan standards as shown on the plans dated October 21, 2021.
- D. The Office/Industrial Mixed Use (O/I MU) land use of the ESSCSP allows for new corporate offices and associated uses which are consistent with the permitted land uses within this land use designation. Specifically, the development of the sports facility office building and associated sports fields and ancillary uses are compatible

and consistent with the existing uses in the general vicinity and would help facilitate the expansion of the existing campus.

- E. The scope and goals of the ESSCSP notes that the intent of the specific plan area is to "...serve the mission of economic development in the City, which is to create, maintain, and implement a business climate that fosters a strong economic community, develop a strategic plan that will result in business retention and attraction, provide an effective level of City services to all elements of the community, and maintain the quality of life that has characterized El Segundo for more than nine decades." Further, the ESSCSP states that "Permitted uses within the Campus are intended to create job opportunities and seek balance between growth, local resources, and infrastructure capacity." The sports facility with headquarters/office uses would create job opportunities and promote economic growth consistent with the goals of the ESSCSP. Furthermore, Economic Development Goal ED1 of the ESSCSP seeks a strong, healthy economic community in which all diverse stakeholders may benefit.

SECTION 5: *Findings for approval of minor modifications to the ESSCSP.* Based on the totality of the evidence in the administrative record, the Commission finds as follows:

- A. The proposed development is consistent with the Development and Design Standards, Applicable Rules, and Project Approvals which are required pursuant to the ESSCSP.
- B. It is necessary to update the Land Use Plan and the Conceptual Site Plan (ESSCSP Exhibits 5 and 6) to depict a revised layout of the Raytheon Recreational Facility and to depict a modified alignment of the Nash Street extension which is needed to maintain the private recreation area and to create an appropriately sized site necessary for the development of the organization's sports facility headquarters and athletic fields. These changes to the ESSCSP's exhibits are not among or akin to the list of changes that constitute "Major Modifications" pursuant to Section VII.C.1 of the ESSCSP. Consequently, the proposed changes constitute Minor Modifications pursuant to Section VII.C.2 of the ESSCSP.
- C. It is necessary to update the Vesting Tentative Map #71551 (ESSCSP Exhibit 7) to map the new lot sizes and dimensions as a result of the Nash Street extension modified alignment. These changes to the ESSCSP's exhibits are not among or akin to the list of changes that constitute "Major Modifications" pursuant to Section VII.C.1 of the ESSCSP. Consequently, the proposed changes constitute Minor Modifications pursuant to Section VII.C.2 of the ESSCSP.
- D. It is necessary to update the Utilities and Infrastructure Exhibits (ESSCSP Exhibits 8-12) due to the Nash Street extension modified alignment. These changes to the ESSCSP's exhibits are not among or akin to the list of changes that constitute "Major Modifications" pursuant to Section VII.C.1 of the ESSCSP. Consequently, the proposed changes constitute Minor Modifications pursuant to Section VII.C.2 of the ESSCSP.

- E. The proposed Minor Modifications are consistent with the Specific Plan in that Section VII. (Administration) C. 2. of the ESSCSP specifically authorizes Minor Modifications to the Land Use Plan (ESSC-SP Exhibit 5), Conceptual Site Plan (ESSC-SP Exhibit 6), Vesting Tentative Map #71551 (ESSC-SP Exhibit 7), and Utilities and Infrastructure (ESSC-SP Exhibits 8 through 12).

SECTION 6: *Site Plan Review Findings pursuant to Section 15-30 of the ESMC.*  
Based on the totality of the evidence in the administrative record, the Commission finds as follows:

- A. The proposed development is consistent with the goals, policies and objectives of the El Segundo General Plan, the ESSCSP, and the El Segundo Zoning Code. The proposed project is in substantial compliance with the ESSCSP as originally approved. The ESSCSP permits a mix of office, commercial, retail, research and development, industrial and related recreational uses. The maximum overall FAR in the ESSCSP is 0.60 based on the gross square foot size of the Specific Plan area. The proposed project is consistent with the following goals, policies and objectives of the General Plan and the El Segundo South Campus Specific Plan as modified:
1. Goal LU-7 from the Land Use Element of the General Plan outlines the City's objectives of providing the highest quality public facilities, services, and public infrastructure possible to the community. The proposed development is consistent with this goal. For example, the Developer will construct the Hughes Way/Nash Street Extension concurrent with the proposed project. The street will be dedicated to the City for public right-of-way purposes.
  2. The ESSCSP sets forth the zoning for the site, which includes design guidelines and development standards. These guidelines and standards are intended to achieve a high-quality development, with criteria for site design, architecture, orientation and massing, architecture, parking and loading, landscaping, lighting, connectivity and sustainability. The proposed development is consistent with these guidelines and standards.
  3. Goal ED1 from the Economic Development Element of the General Plan outlines the City's objectives to create in El Segundo a strong, healthy economic community in which all diverse stakeholders may benefit. The proposed project directly advances the following economic development policies and objectives:
    - a. Policy ED1-1.1: Maintain economic development as one of the City's and the business and residential communities' top priorities.
    - b. Policy ED1-1.2: Focus short-run economic development efforts on business retention and focus longer-run efforts on the diversification of El Segundo's economic base in order to meet quality of life goals.

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

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

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

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

1. The project will not adversely affect the general welfare of the City. The proposed development will promote the orderly development of property, the preservation of property values, and would be consistent with surrounding development and will not adversely affect the value of neighboring properties. The proposed ESSCSP development standards and Development Agreement will ensure that the project will be developed in an orderly fashion.
2. Goal C2 from the General Plan Circulation Element outlines the City's objectives to provide a circulation system that incorporates alternatives to the single-occupant vehicle, to create a balance among travel modes based on travel needs, costs, social values, user acceptance, and air quality considerations. The proposed project will enhance the general welfare of the City because the project will construct a Class 2 bicycle lane as indicated in the ESSCSP Circulation Plan (Section D of the ESSCSP). The project will provide for infrastructure and facilitate access for various modes of travel including automobiles, transit, bicycles, and pedestrian. One example is the ESSCSP project to connect Hughes Way with Nash Street through the south

and eastern portions of the Campus. The Hughes Way/Nash Street Extension will be dedicated to the City as a Secondary Arterial.

SECTION 7: *Site Plan Review Findings pursuant to Section D. 4 of the ESSCSP.* Based on the totality of the evidence in the administrative record, the Commission finds as follows:

- A. The site plan, architecture, and landscape design are consistent with the Specific Plan.
  - 1. The proposed project is consistent with the finding above because the site plan has been evaluated for compliance with the ESSCSP and specifically for compliance with the zoning for the site, including design guidelines and development standards. These guidelines and standards are intended to achieve a high-quality development, with criteria for site design, architecture, orientation and massing, parking and loading, landscaping, lighting, connectivity and sustainability. The proposed development has been evaluated in the context of the standards from the ESSP-SP and have been determined to be compliant and therefore the project is consistent with these guidelines and standards.

SECTION 8: *Subdivision-Vesting Tentative Tract Map Findings.* After considering the above facts, the Commission cannot make any of the findings for denial set forth in ESMC § 14-1-6 for the following reasons:

- A. The proposed map is consistent with applicable general and specific plans as specified in Government Code § 65451. This project generally meets the goals and objectives of the General Plan, and it is consistent with the ESSCSP. Vesting Tentative Tract Map (VTTM) No. 83507 proposes to modify 13 parcels of the existing Vesting Tentative Map No. 71551, while the other 13 parcels of the existing Vesting Tentative Map No. 71551 will remain unchanged. Each of the 13 modified parcels will vary in size and will comply with the minimum lot size requirements established in the ESSCSP.
- B. The design of the proposed subdivision is consistent with the General Plan and the ESSCSP since each of the 13 modified parcels will vary in size and will comply with the minimum lot size requirements established in the ESSCSP.
- C. The site is physically suitable for the proposed type of development in that the proposed lots meet the size and dimension requirements to allow the subdivision of the existing project site. Furthermore, the land use and zoning designations of the ESSCSP allows the proposed development.
- D. The site is physically suitable for the proposed density of development. VTTM No. 83507 proposes to separate and change 13 parcels of the existing Vesting Tentative Map No. 71551. The other 13 parcels of the existing Vesting Tentative Map No. 71551 will remain unchanged. The proposed lots vary in size and meet

the minimum lot size requirements established in the El Segundo South Campus Specific Plan. The proposed maximum development density is a 0.6 Floor Area Ratio (FAR). This density is consistent with the El Segundo South Campus Specific Plan. This density is also generally in conformance with the maximum FAR allowed in the ESSCSP. Each new lot will meet or exceed the minimum size and dimension requirements.

- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The proposed Vesting Tentative Tract Map is for the purpose of separating and altering 13 parcels of the existing Vesting Tentative Map No. 71551. The other 13 parcels of the existing Vesting Tentative Map No. 71551 will remain unchanged. The proposed lots would vary in size and meet the minimum lot size requirements established in the El Segundo South Campus Specific Plan and this action would not have the impact of causing substantial environmental damage or substantially and avoidably injuring fish or wildlife or their habitat because the proposed VTTM would only serve to alter parcels of an existing VTTM that has been previously analyzed for environmental impacts and analyzed through an EIR Addendum. The proposed project site is currently improved with approximately 2,089,948 gross square feet of existing Raytheon Company office, industrial and warehouse development, an outdoor recreational area, and 6,873 parking spaces in approximately 20 surface parking lots. The project site is also predominately surrounded by developed urban land permanently altered with buildings, roads and hardscape. There are no fish or wildlife habitats on the site that could be damaged by the proposed subdivision or new development.
- F. The design of the subdivision or type of improvements are not likely to cause serious public health problems. The proposed Vesting Tentative Tract Map would not cause serious public health problems in that the map is for the purpose of creating a new subdivision map which would authorize a revision of the size and dimensions for 13 of the existing 26 parcels in the ESSCSP area and the new lot configurations would be compliant with the standards related to lot size and dimensions as established in the ESSCSP.
- G. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The proposed subdivision is not anticipated to conflict with any known easements located at or near the property. The proposed parcel configuration on the site has been oriented to avoid conflicts with existing easements, such as the existing Metro Green Line elevated rail alignment.

SECTION 9: Recommendation. Subject to the conditions listed on Exhibit A of this Resolution, the Planning Commission recommends that the City Council approve the Second Amendment to Development Agreement (DA) No. 11-02, Vesting Tentative Tract Map No. 83507 (SUB21-03), Minor Modifications to El Segundo South Campus Specific Plan (SP) No. 11-01 Revision A, Site Plan Review (SPR) No. 21-01 applications, and EA-1305.



SECTION 10: Reliance on Record. Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 11: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 12: The Commission Secretary is directed to mail a copy of this Resolution to Lionel Uhry and to any other person requesting a copy.

**PASSED, APPROVED AND ADOPTED this 18<sup>th</sup> DAY of NOVEMBER, 2020.**

\_\_\_\_\_  
Ryan Baldino, Chair  
City of El Segundo Planning Commission

ATTEST:

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

Baldino -  
Newman -  
Hoeschler -  
Keldorf -  
Maggay -

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

By: \_\_\_\_\_  
Gregg Kovacevich, Assistant City Attorney

## PLANNING COMMISSION RESOLUTION NO. 2903

### Exhibit A

#### CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”) and all provisions of the El Segundo South Campus Specific Plan, CDC Mar Campus I, LLC (the “Applicant” or “Owner”) agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Site Plan Review (SPR) No. 21-01, and Environmental Assessment (EA) No. 1305 (“Project Conditions”):

##### Zoning Conditions

1. This approval is for the project as shown on the plans approved by the Planning Commission on November 18, 2021 and approved by City Council on \_\_\_\_\_, and on file with the Development Services Department.
2. Prior to issuance of any permit for the project, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Development Services Department. The Development Services Director is authorized to approve minor modifications to the approved plans or any of the conditions if such modifications achieve substantially the same results as would strict compliance with said plans and conditions. Any subsequent modification must be referred to the Development Services Director for a determination regarding the need for Planning Commission and/or City Council review and approval of the proposed modification.
3. This approval allows for construction of a new professional sports headquarters and training facility on Lots 7 and 8 (Phase II Specific Plan area). Specifically, the approved construction includes the following:
  - a) a three-story plus mezzanine, ~~560~~-foot high building (floor lowest grade adjacent to building to top of parapet) ~~with partial basement~~ totaling approximately ~~143,250-702~~ gross square feet and ~~122,080~~131,207 square feet of net floor area, accommodating offices, dining areas, an auditorium, conference rooms, studio area, locker rooms, training rooms, a weight room, office space, storage rooms, a service area, and mechanical and electrical rooms;
  - b) two storage buildings for groundskeeping and maintenance totaling approximately 4,800 square feet (4,368 square feet net floor area) located near the facility’s northeastern corner;
  - c) three natural grass fields with an artificial turf perimeter on the eastern side of the facility;
  - d) 32-foot high poles and netting along the eastern side and northern side of the site to screen the fields s from LA Metro’s above-grade commuter line that abuts the site;
  - e) ~~34~~78 parking spaces at two surface lots adjacent to the building, including 24 electric vehicle (EV)-capable spaces. A security booth would be located at the

- corporate headquarters' southern parking lot;
- f) Removal/demolition of E-20 and E-21 warehouse/storage facilities on Parcel 7 and 8.

A change in uses or changes in the allocation of square footages specified above must be referred to the Development Director for a determination regarding the need for Planning Commission and/or City Council review and approval of the proposed changes.

4. Final design of the 32-foot high poles and netting along the eastern side and northern side adjacent to the fields shall be reviewed and approved by the Planning Commission through a Site Plan Review Amendment prior to issuance of a permit for the fields and/or associated lighting. Final design shall include the quantity and location of poles, type of netting, and netting that is retractable and only extended during times when the fields are used for training and recreational activities involving balls, and lowered at the conclusion of the recreational activity. Lastly, a hedge shall be planted along the length of the pole and netting, and shall be maintained at a minimum height of 16-feet. The hedge shall be planted using Ficus or ~~Pod~~ocarpus, or similar type of species approved by the Development Services Director.
5. Any signs shown on the site and elevation plans are conceptual only. Signs proposed for the project, including monument signs, shall be designed to conform to the sign provisions of the and ESSC-SP Master Sign Program, ESMC, and shall require separate application and approval by the Development Services Director or designee. A revised Master Sign Program must be submitted and approved by the Development Services Director or designee prior to ~~final~~-building permit ~~approval~~final.
6. Prior to issuance of any permit, final fencing plan shall be reviewed and approved by the Development Services Department, including a block wall design for the proposed Type 4 fencing and to work with Southern California Edison to achieve a block wall design for the Type 5 fencing.
7. All lighting must comply with the ESSC-SP Master Lighting Plan, including:
  - a) All light fixtures and supporting poles throughout the facility shall be architecturally compatible with the architecture of the building.
  - b) Wall-mounted lighting, including security lighting, shall be compatible with the architecture of the building.
8. Prior to issuance of a building permit, the applicant shall submit a photometric lighting plan that illustrates spill light at the project boundary shall not exceed 8 foot-candles. Said plan shall be reviewed and approved by the Development Services Department. Exterior building and parking lot lights shall be provided with decorative lighting fixtures. Exterior lighting for the project shall be designed to be confined to within the project site. Light shields shall be used to block light and reduce spill over light and glare as necessary. ~~Light spill over on the property shall be zero foot-candles at the property line.~~ Prior to the final inspection and issuance of a certificate of occupancy, the applicant shall schedule an evening inspection with the Planning Division to verify compliance

with this requirement, and to ensure that lighting is appropriately shielded to the satisfaction of the Development Services Director.

9. All landscaping must be in substantial conformance to the ESSCSP Master Landscape Plan and a Landscape Plan must be reviewed and approved by the Development Services Department. Trees must be of a species that provides for large canopy and shade. The use of palm trees shall not be permitted.
10. Prior to issuance of any demolition, grading or building permit or as otherwise appropriate, a matrix/spreadsheet shall be submitted to the City, as applicable, for review and compliance with:
  - a) The ESSC-SP EIR (EA-905) Mitigation Monitoring and Reporting Program (MMRP) as adopted by the City Council on January 19, 2016, and revised on September 9, 2019, per the First Amendment to the DA 11-02 (Ordinance 1589).
  - b) All project conditions of approval including applicable requirements of Development Agreement 11-02 as amended.
11. Prior to Certificate of Occupancy, the project shall demonstrate compliance with all applicable mitigation measures in the MMRP for the ESSC-SP EIR and project COA. A final mitigation and COA monitoring matrix/spreadsheet shall be submitted to the City.
  - a) the ESSC-SP EIR (EA-905) Mitigation Monitoring and Reporting Program (MMRP) as adopted by the City Council on January 19, 2016, and revised on September 9, 2019, per the First Amendment to the DA 11-02 (Ordinance 1589).
  - b) All project conditions of approval including applicable requirements of Development Agreement 11-02 as amended.
12. All rooftop mechanical equipment shall be architecturally screened in accordance with ESMC Section 15-2-8(C). Prior to permit final, the equipment shall be adequately screened to the satisfaction of the Development Services Director.
13. All building and drainage gutters, down spouts, vents and other protrusions shall be concealed from view within the exterior walls. Ladders for roof access shall be mounted on the inside of the building.
14. Mandatory solid waste disposal services shall be provided by a City approved waste hauler to all parcels/lots or uses affected by approval of this project.
15. The Applicant shall provide receptacles (bins) for the collection of refuse and recyclable materials, as well as a hose bib for washing collection areas. Prior to the issuance of building permits, the applicant shall provide documentation from a City approved waste

hauler stating that the number and size of bins provided for the collection of refuse and recyclable materials generated by the project is adequate.

