



City Council Agenda Statement

Meeting Date: December 7, 2021

Agenda Heading: Public Hearings

Item Number: C.16

TITLE:

Proposed Los Angeles Chargers Headquarters and Training Facility Development and Raytheon Storage Facility Relocation (2000 E. El Segundo Boulevard)

RECOMMENDATION:

1. Adopt resolution adopting an Addendum to the certified El Segundo South Campus Specific Plan (ESSCSP) Environmental Impact Report (EIR);
2. Waive first reading and introduce an ordinance approving a second amendment to Development Agreement No. 11-02 (Agreement No. 4972A), and minor modifications to Specific Plan No. 11-01 Revision A;
3. Adopt resolution approving Vesting Tentative Tract Map No. 83507 (SUB21-03) and Site Plan Review (SPR) No. 21-01 for development of a new corporate headquarters and training facility for the Los Angeles Chargers on a 13.7-acre site, in the southeast section of the Raytheon campus at 2000 E. El Segundo Boulevard (Parcels "7" and "8"); and
4. Adopt resolution approving Site Plan Review No. 21-02 for a storage facility located in the southeast portion of lot 18 in Phase IV.

FISCAL IMPACT:

As proposed, development of this project and relocation of the storage facility will have minimal financial benefit to the City's General Fund. The 2015 Gross Fiscal Impact and Economic Benefit Analysis for the overall El Segundo South Campus Specific Plan (ESSCSP) estimated a possible General Fund annual revenue increase of up to \$2,600,000 at theoretical buildout of the full ESSCSP area. After the proposed project is developed, the maximum future recurring General Fund revenue amount will be lower than initially estimated due to this proposed use not being a more traditional office building and/or retail development.

The proposed Development Agreement Amendment includes three one-time

Proposed Sports Headquarters and Training Facility

December 7, 2021

Page 2 of 13

contributions of \$1,000,000 for a total of \$3,000,000 to be deposited into the City's General Fund to be used to support The Plunge swimming pool rehabilitation capital improvement project.

BACKGROUND:

The ESSCSP (previously called a "Precise Plan") was adopted in 1978, resulting in the development of 11 structures throughout the site totaling 1,892,513 sf of net floor area (approximate floor area of 0.29), located in the southeast quadrant of El Segundo, east of Highway 1 (Pacific Coast Highway), and bound by El Segundo Blvd. to the north, the elevated Metro C Line (Green Line) and an older industrial subdivision on Coral Circle to the east, the Top Golf facility and golf course to the west, and Plaza El Segundo and a Union Pacific Railroad to the south (Vicinity and Location Map shown in Figure 2 of the attached Planning Commission staff report dated November 18, 2021). In 2015/16, the ESSCSP was amended, permitting an increased allowable floor area of 0.60, and establishing four development phases for the ESSCSP area.

On November 18, 2021, the Planning Commission conducted a duly noticed public hearing to consider the proposed development of Phase II of the ESSCSP. At the public hearing, in addition to the project proponent, approximately 12 speakers addressed the Planning Commission, all speaking in favor of the project. After discussing the merits of the project, and asking questions of staff and the applicant regarding the proposed amendment to DA No. 11-02 and the proposed project, the Planning Commission adopted resolutions (attached) recommending City Council adopt an addendum to the certified EIR and approve the proposed projects entitlement applications on a 5-0 vote. The Planning Commission recommendation included one additional condition of approval, discussed below.

The proposed amendment to DA No. 11-02, minor modifications to ESSCSP, addendum to the ESSCSP Environmental Impact Report, vesting tentative map, and corresponding Site Plan Reviews, require approval by City Council.

DISCUSSION:

PROJECT DESCRIPTION

The proposed project involves two applicants, CDC-MAR and Raytheon.

1. CDC-MAR proposes a new corporate office headquarters and training facility for the Los Angeles Chargers of the National Football League, located within the Phase II area of the ESSCSP.
2. Raytheon proposes the demolition of a storage/warehouse currently located within the Phase II area, to be reconstructed within the Phase IV area of the

Proposed Sports Headquarters and Training Facility

December 7, 2021

Page 3 of 13

ESSCSP.

To facilitate the proposed project, an amendment to DA No. 11-02 is also proposed. The entitlement applications and associated project are described below.

Proposed Los Angeles Chargers Headquarters and Training Facility

- Site Plan Review SPR 21-01: Proposed construction of a new professional sports headquarters and training facility for the Los Angeles Chargers on Lots 7 and 8 (Phase II Specific Plan area), which includes:
 - A three-story, 56-foot-high building with a mezzanine totaling approximately 143,702 gross sf. (131,207 net sf.), 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;
 - Two storage buildings for groundskeeping and maintenance totaling approximately 4,800 square feet (4,368 sf. net floor area), located near the facility's northeastern corner;
 - Three football practice fields on the eastern side of the site;
 - 32-foot high poles and privacy netting along the eastern side of the site to screen the fields from Los Angeles County Metro's above-grade commuter line that abuts the site;
 - 348 parking spaces; and
 - Removal/demolition of warehouse/storage facilities E-20 and E-21 on Parcel 7 and 8.

The proposed project is comprised of a headquarters office building housing the business operations staff near the center of the site; three natural grass fields on the eastern side of the site that are to be used for team practices and scrimmages; a total of 348 at grade parking spaces along the southern and western portions of the site; and a pair of groundskeeping and maintenance buildings totaling approximately 4,800 sf near the northeastern corner of the site to provide easy access to care for and maintain the three playing fields. Perimeter fencing with scrim, preventing visibility into the training sports facility and the fields from the Metro line, and will start at the east edge of the building and surround the entirety of the playing field areas.

Proposed Sports Headquarters and Training Facility

December 7, 2021

Page 4 of 13



The proposed headquarters building houses business operations staff with typical hours from 6:30 AM to 5:30 PM. Approximately 270 personnel are anticipated to travel to and from the project site on a typical workday. Business operations staff and other employees will enter the building from the south, through a secured gated area, while visitors, media or other staff will enter the building from the West, through the main entry lobby.

Proposed Sports Headquarters and Training Facility

December 7, 2021

Page 5 of 13



As illustrated above, the exterior of the building includes an iconic design and incorporates graphic elements to create a one-of-a-kind training facility. The proposed height of the building is 54 feet to the top of the parapet. Exterior materials include precast concrete, fiber cement panel, aluminum metal panel, and a mix of curtainwall and storefront glazing. The metallic sheen of the metal panel and the matte finish of the precast concrete provide contrast within the façade design. Exterior glazing provides transparency and transmission of natural light, yet visual sun control when needed. A skylight extends over the lobby atrium and brings daylight into the center of the building.

Specific Plan 11-01, Revision A: Minor Modifications to the ESSCSP include updating various exhibits contained in the ESSCSP due to the Nash Street extension, recreational facilities, and Coral Circle connection. Specifically, Exhibit No's. 5-12 of the ESSCSP document will be updated to illustrate how lot configurations would change with the realignment of Nash Street and with the approval of the proposed development projects. It is necessary to update the Land Use Plan and the Conceptual Site Plan to depict a revised layout of the Raytheon Recreational Facility and to depict a modified alignment of Nash Street which is needed to maintain the private recreation area and to create an appropriately sized site necessary for the development of the proposed headquarters and training facility. For additional information regarding the various exhibit changes in the specific plan document, including utility and infrastructure exhibits, please refer to the attached Planning Commission staff report dated November 18, 2021.