16. Prior to the issuance of building permits, the Applicant shall provide documentation from a City approved waste hauler stating that the dimensions of the refuse storage enclosure are of adequate size to accommodate containers consistent with the current methods of collection, are designed with a walk-in access component, and located and designed to facilitate trash truck access and pickup.
17. Trash enclosures on the property shall be either fully enclosed within the building or must be adequately screened per the ESSC-SP and ESMC. Further, the gates shall include architectural paneling or finishing that is consistent with the paneling or finishing of the headquarters building. Lastly, trash enclosure areas for the project shall have a non-combustible decorative cover that matches the building's architecture.

### General Conditions

18. The project is subject to the Public Art or In-Lieu Fee Requirement (Cultural Development Program) established by City Council Ordinance 1594, which requires placement of public art on-site or payment of in-lieu fees to the Cultural Development Fund. Prior to issuance of a building permit, the applicant shall submit an application to the Community Services Department and shall either: a) enter into an agreement with the City of El Segundo to provide public art onsite; or, b) in-lieu of commissioning public art onsite, pay a fee equal to 1% of the project cost to the City's Cultural Development Fund.
19. A positive balance shall be maintained in all project Reimbursement Accounts at all times consistent with the Reimbursement Agreement. If the balance of the Reimbursement Account(s) associated with the project becomes negative at any time, all work on the project shall be suspended, including the issuance of permits and project inspections, until such time as the sufficient funds are deposited to return the account(s) to a positive balance.
20. A weatherproof notice/sign to report dust, noise, or other construction-related impacts shall be posted and prominently displayed on the construction fencing clearly visible to the public from along the abutting street(s). The notice/sign shall set forth the name of the person(s) responsible for the construction site and a phone number(s) to be called in the event that a construction-related impact occurs.
21. Reclaimed water must be utilized for all landscaped areas.
22. Prior to issuance of any grading or building permit, landscaping plans must be submitted to the Development Services Department that conform to the City's Water Conservation in Landscaping requirements as set forth in ESMC Chapter 15.
23. All utilities lines installed to serve the new construction shall be placed underground.

24. The developer shall be responsible for the relocation of any existing utility necessary as a result of the development.
25. Pedestrian walkways within the project must include admixture colored concrete and/or design that enhance and complement the project.
26. The project site shall be fenced and screened during construction.
27. All areas within the project site shall be maintained free of trash and debris.
28. Prior to issuance of any grading or building permit, an erosion control plan shall be reviewed and approved by the Building Official and the Public Works Director.
29. Water spraying or other approved methods shall be used during grading operations to control fugitive dust. Recycled water shall be used for grading operations whenever available.
30. During the grading phase and as needed during the remainder of the construction phase, The owner or contractor must conduct daily street sweeping along the streets abutting the project site(s).
31. In the event that a Planning, Building, Public Works, Fire Department or Police Department requirement are in conflict, the stricter standard shall apply.

#### Impact Fee Conditions

~~Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit for new Building C, the applicant must pay a one-time library services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.~~

32. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit for new Building C, the applicant must pay a one-time fire services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.
33. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit new Building C, the applicant must pay a one-time police services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.
34. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit for new Building C, the applicant must pay a one-time park services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.
35. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit for new Building C, the applicant must pay a one-time traffic mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

#### Building Safety Conditions

36. All projects shall comply with the El Segundo Municipal Code, and the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and the California Green Building Standards Code in effect at the time of the plan submittal to Building and Safety Division for plan review.
37. All projects shall comply with the El Segundo Municipal Code, and the 2019 editions of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and the California Green Building Standards Code.
38. Construction projects must comply with Best Management Practices for construction and storm-water runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit. Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the (SWPPP) Construction Activities Storm Water General Permit.
39. A site-specific soils and geotechnical report must be submitted to Building and Safety Division for review and approval. The report shall comply with the minimum requirements of Chapter 18 of the CBC and shall address the possible sulfate content of the soils.
40. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection and stamped setback certification by a Licensed Surveyor will be required to certify the height of the structures prior to issuance of Certificate of Occupancy.
41. The applicant shall obtain a building, grading, mechanical, plumbing, electrical, demolition permit for the project.
42. Plans submitted for plan check must be stamped by a State-licensed architect or engineer and shall include:
  - a) Complete structural calculations, details, notes and material specifications.
  - b) Complete Accessibility Plan with a statement from a California Certified Access Specialist (CASp) indicating that a plan review has been performed and that it complies with the requirements of Chapter 11A & 11B of the CBC.
  - c) A stamped and signed Boundary and Topographic survey by a California licensed Land Surveyor.
  - d) A complete grading and drainage plan showing compliance with the Los Angeles Regional Water Quality Control Board (LARWQCB) Low Impact Development (LID) requirement. The Los Angeles County LID Manual may be used as a guideline for preparing the LID report.

- e) Hydrology report along with hydraulic calculations.
  - f) Complete energy calculations, details, notes, and material specifications.
43. Applicant shall submit a site-wide New Address Issuance request to the Building Division. Approved building addresses to be shown on the submitted plans.
44. Applicant shall pay all development fees, including school district developer fees, prior to issuance of building permits.

#### Fire Department Conditions

45. Before the City issues a building permit, the applicant must provide Fire Life Safety Plans to the Fire Department for review and approval, which include, without limitation, the following:
- a) Fire lanes;
  - b) Fire lane signage;
  - c) Fire lane access;
  - d) Fire hydrant locations;
  - e) Minimum acceptable flow from any fire hydrant must be 2,000 gallon per minute at 20 psi;
  - f) Fire safety precautions during demolition and construction;
  - g) Emergency site access during construction;
  - h) Permanent fire department access;
46. An automatic fire sprinkler system shall be provided throughout the Main Facility, installed in accordance with CFC 903 and the currently adopted edition of NFPA 13. The Maintenance and Groundskeeping buildings may also require fire sprinkler system installation based on final occupancy classification and CFC 903 requirements.
47. A fire alarm system shall be provided throughout the Main Building, installed in accordance with CFC 907 and the currently adopted edition of NFPA 72. The Maintenance and Groundskeeping buildings may also require fire alarm system installation based on final occupancy classification and CFC 907 requirements.
48. The fire access road (artificial turf) on the east side of the Main Building shall be capable of supporting a 75,000 load. The access road shall be a minimum width of 26 feet. The access road shall either be provided a turnaround or exit access to Hughes [ParkwayWay](#).
49. A Class I standpipe system shall be provided for the Main Building, installed in accordance with CFC 905.
50. A minimum of one EMS capable elevator shall be provided for the Main Building.
51. An Emergency Responder Radio Coverage System shall be provided for the Main



## Building.

52. Public hydrants shall be provided on the street frontage for the Main Facility and the two east buildings.
53. An on-site private hydrant shall be provided on the south side of the Main Facility at an approved location. Private fire hydrants must be installed and maintained in accordance with El Segundo Fire Department Regulation "Fire Hydrant and Private Fire Main System Installation".
54. A ladder truck access road is required on the west side of the Main Facility. The access road shall be a minimum width of 26 feet. The access road shall be located a minimum of 15 feet but no more than 30 feet away from the structure. A fire access plan shall be submitted and indicate widths at all points and turning radii.
55. Applicant shall submit a Hazardous Materials Management Plan for the Maintenance and Groundskeeping buildings.
56. Knox boxes and/or knox switches shall be provided for all structures, all designated emergency access gates to the property, and for all parking control access devices.
57. The applicant must develop and submit an Evacuation Plan and Procedures for review and approval by the Fire Department. Before the City issues each Certificate of Occupancy, the applicant must provide evidence to the Fire Department that the approved Evacuation Plan and Procedures were implemented.

## Police Department Conditions

58. Bicycle racks shall be located in a busy, well-lit location. This will provide optimum security for persons and property.
59. Security cameras shall be installed in all new commercial establishments if the Police Department deems it necessary due to the type of business, hours of operation, location and propensity to crime.
60. The Police Department shall determine the monitoring and recording location of the security cameras, which include, but are not limited to: tenant areas such as all exterior and interior entry doors, cash handling/counting areas, the manager's office, the safe, parking lots and parking lot entries/exits; non-tenant areas such as common spaces and parking lots; and any other areas deemed necessary by the Police Department.
61. Monitor and recording equipment shall be stored in a secure area.
62. The applicant shall comply with the requirements contained in Municipal Code Chapter 13.20, Security Code.

## *Landscaping*

63. All landscaping shall be low profile around perimeter fencing, windows, doors and entryways taking special care not to limit visibility or provide climbing access. Floral or grass ground cover is recommended. Bushes shall be trimmed to 2 to 3 feet high and away from buildings. Dense bushes shall not be clumped together; this provides a hiding place for criminal activity. Trees shall be trimmed up to 7 feet.
64. Trees/bushes/shrubs shall not be planted next to or near any light fixture/standard/bollard. When grown to maturity this landscaping will block the light and reduce lighting on the ground surface.
65. Trees with high canopies are preferred when planted near light standards

### *Lighting*

66. All parking lots shall be illuminated with a maintained minimum of 1.25 footcandles of light on the ground surface during hours of darkness.
67. The addressing, all exterior entry doors, walkways, bicycle racks and trash dumpsters shall be illuminated with a maintained minimum of 1 footcandle of light on the ground surface during hours of darkness.
68. Walkways in retail applications shall use light standards with lighting mounted 12 to 14 feet for a better spread of light. Bollards cannot accomplish this.
69. A photometric study, which includes all of the above, shall also be provided prior to issuing of a Building Permit. A site plan shall be provided showing buildings, parking areas, walkways, and the point-by-point photometric calculation of the required light levels. Footcandles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.

### *Doors/Hardware*

70. Entry and Mechanical/Electrical/Fire doors shall comply with El Segundo Police Department Approved Security Hardware list.

### *Security Cameras*

71. Security cameras shall be installed in all new commercial/retail establishments if the Police Department deems it necessary due to the type of business, hours of operation, location and propensity to crime.

~~58. The Police Department shall determine the monitoring and recording location of the security cameras, which include, but are not limited to: all exterior and interior entry doors, cash handling/counting areas, the manager's office, the safe, parking lots and parking lot entries/exits and any other areas deemed necessary by the Police Department.~~

~~59. Monitor and recording equipment shall be stored in a secure area.~~

72. The Police Department's minimum camera requirements shall be listed after the Camera Specifications upon a formal submittal.
73. Camera Specifications:
- All security cameras shall be in color.
  - The recording equipment shall be digital and shall have a minimum of twenty one (21) days of storage capacity.
  - Cameras shall be of the highest resolution.
  - There shall be a monitor connected to the recording equipment to play back and review the video. The equipment shall be stored in a secure area.
  - Security camera recordings shall be made available to law enforcement.

#### Public Works

*"City Engineer" = City Engineer or his/her designee throughout this document.*

#### *General*

74. The applicant has calculated a fair share percentage of 10.06% contribution towards each traffic improvement identified in the ESSC-SP EIR MM TRA-1 through 9 improvements based on the methodology provided in the First Amendment of the DA No. 11-02 Section 7.9, "...the 'Fair Share' is determined by dividing the number of PM peak hour trips produced by the individual development seeking a Certificate of Occupancy by the total Project PM peak hour trips Ceiling as noted in City Council Ordinance No. 1516, Exhibit D 'Conditions of Approval' (3,120)." The applicant shall continue to work with the City to determine the total construction value (cost estimate for design and building for improvement and right-of-way acquisition) of the TRA-1 through 9 improvements that permit "fair share" contributions as opposed to actual construction, as submitted by a State licensed Civil Engineer and accepted and approved by the City Engineer.
75. The applicant shall submit **10.06%** fair share contribution towards each traffic improvement identified in the ESSC-SP EIR to the City prior to issuance of Certificate of Occupancy.
76. All work in the City's right-of-way (ROW) or on City-owned and maintained facilities shall require review and approval of the City Engineer or his/her designee.
77. The applicant shall ensure that encroachment permits are secured from the Public Works Department/Engineering Division before commencing any and all work in the City's public ROW, including lane closures.
78. Construction inspection shall be coordinated with the Public Works Inspector and no construction shall deviate from the approved plans without approval of the City

Engineer. If plan deviations are necessary, the applicant shall provide a revised plan or details of the proposed change for review and approval of the City Engineer prior to construction.

79. Prior to issuing of the Certificate of Occupancy, the applicant shall ensure installation of all improvements required by the Public Works Department are inspected and approved by the City Engineer.
80. All construction-related parking shall be accommodated on-site or on other private property. No construction related parking shall be permitted off-site in the public ROW.
81. A grading and drainage plan shall be provided and stamped by a California (CA) State-licensed civil engineer as part of the Building Permit process.
82. A utility plan shall be provided that shows all existing and proposed utility lines and their sizes (sewer, water, gas, storm drain, electrical, etc.), including easements, within 200 feet of the project site boundary.
83. All record drawings (PDF and CAD format) and supporting documentation shall be submitted to the Public Works Engineering Division prior to scheduling the project's final inspection.
84. Haul trucks are to use PCH north to Imperial Highway and PCH south to El Segundo Boulevard. All three of these streets are currently designated as truck routes in the City.

#### *Street Improvements & Traffic Control*

85. The applicant must build the Nash Street roadway extension and associated public improvements in accordance with Section 7.1 of the Development Agreement. The design and construction of the Nash Street roadway extension is subject to review and approval by the Director of Public Works and Director of Planning and Building Safety.

~~The applicant must build the Continental Boulevard roadway extension in accordance with the El Segundo South Campus Specific Plan and Section 7.2 of the Development Agreement.~~

86. The applicant must construct Class II bicycle lanes in the Nash Street Extension in accordance with the El Segundo South Campus Specific Plan and Section 7.5 of the Development Agreement.
87. The applicant must record a 20-year irrevocable offer of dedication of Parcels 20 and 22 of Vesting Map No. 71551, what will become Lots 3 and 12 of Vesting Map No. 83507, (Coral Circle Connection) in accordance with the El Segundo South Campus Specific Plan and Section 7.7 of the Development Agreement. Before recordation, the irrevocable offer to dedicate must be reviewed and approved by the Director of Planning and Building Safety, the Director of Public Works and the City Attorney.

88. The applicant is required to obtain any necessary approvals from the Los Angeles County Metropolitan Transportation Authority (Metro) for any work that involves encroachment onto Metro easement areas or right-of-ways. These approvals may include, without limitation, pedestrian, bicycle and roadway easements and temporary right-of-entry agreements.
89. All new sidewalk, curb & gutter, driveway approaches, and curb ramps shall be constructed per the latest Standard Plans for Public Works Construction (SPPWC) "Greenbook" and City standards. New sidewalk to be a minimum of 5' wide.
90. All existing sidewalk, curb & gutter, driveway approaches, and curb ramps that are broken or not in conformance with the latest SPPWC or City standards shall be removed and constructed per the latest SPPWC and City standards.
91. Any obstruction located within existing curb ramps shall be relocated.
92. All unused driveways shall be removed and replaced with full-height curb, gutter and sidewalk per SPPWC standards and City standards.
93. The applicant shall provide a minimum 4' sidewalk clearance around any obstruction in the sidewalk i.e. posts, power poles, etc.
94. PG-64-10 tack coat and hot mix asphalt shall be used for all slot paving required next to new concrete installations. Slot paving shall be 3 feet wide and 1 foot deep, consisting of 6 inches of asphalt over 6 inches of base.
95. The applicant shall provide street signing and striping plans for the new development. All striping in the public ROW shall consist of thermoplastic paint per the latest CA Manual on Uniform Traffic Control Devices (MUTCD).
96. The applicant shall provide traffic control plans for all work requiring a lane closure.
97. The work scheduled in the public right-of-way on major arterial streets shall be Monday through Friday from 9am to 3pm, except holidays. Work scheduled on all other street classifications shall be Monday through Friday from 7am to 4pm. Contractor shall obtain prior approval from the City Engineer for performing weekend work, night work, or work on a holiday.
98. During construction, it shall be the responsibility of the applicant to provide safe pedestrian traffic control around the site. A pedestrian protection plan shall be submitted to the Public Works Department for review and approval by the City Engineer. This may include but not be limited to signs, flashing lights, barricades and flag persons.
99. Once the ROW improvements are accepted by the City Engineer, they are not to be used for staging building construction activities, including but not limited to, storage of construction materials and equipment. The street and sidewalks shall be kept free of

construction debris, mud and other obstacles and shall remain open to traffic at all times. The applicant shall bear the entire cost of replacement or repair to any damage to improvements caused by its use, or its Contractors' and Subcontractors' use, of the improvements after acceptance by the City Engineer.