Subdivision No. SUB 21-03 (Vesting Tentative Tract Map No. 83507): The proposed subdivision map proposes modifying 13 parcels identified in tract map No. 71551, which

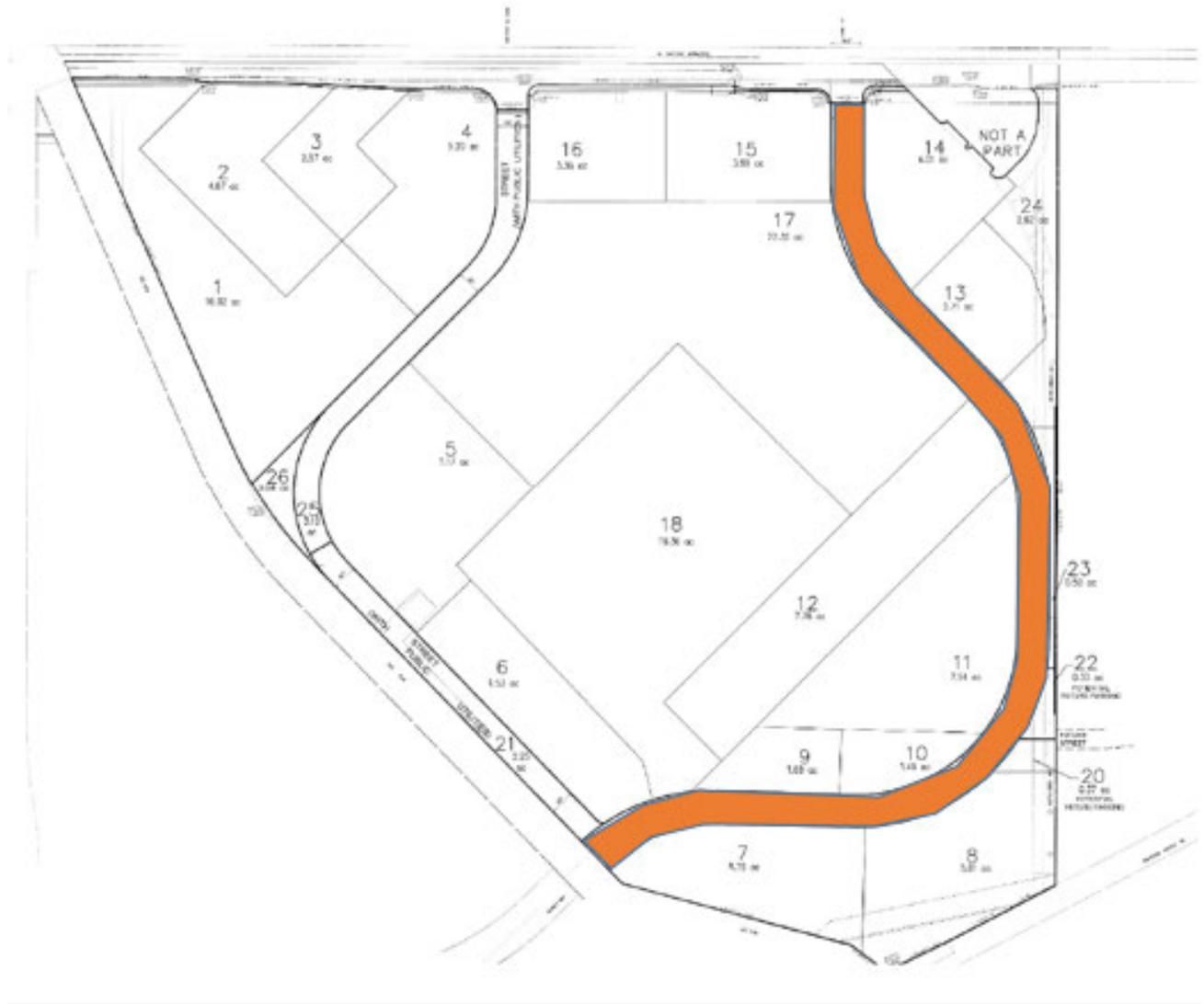
Proposed Sports Headquarters and Training Facility