100. The applicant shall submit any new traffic signal plans to the City Public Works Department and LA County Department of Public Works (LACDPW) for review and approval. The applicant will coordinate all inspections with the LACDPW inspector for acceptance of the traffic signal poles and related equipment. The applicant will inform the City of any updates during this process.
101. The applicant must comply with all mitigation measures identified in the Final Environmental Impact Report prepared for the Project. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.

#### *Water*

102. The proposed improvement will impact the capacity of the existing City owned water main lines. The applicant must submit a water study to determine if there is a capacity deficiency in the affected water main lines and if so, water main upgrades will be required. The water study shall be reviewed and approved by the City Engineer.
103. Any existing water meters, potable water service connections, fire backflow devices and potable water backflow devices must be upgraded to current City Water Division standards. Backflow devices shall be placed or relocated onto private property.
104. City water mains cannot be located on private property. The applicant must provide a main meter in the public right-of-way.
105. The applicant must submit plans for water system upgrades to the City of El Segundo Public Works Department for review and approval.
106. Any unused water laterals shall be abandoned and properly capped at the City main. The Contractor is to obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

#### *Sewer*

107. The proposed improvement will impact the capacity of the existing sewer main lines. The applicant must submit a sewer study to determine if there is a capacity deficiency in the affected sewer main lines and if so, sewer upgrades will be required. The sewer study shall be reviewed and approved by the City Engineer.
108. Prior to issuance of a Certificate of Occupancy, proof of payment of the sewer connection fee to the Los Angeles County Sanitation District (LACSD) must be provided to the City Engineer. LACSD can be reached at (310) 638-1161.

109. Any unused sanitary sewer laterals shall be abandoned and properly capped at the City main. The Contractor is to obtain necessary permits and licenses, and provide traffic control plans and shoring plans.
110. The applicant must contact the County Sanitation Districts of Los Angeles County Industrial Waste Section and receive a determination as to the necessity of a permit for industrial waste discharge before City approval of a Site Plan Review for any project within the ESSCSP.

#### *Storm Drain*

111. Provide a Low Impact Development Study (LID) signed and stamped by a registered Civil Engineer. Make sure to comply with the project design requirements to retain on site (infiltrate or store for use) volume of runoff from  $\frac{3}{4}$  inch storm or the 85th percentile 24-hour storm, whichever is greater (SWQDv).
112. Hydrologic and hydraulic calculations shall be submitted to size appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. Refer to the most recent Los Angeles County Hydrology Manual. Instructions and the manual are available at the County website at <http://dpw.lacounty.gov/wrd/Publication/index.cfm>. Calculations shall be signed by a registered civil engineer.
113. The project shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements and shall provide Best Management Practices (BMPs) for sediment control, construction material control and erosion control.

#### *Landscaping & Irrigation*

114. Irrigation plans shall be submitted to the Public Works Department for review and approval. All irrigation meters and mechanical equipment shall meet the City Water Division standards.
115. All public landscape improvements shall be designed to City standards and approved by the Parks & Recreation Department.
116. The property owner shall maintain all landscaping and irrigation in the public ROW fronting the property.
117. The applicant shall coordinate any tree removals in the public right-of-way with the Parks & Recreation Department prior to the start of construction.
118. The applicant must cooperate with the City in creation of a landscaping and lighting assessment district for the Nash Street Extension in accordance with Section 7.1.6 of the Development Agreement.

#### Miscellaneous Conditions

119. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the ESMC shall apply.
120. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission, or City Council, pursuant to the provisions of the ESMC.
121. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City Department, the stricter standard shall apply.
122. The applicant and its successors in interest shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims") arising out of or in any way relating this project, any discretionary approvals granted by the City related to the development of the project, or the environmental review conducted under California Environmental Quality Act, Public Resources Code Section 21000 et seq., for the project. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, shall be paid for by the applicant. The Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By signing this document, \_\_\_\_\_, on behalf of CDC Mar Campus I, LLC, certifies that he/she has read, understands, and agrees to the Project Conditions listed in this document.

\_\_\_\_\_  
 Name, Title  
 (CDC Mar Campus I, LLC)

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



## RESOLUTION NO. 2904

### **A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF SITE PLAN REVIEW NO. 21-02 FOR CONSTRUCTION OF A NEW ONE-STORY STORAGE BUILDING ON THE RAYTHEON CAMPUS AT 2000 EAST EL SEGUNDO BOULEVARD WITHIN THE EL SEGUNDO SOUTHEAST CAMPUS SPECIFIC PLAN AREA (LOT 18 AND TRACT MAP 71551).**

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

#### SECTION 1: Recitals:

- A. On October 4, 2021, Raytheon Corporation, filed an application for Site Plan Review 21-02 construction of a new storage building (Butler building) totaling 5,865 gross square feet (5,237 net square feet) at 2000 East El Segundo Boulevard;
- B. The application was reviewed by the City's Development Services Department for, in part, consistency with the General Plan, and conformity with the El Segundo Municipal Code ("ESMC") and the El Segundo South Campus Specific Plan (ESSCSP);
- C. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");
- D. On November 18, 2021, the Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the application including information provided to the Commission by the applicant;
- E. The Commission considered the information provided by City staff, public testimony, and the applicant. This Resolution, and its findings, are made based upon the totality of the evidence in the administrative record before the Commission at its November 18, 2021 public hearing.

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

- A. The subject site is located in Phase IV of the El Segundo South Campus Specific Plan at 2000 East El Segundo Boulevard.
- B. Phase IV of the El Segundo Campus Specific Plan is in the Office/Industrial Mixed Use (O/I MU) land use designation which allows for new light industrial uses consistent with the existing Raytheon Campus facility and specifically within lot 18 where the primary buildings are located.
- C. The proposed storage building would be a one-story, 21'-2" tall, butler building totaling 5,875 gross square feet (5,237 net square feet) and would be located in the

southeast portion of the Raytheon Campus (Lot 18) and would be ancillary to the primary buildings.

SECTION 3: Environmental Assessment. An Addendum to the El Segundo South Campus Specific Plan Environmental Impact Report has been prepared to analyze the environmental effects of the proposed project and the Planning Commission has adopted Resolution No. 2902 recommending that the City Council approve the Addendum. The factual findings and conclusions set forth in Resolution No. 2902 are incorporated herein as though fully set forth.

SECTION 4: General Plan and Specific Plan Findings. Considering all of its aspects, the proposed project will further the goals, objectives and policies of the General Plan and El Segundo South Campus Specific Plan and not obstruct their attainment. More specifically:

- A. The ESSCSP was adopted in 2015 and amended the General Plan to create consistent land use designations and therefore was found to be consistent with the City's General Plan.
- B. The ESSCSP serves as the regulatory document to implement the General Plan for this area of the city, by ensuring that all new developments in the area are consistent and in compliance with the standards set forth in the Specific Plan.
- C. The Office/Industrial Mixed Use (O/I MU) land use of the ESSCSP allows for new light industrial and storage uses consistent with the existing Raytheon Campus facility.
- D. Objective LU5-6 of the ESSCSP seeks to encourage a mix of office and light industrial uses in industrial areas. For this proposed storage building, a new storage building helps to attain this goal by creating a new, clean, and organized area of lot 18 in furtherance of the Raytheon Campus. Furthermore, the newly proposed storage building will meet the design standards of the ESSCSP.

SECTION 5: Site Plan Review Findings pursuant to Section 15-30 of the ESMC. Based upon the totality of the evidence in the administrative record, the Commission finds as follows:

- A. The proposed development is consistent with the goals, policies and objectives of the El Segundo General Plan, the El Segundo South Campus Specific Plan, and the Zoning Code.
  - i. The project is consistent with the El Segundo General Plan as identified in Section 4 of this Resolution.
  - ii. The project is consistent with the El Segundo South Campus Specific Plan Objective LU5-6 to encourage a mix of office and light industrial uses in industrial areas. The construction of a new 5,865 storage building would further this Objective and would further enhance the area with development that is compliant with the established ESSCSP design guidelines.

- iii. The project is consistent with the El Segundo Zoning Code in that a full review of the project has been completed and the project has been found to be compliant with all relevant property development standards, including but not limited to, height, setbacks, parking, and floor area.
- B. The proposed project is functionally compatible with the area in which it is located since it will be ancillary to the primary structures as part of the Raytheon Campus. Specifically, the design, layout, and use of the proposed building will be compatible with the industrial use and appearance of the project site that includes large, low scale buildings in a campus setting, along with surface parking spaces, truck loading area and travel lanes, and other ancillary structures for storage and warehousing. Furthermore, the location and site layout of the proposed storage building will not impact or interrupt the way existing uses on the subject site operate.
- C. The proposed development will not adversely affect the general welfare of the City as evidenced by an Environmental Impact Report (EIR) Addendum that was prepared and has determined that the proposed project would not have any new or detrimental impacts than previously identified in the original EIR. There will not be any new environmental impacts due to the construction of the proposed storage building and, therefore, there will not be any adverse effects on the general welfare of the city. Furthermore, and as indicated in Section 4 of the Resolution, the proposed project is also consistent with the El Segundo General Plan and the El Segundo South Campus Specific Plan.

SECTION 6: *Site Plan Review Findings pursuant to Section D. 4 of the ESSC-SP.* Based upon the totality of the evidence in the administrative record, the Commission finds as follows:

- A. The site plan, architecture, and landscape design are consistent with the Specific Plan because the site plan has been evaluated for compliance with the ESSC-SP and specifically for compliance with the zoning for the site, including design guidelines and development standards. These guidelines and standards are intended to achieve a high-quality development, with criteria for site design, architecture, orientation and massing, parking and loading, landscaping, lighting, connectivity and sustainability. The proposed storage building has been evaluated in the context of the standards from the ESSP-SP and have been determined to be compliant and therefore the project is consistent with these guidelines and standards.

SECTION 7: *Recommendation.* Subject to the conditions listed on Exhibit A of this Resolution, the Planning Commission recommends the City Council approve Site Plan Review No. 21-02.

SECTION 8: *Reliance on Record.* Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and

determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 10: The Commission Secretary is directed to mail a copy of this Resolution to Emily Murray, Esq. and to any other person requesting a copy.

**PASSED, APPROVED AND ADOPTED this 18<sup>th</sup> DAY of NOVEMBER, 2021.**

\_\_\_\_\_  
Ryan Baldino, Chair  
City of El Segundo Planning Commission

ATTEST:

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

Baldino -  
Newman -  
Hoeschler -  
Keldorf -  
Maggay -

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

By: \_\_\_\_\_  
Gregg Kovacevich, Assistant City Attorney

# PLANNING COMMISSION RESOLUTION NO. 2904

## Exhibit A

### CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (ESMC), the Raytheon Corporation (“Applicant” or “Owner”) agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Site Plan Review No. 21-02 (“Project Conditions”):

#### Zoning Conditions

1. This approval is for the project as shown on the plans approved by the Planning Commission on November 18, 2021 and approved by City Council on \_\_\_\_\_, and on file with the Development Services Department.
2. Prior to issuance of any grading or building permit for the project, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Development Services Department. The Development Services Director is authorized to approve minor modifications to the approved plans or any of the conditions if such modifications achieve substantially the same results as would strict compliance with said plans and conditions. Any subsequent modification must be referred to the Development Services Director for a determination regarding the need for Planning Commission and/or City Council review and approval of the proposed modification.
3. This approval allows for construction a storage building facility on Lot 18 (Phase IV Specific Plan area). Specifically, the approved construction includes the following:
  - a) a one-story building totaling approximately 5,865 gross square feet and 5,237 square feet of net floor area

A change in use(s) or change(s) in the allocation of square footages specified above must be referred to the Development Services Director for a determination regarding the need for Planning Commission and/or City Council review and approval of the proposed changes.

4. All lighting must comply with the ESSCSP Master Lighting Plan, including:
  - a) All light fixtures and supporting poles throughout the facility shall be architecturally compatible with the architecture of the building.
  - b) Wall-mounted lighting, including security lighting, shall be compatible with the architecture of the building.
5. Prior to issuance of any grading or building permit, the applicant shall submit a photometric lighting plan that illustrates spill light at the project boundary shall not exceed 8 foot-candles. Said plan shall be reviewed and approved by the Development Services Department. Exterior building and parking lot lights shall be provided with

decorative lighting fixtures. Exterior lighting for the project shall be designed to be confined to within the project site. Light shields shall be used to block light and reduce spill over light and glare as necessary. ~~Light spill over on the property shall be zero foot candles at the property line.~~ Prior to the final inspection and issuance of a certificate of occupancy, the applicant shall schedule an evening inspection with the Planning Division to verify compliance with this requirement, and to ensure that lighting is appropriately shielded to the satisfaction of the Development Services Director.

6. Prior to issuance of any grading or building permit, the proposed chain link fence associated with the new storage building shall either be removed from the project plans if it is determined that the fence is not required during the plan check process or a landscape plan shall be prepared to Development Services Director's satisfaction to screen and soften the appearance of the fencing.
7. All landscaping must be in substantial conformance to the ESSCSP Master Landscape Plan. Tree must be of a species that provides for large canopy and shade. The use of palm trees shall not be permitted.
8. Prior to issuance of any demolition, grading or building permit or as otherwise appropriate, a matrix/spreadsheet shall be submitted to the City, as applicable, for review and compliance with:
  - a) The ESSC-SP EIR (EA-905) Mitigation Monitoring and Reporting Program (MMRP) as adopted by the City Council on January 19, 2016, and revised on September 9, 2019, per the First Amendment to the DA 11-02 (Ordinance 1589).
  - b) All project conditions of approval including applicable requirements of Development Agreement 11-02 as amended.
9. Prior to Certificate of Occupancy, the project shall demonstrate compliance with all applicable mitigation measures in the MMRP for the ESSC-SP EIR and project COA. A final mitigation and COA monitoring matrix/spreadsheet shall be submitted to the City.
  - a) the ESSC-SP EIR (EA-905) Mitigation Monitoring and Reporting Program (MMRP) as adopted by the City Council on January 19, 2016, and revised on September 9, 2019, per the First Amendment to the DA 11-02 (Ordinance 1589).
  - b) All project conditions of approval including applicable requirements of Development Agreement 11-02 as amended.
10. All rooftop mechanical equipment shall be architecturally screened in accordance with ESMC Section 15-2-8(C). Prior to permit final, the equipment shall be adequately screened to the satisfaction of the Development Services Director.

## General Conditions

11. The project is subject to the Public Art or In-Lieu Fee Requirement (Cultural Development Program) established by City Council Ordinance 1594, which requires placement of public art on-site or payment of in-lieu fees to the Cultural Development Fund. Prior to issuance of a building permit, the applicant shall submit an application to the Community Services Department and shall either: a) enter into an agreement with the City of El Segundo to provide public art onsite; or, b) in-lieu of commissioning public art onsite, pay a fee equal to 1% of the project cost to the City's Cultural Development Fund.
12. A positive balance shall be maintained in all project Reimbursement Accounts at all times. If the balance of the Reimbursement Account(s) associated with the project becomes negative at any time, all work on the project shall be suspended, including the issuance of permits and project inspections, until such time as the sufficient funds are deposited to return the account(s) to a positive balance.
13. A weatherproof notice/sign to report dust, noise, or other construction-related impacts shall be posted and prominently displayed on the construction fencing clearly visible to the public from along the abutting street(s). The notice/sign shall set forth the name of the person(s) responsible for the construction site and a phone number(s) to be called in the event that a construction-related impact occurs.
14. Landscaping must conform to the City's Water Conservation in Landscaping requirements as set forth in ESMC Chapter 15.
15. All utility lines installed to serve the new construction shall be placed underground.
16. The developer shall be responsible for the relocation of any existing utility resulting from the development.
17. Pedestrian walkways within the project must include admixture colored concrete and/or design that enhance and complement the project.
18. The project site shall be fenced and screened during construction.
19. All areas within the project site shall be maintained free of trash and debris.
20. Erosion control devices shall be installed at all perimeter openings and slopes. No sediment shall leave the job site. All newly graded surfaces not immediately involved in construction shall have some method of erosion protection, i.e., mulching, fiber fabric, planting, or tackifier.
21. Water spraying or other approved methods shall be used during grading operations to control fugitive dust. Recycled water shall be used for grading operations whenever available.