December 7, 2021

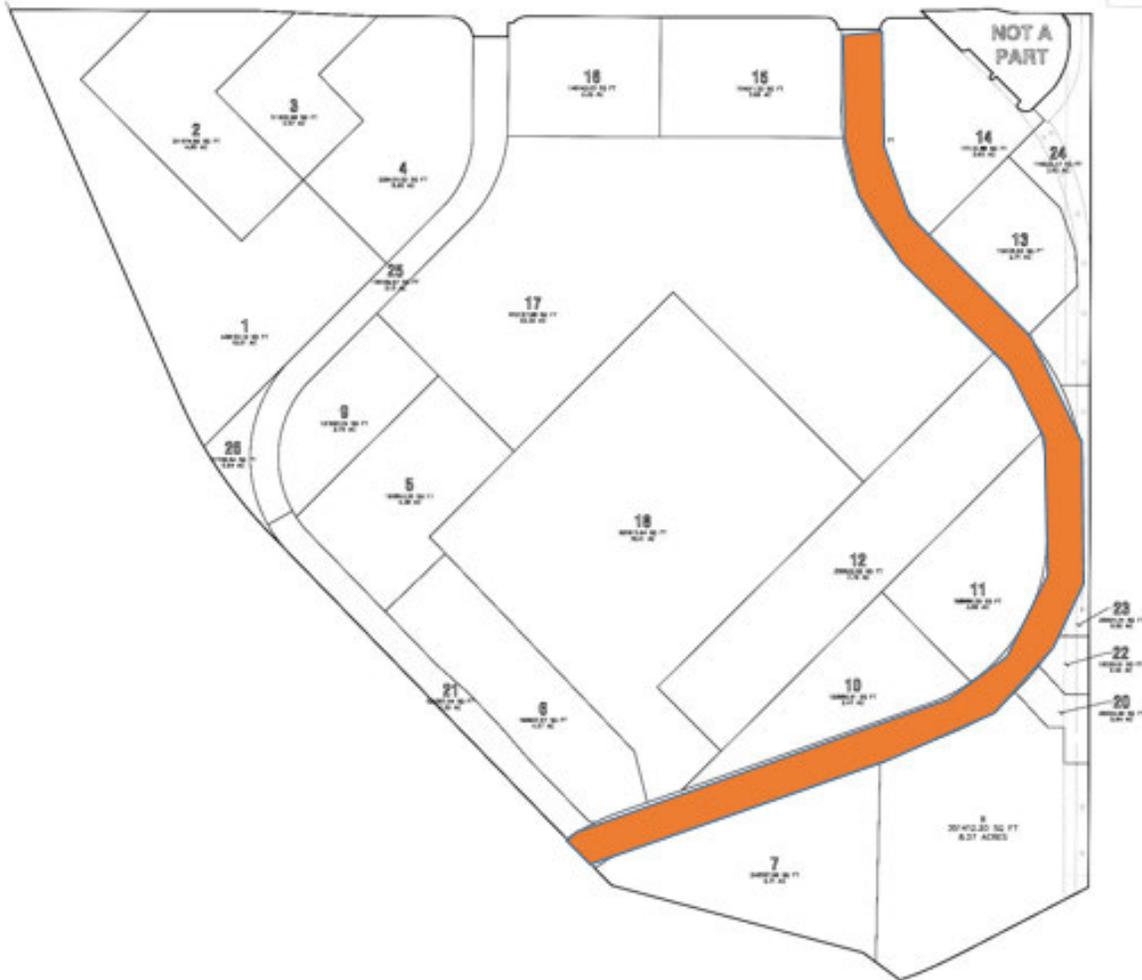
Page 6 of 13

will facilitate finalizing the new Nash Street alignment and accommodating adjustments to parcels necessary to build the proposed project. For reference, below are depictions of the existing, approved subdivision illustrating the Nash Street extension, and the proposed subdivision illustrating the new Nash Street alignment. The existing Vesting Tentative Map No. 71551 divides the Specific Plan Area into 26 individual lots. Although the proposed subdivision modifies 13 parcels of the existing subdivision, the new Tract Map will not increase the number of lots and all resulting parcels will comply with the minimum lot standards.

Existing Subdivision and Nash Street extension



Proposed Subdivision and Nash Street extension



Second Amendment to Development Agreement No. DA 11-02: The proposed amendment to DA No. 11-02 includes amending the terms and obligations between the City of El Segundo, CDC Mar East Campus 1, LLC and Raytheon Company. The following is a summary of the proposed Development Agreement amendment:

The ESSCSP area is subject to a development agreement that was approved by the City in 2016, which was modified in 2019. Raytheon and CDC/Mar are seeking amendments to the development agreement. There are three obligations that would be triggered by the projects proposed by Raytheon and CDC/Mar. The first two are the Nash Street and Continental Boulevard extensions. As described below, Raytheon is seeking to delay the implementation of the Continental Boulevard extension and the Nash Street Extensions as it relates to the relocation of its storage facility and CDC/Mar will have the obligation to construct the Nash Street extension if the Chargers project proceeds.

Proposed Sports Headquarters and Training Facility

December 7, 2021

Page 8 of 13

The third is a requirement that 7.54 acres of land within the Specific Plan area to be used for Open Space and Recreational purposes. This is allowed to be accomplished by either Raytheon making an irrevocable offer of dedication of 7.54 acres of land to the City for recreational/open space area use or provide employees within the Specific Plan area permanent access to the 7.54 acre recreational area in the ESSCSP area. As an alternative to this requirement, the development agreement provides the City and Developer may agree in their discretion to explore other means of addressing this recreation/open space requirement. Raytheon's relocation of its storage facility would also trigger this requirement, but Raytheon is seeking an exception to this requirement for the relocation.

CDC/Mar's proposed project triggers both the Nash Street and park requirements discussed above. The reason for this is that three acres of property are being proposed to be moved from Phase IV of the ESSCSP and construction on properties located in Phase IV trigger the Nash Street and park requirement. CDC/Mar is proposing, with Raytheon's permission and request, that CDC/Mar be allowed to pay \$3 million towards The Plunge Saari Swim Stadium Pool Rehabilitation capital improvement project to delay the park requirement until when and if the requirement is triggered again in the future.

The \$3 million is proposed to be paid as follows: \$1 million when the project entitlements are approved and executed; \$1 million when CDC/Mar is issued a building permit for the project; and \$1 million when a certificate of occupancy is issued for the project. There are deadlines associated with these payments and the right to develop the sports complex project development will expire if the deadlines lapse. It should be noted that the size of the recreation area is proposed to be decreased slightly from 7.54 to 7.34 acres due to the reconfiguration of the parcels to accommodate the proposed project.

If for some reason the Chargers project does not move forward then CDC/Mar have the option of either (1) returning the three acres to Raytheon and moving the three acres back into Phase IV of the ESSCSP, and the City will have to return whatever payments that it has received to CDC/Mar, or (2) CDC/Mar can choose to let the City keep the payments it has received and the City shall have the right to approve in its sole discretion whatever project or buildings that CDC/Mar propose to construct on the three acres.

Raytheon's proposed project to move its approximately 5,500 square footage storage building triggers all three of the above development requirements. Raytheon wants to delay the Continental Boulevard extension and park requirement until the next development and is requiring CDC/Mar to construct the Nash Street extension if its project proceeds. As consideration for this extension, Raytheon is proposing to execute a "Recreation Facilities Use Agreement" with the City which would give the City access to utilize the recreation facilities/fields located on the Raytheon property between the hours of 5:00 and 9:00 p.m. Monday through Friday and 8:00 a.m. to 9:00 p.m. on the

Proposed Sports Headquarters and Training Facility

December 7, 2021

Page 9 of 13

weekends. The recreation areas will not be open to the public on a “drop-in” basis but rather must be scheduled in advance as agreed to by the City and Raytheon. The use of Raytheon facilities will mainly be limited to practice uses, but competitive team play by youth sports on the weekends will be allowed with restrictions. Raytheon employees will be given priority use over the facilities for scheduling purposes. The use restrictions regarding competitive team play and joint use of the facilities by Raytheon employees and the City at the same time arise out of security concerns by Raytheon and the need to limit the number of people utilizing the facilities at the same time. The agreement provides for a process whereby the City and Raytheon will cooperate in scheduling the City's use of the facilities.

Proposed Relocation of Raytheon Storage Facility

Proposed construction of a storage building on Lot 18 (Phase IV Plan Area). The proposed building is a 5,865 sf storage/warehouse replacing two existing buildings to be removed in conjunction with the proposed headquarters and training facility on Lots 7 and 8. The storage building will be used for Raytheon's business activities and does not include any employee-occupiable space. The proposed storage building is one-story, at approximately 21 feet and 2 inches high. Existing landscaping along South Hughes Way will remain. A proposed 6-foot-high chain link fence around the building's perimeter, includes two chain link gates and two chain link rolling gates. The proposed storage/warehouse will serve as a storage building ancillary to the primary buildings located on the primary Raytheon Campus site.

ANALYSIS

The Planning Commission reviewed all project components (i.e. architecture, design, fencing, lighting and signage, access, parking and loading, landscaping, and land use plans) in consideration of the required findings associated with the General Plan, ESSCSP, Subdivision Map, and Site Plan Review, outlined in the attached Planning Commission staff report, dated November 18, 2021.

While the Planning Commission expressed overall support for the project and ultimately recommended approval, the Commission's discussion focused on the proposed amendments to DA 11-02. Specifically, the Planning Commission expressed concern that the proposed Second Amendment allows further development in the ESSCSP area to occur without dedicating recreation/open space as stipulated in the original DA and in the First Amendment to the DA.

The original DA approved in 2016 required dedication of 7.54 acres of recreation/open space when more than 20-percent of the ESSCSP campus area is sold. In 2019, approval of the First Amendment to DA No. 11-02 allowed development of the Phase 1 retail center (currently under construction) to proceed without dedicating 7.54 acres of recreation/open space.

Proposed Sports Headquarters and Training Facility

December 7, 2021

Page 10 of 13

The Planning Commission expressed concern that the proposed Second Amendment to DA No. 11-02 further prolongs the dedication of the recreation/open space that was originally required when the specific plan was approved in 2016. The Planning Commission discussed that on two previous occasions, the dedication of recreation/open space would occur at specified phases of development, yet the applicant is appearing again before the City requesting to prolong dedication of the recreation/open space and reduce the recreation/open space area from 7.54 acres to 7.34 acres. Since the proposed amendment would further delay the dedication requirement until the next development is built in the Specific Plan area, the Planning Commission considered several scenarios which may result in no further development or recreation/open space dedication. After consideration and discussion, the Planning Commission recommendation included a condition of approval requiring that the applicant shall enter into an agreement with the City committing to effectuate either Section 9.2 or Section 9.3 of Development Agreement No. 4972A regarding the recreation/open space area, prior to the issuance of a building permit for the Butler building. The condition is included as conditions of approval no. 11 in the attached City Council resolution for the Raytheon storage building, and states: "Prior to issuance of a building permit of the Raytheon storage building, the applicant shall enter into an agreement with the City committing to effectuate either Section 9.2 or Section 9.3 of Development Agreement No. 4972A regarding the recreation/open space area."

Subsequent to the November 18, 2021 Planning Commission meeting, the applicant provided several requested amendments to the Project's related conditions of approval. The following outlines the requested amendments in ~~strikeout~~ and underline, with staff's recommendation:

Proposed Modification	Staff Recommendation
Resolution No. 2904 - Relocation of Raytheon Storage Facility	
#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.	Accept deletion, proposed amendment to Development Agreement No. 11-02 defers improvements associated with Phase IV of the ESSCSP.
#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.	Accept deletion, proposed amendment to Development Agreement No. 11-02 defers improvements associated with Phase IV of the ESSCSP.
#99 The applicant must cooperate with the	Accept deletion, proposed amendment to

Proposed Sports Headquarters and Training Facility

December 7, 2021

Page 11 of 13

~~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.~~

Development Agreement No. 11-02 defers improvements associated with Phase IV of the ESSCSP.

Resolution No. 2903 - Development of the LA Chargers Headquarters and Training Facility

~~#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 Podocarpus, or similar type of species approved by the Development Services Director.~~

City Council to determine the specificity or ambiguity of the final design for Planning Commission consideration of the 32-foot poles and netting system.

Specificity provides assurance that final product that Planning Commission considers is consistent with intent of City Council approval.

Ambiguity provides greater flexibility for final design, however, there is less assurance that the final product that Planning Commission considers will be consistent with intent of City Council approval.

~~#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 in strategic areas consistent with the ESSCSP Master Landscape Plan and a Landscape Plan and approved by the Development Services Director.~~

Accept edit, modifications are consistent with the intent of staff and direction of Planning Commission to allow use of palm trees as accents within entry, but not throughout entire project site.

~~#60 The Police Department shall determine review and reasonably approve~~

Staff suggested modified language:
#60 The Police Department shall

Proposed Sports Headquarters and Training Facility

December 7, 2021

Page 12 of 13

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.

~~#63 All landscaping shall 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. 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.~~

~~#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.~~

CONCLUSION

Detailed in the attached staff report to the Planning Commission dated November 18, 2021, staff and the Planning Commission believe that the necessary findings can be made to approve this project. Staff and Planning Commission are recommending approval of the project. However, the Planning Commission further recommends including a condition requiring Raytheon enter into an agreement with the City prior to issuance of a building permit for the Butler building committing to either Section 9.2 or 9.3 of DA No. 4972A. Staff recommends City Council consider the Planning Commission's recommendations, approve the ordinance, read into the record any additional conditions that may be necessary, and adopt the attached Resolutions.

NEXT STEPS

~~determinereview and reasonably~~ approve 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.

Staff suggested modified language:
~~#63 All landscaping shall 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 and Police Department. 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.~~

Accept edit, not applicable in proposed project.

Proposed Sports Headquarters and Training Facility

December 7, 2021

Page 13 of 13

If approved, the Ordinance will be brought back to City Council for second reading at the December 21, 2021 City Council meeting, and the Second Amendment to DA 11-02 and corresponding Specific Plan revisions will become effective January 22, 2022.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Objective 5A: El Segundo promotes economic growth and vitality for business and the community.

PREPARED BY:

Eduardo Schonborn, AICP, Principal Planner

REVIEWED BY:

Michael Allen, AICP, Development Services Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Ordinance approving Second Amendment to DA
2. City Council Resolution approving Addendum
3. Final Addendum to EIR
4. City Council Resolution approving Raytheon Storage Building
5. City Council Resolution approving LA Chargers Building
6. Plans (Raytheon Storage Building)
7. Plans (LA Chargers Headquarters and Practice Facility)
8. Proposed Subdivision Map
9. Planning Commission Staff Report, dated 11-18-2021 (without attachments)

ORDINANCE NO. _____

**AN UNCODIFIED ORDINANCE APPROVING A SECOND
AMENDMENT TO DEVELOPMENT AGREEMENT NO. 11-02**

THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL SEGUNDO, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. *Recitals.* The City Council declares as follows:

- A. On January 19, 2016, the City Council approved and adopted Development Agreement No. 11-02, El Segundo South Campus Specific Plan (“ESSCSP”), and the associated environmental impact report.
- B. On September 3, 2019, the City Council adopted Ordinance No. 1589 amending Development Agreement No. 11-02 to modify the development’s phasing, implementation of certain improvements, and mitigation measures.
- C. On October 4, 2021, CDC Mar Campus I, LLC filed an application for Minor Modifications to the ESSCSP No. 11-01 Revision “A”; second amendment to Development Agreement No. 11-02 (“Development Agreement Amendment”); Site Plan Review No. 21-01; Vesting Tentative Tract Map No. 83501; and Environmental Assessment No. 1305 to adopt an addendum (“Addendum”) to the Final Environmental Impact Report (EA-905) (“FEIR”) for the ESSCSP (State Clearinghouse No. 2012101081) for the for construction of a three-story building with partial basement totaling approximately 143,250 gross square feet and 122,080 square feet of net floor area; athletic practice fields; and parking in surface lots for a new sports facility on a 13.7 acre site in the southeast section of the Raytheon campus, located at 2000 East El Segundo Boulevard (Parcels 7 and 8) (the “Campus”). The development proposal identified in the preceding sentence is subsequently referred to as the “Project.”
- D. The City Development Services Department (“Department”) reviewed the Project applications for, among other things, consistency with the City’s General Plan, El Segundo Municipal Code (“ESMC”), and the ESSCSP.
- E. The Department also reviewed the Project in accordance with the California Environmental Quality Act (“CEQA”) and its associated promulgated regulations (“CEQA Regulations”).
- F. The Applicant and parties to Development Agreement No. 11-02—the Raytheon Company and City—seek to approve the Amended Development Agreement to delay the implementation of the Continental Boulevard extension, postpone the Nash Street extension, as relates to the relocation of the storage facility, and obligate the Applicant to construct the Nash Street extension if its sports facility project proceeds. The Applicant also proposes to pay \$3 million toward the Plunge

Saari Swim Stadium Pool Rehabilitation capital improvement project to delay park and open space requirements triggered by the Project. Additional description of the proposed modifications to the Amended Development Agreement are set forth in the staff report accompanying this Ordinance, which was presented to the City Council on December 7, 2021 and incorporated into this Ordinance by reference.