22. The owner or contractor must conduct daily street sweeping along the streets abutting the project site(s).
23. In the event that a Planning, Building, Public Works, Fire Department or Police Department requirement are in conflict, the stricter standard shall apply.

#### Impact Fee Conditions

~~Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit for new Building C, the applicant must pay a one-time library services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.~~

28. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit for new Building C, the applicant must pay a one-time fire services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.
29. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit new Building C, the applicant must pay a one-time police services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.
30. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit for new Building C, the applicant must pay a one-time park services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.
31. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit for new Building C, the applicant must pay a one-time traffic mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

#### Building Safety Conditions

32. All projects shall comply with the El Segundo Municipal Code, and the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and the California Green Building Standards Code in effect at the time of the plan submittal to Building and Safety Division for plan review.
33. All projects shall comply with the El Segundo Municipal Code, and the 2019 editions of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and the California Green Building Standards Code.
34. Construction projects must comply with Best Management Practices for construction and storm-water runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit. Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the (SWPPP) Construction Activities Storm Water General Permit.



35. A site-specific soils and geotechnical report must be submitted to Building and Safety Division for review and approval. The report shall comply with the minimum requirements of Chapter 18 of the CBC and shall address the possible sulfate content of the soils.
36. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection and stamped setback certification by a Licensed Surveyor will be required to certify the height of the structures prior to issuance of Certificate of Occupancy.
37. The applicant shall obtain a building, grading, mechanical, plumbing, electrical, demolition permit for the project.
38. Plans submitted for plan check must be stamped by a State-licensed architect or engineer and shall include:
  - a) Complete structural calculations, details, notes and material specifications.
  - b) Complete Accessibility Plan with a statement from a California Certified Access Specialist (CASp) indicating that a plan review has been performed and that it complies with the requirements of Chapter 11A & 11B of the CBC.
  - c) A stamped and signed Boundary and Topographic survey by a California licensed Land Surveyor.
  - d) A complete grading and drainage plan showing compliance with the Los Angeles Regional Water Quality Control Board (LARWQCB) Low Impact Development (LID) requirement. The Los Angeles County LID Manual may be used as a guideline for preparing the LID report.
  - e) Hydrology report along with hydraulic calculations.
  - f) Complete energy calculations, details, notes, and material specifications.
39. Applicant shall submit a site-wide New Address Issuance request to the Building Division. Approved building addresses to be shown on the submitted plans.
40. Applicant shall pay all development fees, including school district developer fees, prior to issuance of building permits.

#### Fire Department Conditions

41. Before the City issues a building permit, the applicant must provide Fire Life Safety Plans to the Fire Department for review and approval, which include, without limitation, the following:
  - a) Fire lanes;
  - b) Fire lane signage;

- c) Fire lane access;
  - d) Fire hydrant locations;
  - e) Minimum acceptable flow from any fire hydrant must be 2,000 gallon per minute at 20 psi;
  - f) Fire safety precautions during demolition and construction;
  - g) Emergency site access during construction;
  - h) Permanent fire department access;
42. An automatic fire sprinkler system shall be provided, installed in accordance with CFC 903 and the currently adopted edition of NFPA 13.
  43. A fire alarm system shall be provided, installed in accordance with CFC 907 and the currently adopted edition of NFPA 72.
  44. An on-site private hydrant shall be provided within 600 feet of the structure. Private fire hydrants must be installed and maintained in accordance with El Segundo Fire Department Regulation " Fire Hydrant and Private Fire Main System Installation".
  45. Applicant shall submit a Hazardous Materials Management Plan prior to occupancy.
  46. A Knox boxes shall be provided for one of the man gates.
  47. The applicant must develop and submit an Evacuation Plan and Procedures for review and approval by the Fire Department. Before the City issues each Certificate of Occupancy, the applicant must provide evidence to the Fire Department that the approved Evacuation Plan and Procedures were implemented.

#### Police Department Conditions

48. The applicant shall comply with the requirements contained in Municipal Code Chapter 13.20, Security Code.

#### *Landscaping*

49. All landscaping shall be low profile around perimeter fencing, windows, doors and entryways taking special care not to limit visibility or provide climbing access. Floral or grass ground cover is recommended. Bushes shall be trimmed to 2 to 3 feet high and away from buildings. Dense bushes shall not be clumped together; this provides a hiding place for criminal activity. Trees shall be trimmed up to 7 feet.
50. Trees/bushes/shrubs shall not be planted next to or near any light fixture/standard/bollard. When grown to maturity this landscaping will block the light and reduce lighting on the ground surface.
51. Trees with high canopies are preferred when planted near light standards.

## *Lighting*

52. All parking lots shall be illuminated with a maintained minimum of 1.25 footcandles of light on the ground surface during hours of darkness.
53. All exterior pedestrian walkways, interior common corridors, and open parking lots shall be illuminated with a minimum maintained one foot-candle of light on the walking, parking or driving surface during the hours of operation and one hour thereafter. The addressing, all exterior entry doors, walkways, bicycle racks and trash dumpsters shall be illuminated with a maintained minimum of 1 footcandle of light on the ground surface during hours of darkness.
54. A site plan shall be provided, showing buildings, parking area, walkways, detailed landscaping, fixture schedule, mounting height, lighting ratio and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured at grade on a horizontal plane and conform to a uniformity ratio of six to one (6:1) average/minimum. Landscaping shall not be planted to obscure required light levels with light fixtures exceeding eight-feet (8') in height installed at least two-feet (2') from a tree's canopy at 70 percent maturity. A photometric study, which includes all of the above, shall also be provided prior to issuing of a Building Permit. A site plan shall be provided showing buildings, parking areas, walkways, and the point-by-point photometric calculation of the required light levels. Footcandles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.

## *Doors/Hardware*

55. Entry and Mechanical/Electrical/Fire doors shall comply with El Segundo Police Department Approved Security Hardware list.

## *Security Plan*

56. A security plan shall be submitted, if the Police Department deems it necessary, due to the type of business, hours of operation, location, and propensity to crime.

## Public Works Conditions

*"City Engineer" = City Engineer or his/her designee throughout this document.*

## *General*

57. The applicant calculated a fair share percentage of .06% contribution towards each traffic improvement identified in the ESSC-SP EIR MM TRA-1 through 9 improvements based on the methodology provided in the First Amendment of the DA No. 11-02 Section 7.9, "...the 'Fair Share' is determined by dividing the number of PM peak hour trips produced by the individual development seeking a Certificate of Occupancy by the total Project PM peak hour trips Ceiling as noted in City Council Ordinance No. 1516, Exhibit D 'Conditions of Approval' (3,120)." The applicant shall continue to work

with the City to determine the total construction value of the TRA-1 through 9 improvements that permit "fair share" contributions as opposed to actual construction, as submitted by a State licensed Civil Engineer and accepted and approved by the City Engineer.

58. The applicant shall submit a **.06%** fair share contribution towards each traffic improvement identified in the ESSC-SP EIR to the City prior to issuance of Certificate of Occupancy.
59. All work in the City's right-of-way or on City-owned and maintained facilities shall require review and approval of the City Engineer or his/her designee. "City Engineer" = City Engineer or his/her designee throughout this document.
60. The applicant shall ensure that encroachment permits are secured from the Public Works Department/Engineering Division before commencing any and all work in the City's public right-of-way (ROW), including lane closures.
61. Construction inspection shall be coordinated with the Public Works Inspector and no construction shall deviate from the approved plans without approval of the City Engineer. If plan deviations are necessary, the applicant shall provide a revised plan or details of the proposed change for review and approval of the City Engineer prior to construction.
62. Prior to issuing of the Certificate of Occupancy, the applicant shall ensure installation of all improvements required by the Public Works Department are inspected and approved by the City Engineer.
63. All construction-related parking shall be accommodated on-site or on other private property. No construction related parking shall be permitted off-site in the public right-of-way.
64. A grading and drainage plan shall be provided and stamped by a California (CA) State-licensed civil engineer as part of the Building Permit process.
65. A utility plan shall be provided that shows all existing and proposed utility lines and their sizes (sewer, water, gas, storm drain, electrical, etc.), including easements, within 200 feet of the project site boundary.
66. All record drawings (PDF and CAD format) and supporting documentation shall be submitted to the Public Works Engineering Division prior to scheduling the project's final inspection.
67. Haul trucks are to use PCH north to Imperial Highway and PCH south to El Segundo Boulevard. All three of these streets are currently designated as truck routes in the City.