- G. On November 18, 2021, the Planning Commission conducted a duly noticed public hearing in accordance with Government Code § 65864 et seq. (“State Development Agreement Law”), to receive oral and written testimony and evidence regarding proposed entitlements associated with the Project, including the proposed Amended Development Agreement and Addendum
- H. On November 18, 2021, the Planning Commission adopted its Resolutions Nos. 2902, 2903, and 2904 recommending City Council approval of the Project approvals set forth in paragraphs A and B, above.
- I. In accordance with the Development Agreement Law, the City Council conducted a duly notice public hearing at its December 7, 2021 regular meeting to consider the Amended Development Agreement in light of all testimony and evidence. Notice of such public hearing was published in the El Segundo Herald on November 25, 2021, in accordance with Government Code § 65867.
- J. After the conclusion of the public hearing, the City Council approved this Ordinance for first reading, and, at its regular meeting of December 7, adopted this Ordinance via second reading in accordance with the findings set forth below.

SECTION 2. *Findings in Support of Development Agreement Amendment.* The City Council finds as follows, in accordance with Government Code Section 65867.5:

- A. General Plan Consistency: The Development Agreement Amendment is consistent with the goals, policies, and objectives of the General Plan and will not obstruct their attainment as the Project is consistent with the following:

Economic Development Element:

The City’s Economic Development Element of the General Plan specifies the following:

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

Policy ED1-2.1: Seek to expand El Segundo’s retail and commercial base so that the diverse needs of the City’s business and residential communities are met.

The Project promotes economic development and improves the City’s tax base through inclusion of a broader range of office and land uses that contribute to the

balance and sustainability of local economy and patronage of commercial uses in the area of the project site.

Land Use Element:

The City's Economic Development Element of the General Plan specifies the following:

Goal LU7: Provide the highest quality public facilities, services, and public infrastructure possible to the community.

Policy LU7-1.2: No new development shall be allowed unless adequate public facilities are in place or provided for.

Policy LU7-2.3: All new development shall place utilities underground.

The Project is required to pay development impact fees, including for facilities, vehicles, and equipment for law enforcement, fire suppression, and general services, as well as road projects. Further, the Project site is located in an urbanized area with adequate infrastructure in place to accommodate the Project.

Open Space Element:

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

The Project will pay impact fees, including those for general services, which will be used to fund public pools. Further, the DA Amendment contains provisions to provide an alternative by allowing public use of Raytheon's existing employee park .

B. ESSCSP Consistency: The Development Agreement Amendment is consistent with the ESSCSP because it will allow the creation of job opportunities and balance growth, local resources and infrastructure capacity and need. Further, the Development Agreement Amendment will provide a basis for a positive contribution to the maintenance and expansion the City's facilities.

SECTION 3. *Approval of Development Agreement Amendment.* Pursuant to the findings set forth above, the City Council approves the Development Agreement Amendment subject to such necessary minor, conforming, and clarifying changes consistent with the terms thereof as may be approved by the City Manager, in consultation with the City Attorney, prior to the execution thereof. The full text of the Development Agreement, as hereby amended, is attached hereto as Exhibit A.

SECTION 4. *Environmental Review.* On December 7, 2021, the City Council adopted Resolution No. [REDACTED] approving an Addendum to the FEIR for the ESSCSP (State Clearinghouse No. 2012101081) for the Project which, among other things, duly assesses the environmental impact of this Ordinance, the Development Agreement Amendment,

and the Project, in accordance with CEQA. This Ordinance incorporates the environmental findings and analysis set forth in Resolution No. [REDACTED] by reference.

SECTION 5. *Construction.* This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 6. *Inconsistent Provisions.* Any provision of the El Segundo Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to implement the provisions of this Ordinance.

SECTION 7. *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 8. *Publication and Effective Date.* The Mayor will sign and the City Clerk will attest to the passage of this Ordinance. The City Clerk will cause the same to be published once in a newspaper of general circulation within fifteen (15) days after its adoption. This Ordinance will take effect on the 30th day following its final passage and adoption.

SECTION 9. *Execution of Ordinance and Development Agreement Amendment.* The Mayor or presiding officer is hereby authorized to affix his signature to this Ordinance signifying its adoption by the City Council of the City of El Segundo, and the City Clerk, or duly appointed deputy, is directed to attest thereto. The City Manager is delegated to execute the Development Agreement Amendment and all other associated documents to effectuate its terms.

SECTION 10. *Electronic Signatures.* This Ordinance may be executed with electronic signatures in accordance with Government Code § 16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 11. *Recordation.* In accordance with Government Code § 65868.5, within 10 days of full execution of the Development Agreement Amendment, the City Clerk will cause a copy of the Development Agreement Amendment to be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk.

ORDINANCE NO. ____ HAD ITS FIRST READING ON _____, ITS SECOND READING ON _____, AND WAS DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF EL SEGUNDO AT ITS REGULAR MEETING OF _____.

Drew Boyles, Mayor

ATTEST:

Tracy Weaver, City Clerk

APPROVED AS TO FORM:

Mark Hensley, City Attorney

EXHIBIT "A"
SECOND AMENDMENT TO
DEVELOPMENT AGREEMENT NO. 11-02

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO: CITY CLERK CITY OF EL SEGUNDO 350 Main Street El Segundo, California 90245	EXEMPT FROM RECORDER'S FEES Pursuant to Government Code § 6103
---	---

**SECOND AMENDMENT TO DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF EL SEGUNDO,
CDC MAR EAST CAMPUS 1 LLC, AND
RAYTHEON COMPANY**

THIS AGREEMENT MUST BE RECORDED WITHIN TEN DAYS OF EXECUTION
BY ALL PARTIES HERETO PURSUANT TO THE REQUIREMENTS OF GOVERNMENT
CODE § 65868.5

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

This Second Amendment to Development Agreement (“Second Amendment”) is made and entered into by and between the CITY OF EL SEGUNDO (“City”), a general law city and municipal corporation, RAYTHEON COMPANY (“Developer” or “RAYTHEON”), a Delaware corporation, and CDC MAR EAST CAMPUS 1 LLC (“CDC MAR”), a California limited liability company, as of this _____, 2021, City, CDC MAR and Developer are also individually referred to as “Party” and collectively as “Parties.”

RECITALS

WHEREAS, the City and Developer entered into a Development Agreement (“Agreement”) on or about the 24th day of March, 2016 with respect to the real property identified on Exhibit A thereto; and

WHEREAS, the City and Developer entered into that certain First Amendment to the Agreement (“First Amendment”) on or about November 5, 2019; and

WHEREAS, Developer and CDC MAR executed that certain Assignment and Assumption Agreement recorded April 4, 2021 as County of Los Angeles Recorder’s Office document No. 20210545516, by which CDC MAR became a part of the Agreement and First Amendment; and

WHEREAS, the Parties now desire to amend the Agreement with this Second Amendment to further specify phasing of the Project and the timing of certain Project improvements and/or conditions;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained in this Agreement, City, CDC MAR and Developer agree as follows:

1. Section 1 of the Agreement (“Definitions”) shall be amended as following:

“Effective Date” shall be amended to include the following definition:

As to the Second Amendment, the Effective Date shall be the date of the Enabling Ordinance as to the Second Amendment.

“Enabling Ordinance” shall be amended to include the following definition:

As to the Second Amendment, the enabling ordinance is Ordinance No. _____

“Project Approvals” shall be amended to include the following items:

- First Amendment to the Development Agreement between City and Developer dated November 5, 2019;
- Minor Modifications to Specific Plan 11-01 Revision A (“Modified Specific Plan”);
- This Second Amendment (DA 11-02);
- Addendum to the Raytheon El Segundo South Campus Specific Plan Project Final EIR (SCH# 2012101081);
- Environmental Assessment No. EA-1305
- Vesting Subdivision Map No. 83507 (21-02) as approved by Resolution No. [REDACTED].
- Site Plan Review 21-01 and Planning Commission Resolution 2903 (Sports Facility)
- Site Plan Review 21-02 and Planning Commission Resolution 2904 (Storage Facility)

“**Sports Complex Project**” means the building of no more than 150,000 square feet of building area and sports practice and workout facilities on approximately 14 acres of land for use by the Los Angeles Chargers Headquarters and practice facilities which is more specifically described in the Project Approvals.

2. Revised Exhibit F and Exhibit G (referenced below) are attached hereto and incorporated herein by this reference.

3. Section 7.10 is hereby added to read as follows:

“7.10 Relocation Project.

If and only if the Recreation Facilities Use Agreement (“RFUA”) in the form attached hereto and incorporated herein by this reference as Revised Exhibit D is executed by RAYTHEON and the City and is in full force and effect, the relocation of the existing uses within Buildings E-20 and E-21 to one or more new buildings that will be constructed on Parcel 18 of the Modified Specific Plan (“Relocation Project”), shall be deemed to not trigger the requirements of Section 7.1.2 or 7.2.1 above, provided said new building or buildings have a total net square footage less than or equal to the combined net square footage of Buildings E-20 and E-21 as described in Exhibit B.

4. The Agreement and First Amendment are amended such that all references to Parcels 1 through 26 in the Agreement shall refer to those Parcels as they are depicted in Exhibit 5 to the Modified Specific Plan rather than in Vesting Map No. 71551 or Vesting Map No. 83507.

5. Section 9.4 is hereby added to read as follows:

“9.4 The Sports Complex Project and the Relocation Project shall not trigger the requirements of Sections 9 of this Agreement, including sections 9.1, 9.2, or 9.3 of this Agreement which are alternative options for Raytheon or CDC Mar to meet the requirements of Section 9 of this Agreement. If the City receives the first \$1 million payment pursuant to Section, and it is not subsequently required to return it to CDC Mar, then the 7.54 acre requirement set forth in Section 9, shall be reduced to 7.34 acres.

6. Section 10.4 is hereby added to read as follows:

10.4 CDC/MAR Payments to City

a. Upon City’s final approval of the items listed under “Project Approvals” above, CDC MAR shall deposit with the City \$1,000,000. The \$1,000,000 once deposited with the City shall be non-refundable to CDC MAR and shall only be used by the City for Approved Expenditures for the Urho Saari Swim Stadium (“The Plunge”) as defined below in subsection (b).

b. The use of the Deposit shall be limited to capital projects for The Plunge, specifically hard and soft costs of the City Council-approved project (the “Approved Expenditures”).

c. In addition to subsection (a) above, CDC MAR shall deposit into an escrow account \$2,000,000 (“the “Deposit”) upon CDC MAR purchase of the land required for the Sports Complex Project which shall take place within 10 days of the date that all of the entitlements required for the Sports Complex Project are approved and past all applicable challenge periods (the “Close of Escrow”) and in no event later than six months after the Effective Date unless a legal challenge is filed challenging said entitlements. If a legal challenge is filed, the time period for depositing the \$2,000,000 into escrow shall be the later of the (i) Close of Escrow, or (ii) six months after the date that the litigation is fully adjudicated by a court of competent jurisdiction or is settled by the parties thereto.

d. The Deposit shall be released from the escrow account to the City in phases as follows: (1) \$1,000,000 upon the City’s issuance of a building permit for construction of the Sports Complex Project; and (2) \$1,000,000 upon City’s issuance of the permanent certificate of occupancy for the entire Sports Complex Project (the “Permanent C of O”).

e. Except as set forth in Section 10.4.g., once an amount has been released from escrow to the City, the City shall be entitled to keep and use such amount; however the amounts received by the City shall only be used for Approved Expenditures

f. If no building permit is issued for the Sports Complex Project within twelve (12) months of the Effective Date, the Deposit shall be released to CDC MAR.

g. If the approximate three (3) acres of land that is being transferred by Raytheon to CDC Mar for purposes of constructing the Sports Complex Project (Described in Exhibit G), which acreage was part of Phase IV is not developed for purposes of the Sports Complex Project within the time periods set forth above, then the right to develop the three acres for the Sports Complex Project shall terminate and either CDC Mar may (i) transfer the three acres back to Raytheon (subject to Raytheon's sole discretion) and the parcels will be reconfigured to the substantially conform to their legal descriptions and the three acres will be returned to Phase IV, and the City will return any payments it has received pursuant to this Section 10.4 to CDC MAR, or (ii) the City Council has the right in its sole discretion to approve another development or structure(s) to be built on the three acres. Additionally, if the Sports Complex Projects does not proceed then the suspension of the transfer of development rights will apply to the three acres described on Exhibit G unless and until the City has approved a project or building pursuant to this Section 10.4.g.

h.. The City and CDC MAR designate First American as the escrow company and shall provide written instructions to same consistent with the terms of this Second Amendment.

7. Section 4.14 is hereby added to read as follows:

Section 4.14: Transfer of Development Rights: Any right to transfer development rights as provided for in the Project Approvals is hereby suspended with regard to properties located within Phase III and Phase IV in Exhibit F unless and until the requirements of Section 9 of this Agreement are satisfied and either 9.1, 9.2, or 9.3 have been implemented. This Section shall not apply to Phases I and II in Exhibit F.

8. Section 23 ("Notices") is hereby amendment to include the following:

To CDC MAR: CDC MAR East Campus 1 LLC
c/o Continental Development Corporation
2041 Rosecrans Avenue, Suite 200
El Segundo, CA 90245
Attn: Richard C. Lundquist
Email: rlundquist@continentaldevelopment.com

With a copy to: Continental Development Corporation
2041 Rosecrans Avenue, Suite 200
El Segundo, CA 90245
Attn: Alex J. Rose.
Email: arose@continentaldevelopment.com

and

Mar Ventures, Inc.
721 N. Douglas Street
El Segundo, CA 90245
Attn: Allan W. Mackenzie
Email: allan.mackenzie@marventures.com

and

Best Best & Krieger
300 S. Grand Ave, Suite 2500
Los Angeles, CA 90071
Attn: Seth Merewitz, Esq.
Email: seth.merewitz@bbklaw.com

8. Except with respect to the specific changes made in this Second Amendment, the entire Agreement and First Amendment shall remain in full force and effect and not be amended or superseded by this Second Amendment. Furthermore, each party represents and warrants that to its knowledge that the other party has fulfilled those obligations that have matured as of the date of this Second Amendment. The individuals and parties executing the Agreement below, respectively warrant and represent that they have the authority to execute this Agreement.