## *Street Improvements & Traffic Control*

68. The applicant must build the Nash Street roadway extension and associated public improvements in accordance with Section 7.1 of the Development Agreement. The design and construction of the Nash Street roadway extension is subject to review and approval by the Director of Public Works and Director of Planning and Building Safety.
- ~~69. The applicant must build the Continental Boulevard roadway extension in accordance with the El Segundo South Campus Specific Plan and Section 7.2 of the Development Agreement.~~
- ~~70-69.~~ The applicant must construct Class II bicycle lanes in the Nash Street Extension in accordance with the El Segundo South Campus Specific Plan and Section 7.5 of the Development Agreement.
- ~~71-70.~~ The applicant is required to obtain any necessary approvals from the Los Angeles County Metropolitan Transportation Authority (Metro) for any work that involves encroachment onto Metro easement areas or right-of-ways. These approvals may include, without limitation, pedestrian, bicycle and roadway easements and temporary right-of-entry agreements.
- ~~72-71.~~ All new sidewalk, curb & gutter, driveway approaches, and curb ramps shall be constructed per the latest Standard Plans for Public Works Construction (SPPWC) "Greenbook" and City standards. New sidewalk to be a minimum of 5' wide.
- ~~73-72.~~ All existing sidewalk, curb & gutter, driveway approaches, and curb ramps that are broken or not in conformance with the latest SPPWC or City standards shall be removed and constructed per the latest SPPWC and City standards.
- ~~74-73.~~ Any obstruction located within existing curb ramps shall be relocated.
- ~~75-74.~~ All unused driveways shall be removed and replaced with full-height curb, gutter and sidewalk per SPPWC standards and City standards.
- ~~76-75.~~ The applicant shall provide a minimum 4' sidewalk clearance around any obstruction in the sidewalk i.e. posts, power poles, etc.
- ~~77-76.~~ PG-64-10 tack coat and hot mix asphalt shall be used for all slot paving required next to new concrete installations. Slot paving shall be 3 feet wide and 1 foot deep, consisting of 6 inches of asphalt over 6 inches of base.
- ~~78-77.~~ The applicant shall provide street signing and striping plans for the new development. All striping in the public ROW shall consist of thermoplastic paint per the latest CA Manual on Uniform Traffic Control Devices (MUTCD).
- ~~79-78.~~ The applicant shall provide traffic control plans for all work requiring a lane closure.

80-79. The work scheduled in the public right-of-way on major arterial streets shall be Monday through Friday from 9am to 3pm, except holidays. Work scheduled on all other street classifications shall be Monday through Friday from 7am to 4pm. Contractor shall obtain prior approval from the City Engineer for performing weekend work, night work, or work on a holiday.

81-80. During construction, it shall be the responsibility of the applicant to provide safe pedestrian traffic control around the site. A pedestrian protection plan shall be submitted to the Public Works Department for review and approval by the City Engineer. This may include but not be limited to signs, flashing lights, barricades and flag persons.

82-81. Once the ROW improvements are accepted by the City Engineer, they are not to be used for staging building construction activities, including but not limited to, storage of construction materials and equipment. The street and sidewalks shall be kept free of construction debris, mud and other obstacles and shall remain open to traffic at all times. The applicant shall bear the entire cost of replacement or repair to any damage to improvements caused by its use, or its Contractors' and Subcontractors' use, of the improvements after acceptance by the City Engineer.

83-82. The applicant shall submit any new traffic signal plans to the City Public Works Department and LA County Department of Public Works (LACDPW) for review and approval. The applicant will coordinate all inspections with the LACDPW inspector for acceptance of the traffic signal poles and related equipment. The applicant will inform the City of any updates during this process.

84-83. The applicant must comply with all mitigation measures identified in the Final Environmental Impact Report prepared for the Project. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.

#### *Water*

85-84. The proposed improvement will impact the capacity of the existing City owned water main lines. The applicant must submit a water study to determine if there is a capacity deficiency in the affected water main lines and if so, water main upgrades will be required. The water study shall be reviewed and approved by the City Engineer.

86-85. Any existing water meters, potable water service connections, fire backflow devices and potable water backflow devices must be upgraded to current City Water Division standards. Backflow devices shall be placed or relocated onto private property.

87-86. City water mains cannot be located on private property. The applicant must provide a main meter in the public right-of-way.

88-87. The applicant must submit plans for water system upgrades to the City of El Segundo Public Works Department for review and approval.

~~89-88.~~ Any unused water laterals shall be abandoned and properly capped at the City main. The Contractor is to obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

#### *Sewer*

~~90-89.~~ The proposed improvement will impact the capacity of the existing sewer main lines. The applicant must submit a sewer study to determine if there is a capacity deficiency in the affected sewer main lines and if so, sewer upgrades will be required. The sewer study shall be reviewed and approved by the City Engineer.

~~91-90.~~ Prior to issuance of a Certificate of Occupancy, proof of payment of the sewer connection fee to the Los Angeles County Sanitation District (LACSD) must be provided to the City Engineer. LACSD can be reached at (310) 638-1161.

~~92-91.~~ Any unused sanitary sewer laterals shall be abandoned and properly capped at the City main. The Contractor is to obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

~~93-92.~~ The applicant must contact the County Sanitation Districts of Los Angeles County Industrial Waste Section and receive a determination as to the necessity of a permit for industrial waste discharge before City approval of a Site Plan Review for any project within the ESSCSP.

#### *Storm Drain*

~~94-93.~~ Provide a Low Impact Development Study (LID) signed and stamped by a registered Civil Engineer. Make sure to comply with the project design requirements to retain on site (infiltrate or store for use) volume of runoff from  $\frac{3}{4}$  inch storm or the 85<sup>th</sup> percentile 24-hour storm, whichever is greater (SWQDv).

~~95-94.~~ Hydrologic and hydraulic calculations shall be submitted to size appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. Refer to the most recent Los Angeles County Hydrology Manual. Instructions and the manual are available at the County website at <http://dpw.lacounty.gov/wrd/Publication/index.cfm>. Calculations shall be signed by a registered civil engineer.

~~96-95.~~ The project shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements and shall provide Best Management Practices (BMPs) for sediment control, construction material control and erosion control.

#### *Landscaping & Irrigation*

~~97-96.~~ Irrigation plans shall be submitted to the Public Works Department for review and approval. All irrigation meters and mechanical equipment shall meet the City Water Division standards.

~~98-97.~~ All public landscape improvements shall be designed to City standards and approved by the Parks & Recreation Department.

~~99-98.~~ The property owner shall maintain all landscaping and irrigation in the public ROW fronting the property.

~~400-99.~~ The applicant shall coordinate any tree removals in the public right-of-way with the Parks & Recreation Department prior to the start of construction.

~~401-100.~~ The applicant must cooperate with the City in creation of a landscaping and lighting assessment district for the Nash Street Extension in accordance with Section 7.1.6 of the Development Agreement.

~~402-101.~~ The applicant must cooperate with the City in creation of a landscaping and lighting assessment district for the Continental Boulevard Extension in accordance with Section 7.2.5 of the Development Agreement if a dedication of the Continental Boulevard roadway extension and associated improvements is accepted by the City.

#### Miscellaneous Conditions

~~403-102.~~ Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the ESMC shall apply.

~~404-103.~~ Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission, or City Council, pursuant to the provisions of the ESMC.

~~405-104.~~ In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City Department, the stricter standard shall apply.

~~406-105.~~ The applicant and its successors in interest shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims") arising out of or in any way relating this project, any discretionary approvals granted by the City related to the development of the project, or the environmental review conducted under California Environmental Quality Act, Public Resources Code Section 21000 et seq., for the project. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, shall be paid for by the applicant. The Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of



this section “the City” includes the City of El Segundo’s elected officials, appointed officials, officers, and employees.

By signing this document, \_\_\_\_\_, on behalf of Raytheon Corporation, certifies that he/she has read, understands, and agrees to the Project Conditions listed in this document.

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Name, Title  
(Raytheon Corporation)

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