IN WITNESS WHEREOF, Developer, CDC MAR and City of El Segundo have executed this Second Amendment on the date first above written.

CITY

DEVELOPER

CITY OF EL SEGUNDO,
a municipal corporation

RAYTHEON COMPANY,
a Delaware corporation

Drew Boyles, Mayor

By: [TBD]
Its:

ATTEST:

Tracy Weaver,
City Clerk

APPROVED AS TO FORM:

Mark Hensley,
City Attorney

CDC MAR

CDC MAR EAST CAMPUS 1 LLC,
a California limited liability company

By: CDC East Campus 1 LLC,
a California limited liability company
Its Managing Member

By: Continental Development Corporation,
a California corporation
Its Managing Member

By: _____
Name: _____
Title: _____

EXHIBIT D

[INSERT PARK RFUA]

**RECREATION FACILITY USE AGREEMENT
BETWEEN THE CITY OF EL SEGUNDO AND RAYTHEON COMPANY
REGARDING USE OF RECREATIONAL FIELDS**

This Recreation Facility Use Agreement ("Agreement") is entered into by and between the City of El Segundo ("City") and Raytheon Company, a Delaware corporation ("RTX") as of January 1, 2022.

RECITALS:

A. The City has a lack of recreational fields available for its residents and RTX owns improved recreational fields and parking lots on the RTX Campus.

B. The City and RTX have had an informal arrangement for many years concerning the use of the improved recreational fields and parking lots on the RTX Campus.

C. The City and RTX are now interested in entering into this Agreement for the City's use of the RTX property for recreational purposes for local employees, residents and local user groups (collectively, "City Participants") as defined herein.

NOW, THEREFORE, IT IS AGREED:

1. City's Use of RTX Recreational Fields. RTX shall grant the City, subject to the conditions herein, a non-exclusive license to allow City Participants to use RTX's improved recreational fields located on the RTX Campus, as set forth herein as Exhibit A and includes the various types of recreation facilities included in Exhibit A, without limitation the tennis courts ("Recreational Fields"). The City shall further have a non-exclusive right to limited parking by City Participants in connection with the Recreational Field use, as reasonably designated by RTX and as may be adjusted from time to time. All use by City Participants shall be scheduled in advance and set forth herein as the Recreation Facilities shall not be open for "drop-by" or unscheduled use by the City Participants. The City shall be allowed to schedule use of the Recreational Fields for City Participants from 5:00 p.m. to 9:00 p.m. Monday through Friday and from 8:00 a.m. to 9:00 p.m. on the weekends. Also, the City shall be allowed to schedule use of the Recreation Fields on a case-by-case basis subject to the reasonable discretion of RTX. The Recreational Fields are used by employees of RTX and for RTX events and RTX will have first priority in use. Based upon security and other operational concerns, the joint use by RTX and City Participants may be allowed at RTX's reasonable discretion for the purpose of limiting the total number of individuals using the Recreational Fields at the same time or not permitting incompatible uses on the Recreation Fields at the same times. City Participants shall be limited to using the Recreational Fields for practice purposes and competitive games between two or more teams shall not be allowed. However, RTX may approve of use the Recreational Fields for such competitive games in its reasonable discretion for youth sports teams on the weekends. All or portions of the Recreational Fields may be shut down by RTX in its reasonable discretion for repair purposes to allow for the grass playing field

areas to be reseeded/rejuvenated or repaired and for maintenance or repair purposes of other facilities.

2. Closure of Fields. RTX has the right in its sole discretion to shut down the Recreation Fields due to national emergencies, pandemics or other similar situations or due to local, state or federal mandates or recommendations, or arising from the reasonable security issues of RTX or its government customers, and the City shall not be able to utilize the Recreation Fields during such time period.

3. RTX and City Scheduling. On at least a quarterly basis RTX and the City shall meet for purposes of allowing the City to schedule use of the Recreation Fields by City Participants in accordance with the above rights and restrictions. These meetings will be used to coordinate the scheduling of RTX and the City's use of the fields for purposes of allowing the City to provide use of the Recreation Fields for City Participants that have ongoing or seasonal needs for recreation fields. Case-by-case uses that are known in advance shall also be discussed at these meetings but can also be communicated about at any time.

4. City's Use Policy. All use of the Recreational Fields, once approved by RTX as set forth above, shall be administered by and through City. The City has an approved "Athletic Field/Facility Use and Allocation Policy," as set forth herein as Exhibit B ("City Policy"). City shall utilize the City Policy (e.g. Process for Obtaining Permits, Liability Insurance Requirements, Miscellaneous Rules, Trash/Field Clean, Athletic Field/Facility Use Rules and Regulations, Application and Agreement Request) and require all users of the Recreational Fields to comply with the relevant provisions and requirements of the City Policy. Any changes to the City Policy are subject to review by RTX for use of the Recreational Fields.

5. Compliance with RTX Rules and Regulations. The use by the City and City Participants of the Recreational Fields and associated parking shall comply with RTX rules and regulations, including but not limited to the requirement that City Participants sign a Use Agreement and Agreement to Release and Indemnify RTX. Failure by any user to comply with the RTX Park Rules shall result in suspension of the such user's use of the Recreational Fields. The current TRX rules and regulations and use agreement, and release and indemnity agreement are attached hereto as Exhibit C and RTX retains the right to amend these rules, regulations and agreements from time to time in its reasonable discretion.

6. Maintenance Obligations. RTX shall be solely responsible for all maintenance obligations of the Recreational Fields. Unless otherwise expressly agreed in writing, City shall have no financial liability for the use of the Recreational Fields.

7. Liability Insurance; Indemnity.

a. RTX shall require liability insurance from City and all users in the amounts set for in the Liability Insurance Requirements section of the City Policy. City

shall provide, upon request by RTX, evidence of such coverages, which shall name RTX as an additional insured.

b. The City hereby agree to indemnify and hold RTX harmless from and against all claims, losses, liabilities, obligations, costs, expenses and damages, whether incidental, consequential or special, including legal fees and expenses, arising out of (i) City Participants' use and occupancy on the Recreational Fields pursuant to this Agreement, (ii) any breach or default on their part in the performance of any of their obligations under this Agreement, or (iii) any act or negligence of the City or of any of their agents, contractors, servants, employees or licensees with respect to the Recreational Fields. The City's indemnity shall not extend to claims, losses, liabilities, obligations, costs, expenses and damages, whether incidental, consequential or special, including legal fees and expenses, arising out of the gross negligence or intentional misconduct of RTX. This indemnity shall survive termination of this Agreement.

8. Term; Termination. This Agreement shall be effective as of January 1, 2022, and shall continue in effect at least until the earlier of (i) January 1, 2036, (ii) expiration of the Development Agreement between the City and RTX dated March 24, 2016, and any amendments thereto, or (iii) the satisfaction by RTX of the requirements set forth in Section 9 of such Development Agreement. Thereafter, this Agreement shall be automatically renewed from year to year, unless either party gives notice to the other party, on or before May 1 of each year, of its intent to seek amendment or not to renew this Agreement.

9. Security. The Recreational Fields are located within a secure campus and all users will be subject to the security requirements of RTX and will be required to be pre-approved for entry and provide required identification. No one will be admitted that is not pre-approved by RTX in their sole discretion.

10. Notice. Notices under this Agreement shall be given in writing, by personal delivery, or first class mail, addressed to:

City of El Segundo
Attn: City Manager
350 Main Street
El Segundo, CA 90245

City of El Segundo
Attn: City Clerk
350 Main Street
El Segundo, CA 90245

Raytheon Company
Attn: _____
[address]

Either party may change the person or address to which notices shall be given by providing written notice to the other party.

11. Complete and Final Agreement. This Agreement contains the entire understanding of the parties hereto with respect to the subject matter contained herein, and represents the complete and final expression of the parties and supersedes any prior written or oral discussions, negotiations, understandings or agreements between the parties.

12. Successors and Assigns; Transfer or Sale. No interest in this Agreement shall be sold, assigned, pledged or alienated in any manner without the written consent of the other party. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and permitted assigns.

13. No Third Party Beneficiary Rights. This Agreement is not intended to and shall not be construed to give any person or entity other than the parties signatory hereto, or their respective successors, assigns, heirs and legal representatives any interest or rights (including without limitation any third party beneficiary rights) with respect to or in connection with any Agreement or provision contained herein or contemplated hereby.

14. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together constitute one and the same document.

IN WITNESS WHEREOF, the parties have approved the execution of this Agreement by their duly authorized representatives, this ____ day of _____, 2021.

CITY OF EL SEGUNDO

Mayor, City of El Segundo
Dated: _____, 2021

Attest:

Tracy Weaver, City Clerk

Approved as to Form:

Mark Hensley, City Attorney

RAYTHEON COMPANY

By:

Dated: _____, 2021

EXHIBIT “A”

RECREATIONAL FIELDS

[Insert Map of Recreational Fields]



- 2 sporting events per day
- 1 softball field
- 1 soccer field
- Picnic area – considered special event
- Tennis courts- special event

EXHIBIT “B”

CITY POLICY

[Insert 2015 Athletic Field/Facility Use and Allocation Policy]

Raytheon Employee Park Rules

Hours: Sunrise to 9:00 p.m.

Prior approval/authorization required to use the park

- The park is for company use only and is not open to the public- Only employees and their guest (s) are allowed. Public or special event use must be coordinated through the City of El Segundo contact Shawn Green 310 227-5937.
- Park guest(s) - Must adhere to all state and local public health guidance and regulations
- Park guest must be accompanied by an employee at all times, unless authorized as an approved event through the City of El Segundo
- Park guest must clean up after themselves
- Park guest must bring their own equipment and remove the equipment when they leave
- No animals or pets permitted (except for service animals)
- No alcoholic beverages allowed without prior written approval
- The following items and activities are prohibited: golf, baseball, skateboards, skates, bicycles, boomerangs, kites, model rockets, and powered or remote controlled models or toys
- No vehicles are allowed on the park grounds
- Raytheon assumes no liability for lost or stolen items – use the park at your own risk

To report an emergency, call 310.607.7777

For questions contact Shawn Green 310 227-5937

Raytheon El Segundo Baseball Field Use Agreement And Agreement To Release And Indemnify

On _____, 2021 (“Effective Date”), Raytheon Company (“Raytheon”) hereby grants “(COMPANY NAME)” permission to enter onto the Raytheon property located at 2000 E. El Segundo Blvd., El Segundo, CA, for the sole purpose of using Raytheon’s baseball field (the “Facility”) by (COMPANY NAME)’s participants (hereinafter referred to as the “Activity”). Raytheon and (COMPANY NAME) understand and agree to the following:

1. Facility Use License: Raytheon hereby authorizes (COMPANY NAME) and its participants, including players, families, spectators, umpires and (COMPANY NAME) officials to enter Raytheon’s property to use the Facility, including the adjacent parking lot and bathrooms.
2. Term: The time periods for this agreement is from _____, and may be extended only if the parties mutually agree in writing.
3. Entry on and Use of Raytheon Property: The Facility is located on a restricted access property, so (COMPANY NAME) participants must do the following to gain entry:
 - a. Enter the property through the gate at the intersection of El Segundo and Intercontinental Boulevards;
 - b. Inform the security guard the purpose of the entry;
 - c. Show photo identification and, if requested, have their vehicle visually searched (as all cars entering the property are required to do);
 - d. Park in the lot nearest to the baseball field;
 - e. Comply with all traffic control signs;
 - f. Comply with Raytheon Security guidance and instructions to ensure safety at all times on the property;
 - g. Comply with all applicable federal, state and local laws and regulations;
 - h. Depart the property immediately when instructed by Raytheon Security, and refusal to do so will be treated as trespassing subject to legal enforcement; and
 - i. Remove all equipment and trash from the Facility at the end of each day’s use.
4. Facility Schedule Coordination: To ensure the Facility is available for use on (COMPANY NAME)’s requested dates and times, (COMPANY NAME) must coordinate with **Chanea Banks (cmbanks@raytheon.com); 310-505-9677** at least 30 days in advance of the first use. Raytheon reserves the right to deny any request for use of the Facility and/or limit access to the Facility with or without advance notice. However, Raytheon will use reasonable efforts to provide advance notice to

(COMPANY NAME) of all scheduling changes and to ensure Security is informed of **(COMPANY NAME)**'s scheduled use.

5. Termination: Raytheon may terminate this agreement at any time with a 30-days advance written notice. In its sole discretion, Raytheon may terminate this agreement immediately if **(COMPANY NAME)** participants:
 - a. Violate Raytheon rules and regulations pertaining to access to the property or use of the Facility; or
 - b. Cause damage to the Facility or any other facilities or appurtenances on the Raytheon property.
6. Disputes & Remedies:
 - a. Except as otherwise provided herein, each party's rights and remedies under this agreement are in addition to its rights and remedies at law or in equity. A party's failure to enforce any of its rights shall not constitute a waiver of such rights or of any other rights and shall not be construed as a waiver or relinquishment of any such provisions, rights or remedies; rather, the same shall remain in full force and effect.
7. Publicity: A party may only use the other party's name, logo, trademark, service mark, or trade dress for the purpose of advertising, making a news release, creating a business reference, creating website content or endorsement, with that party's prior written consent.
8. Warranty:
 9. Raytheon does not warrant the condition of the Facility for **(COMPANY NAME)**'s use. **(COMPANY NAME)** agrees to use the Facility as-is and accepts responsibility for putting the Facility in the condition needed for its use.
 10. **(COMPANY NAME)** shall be liable for all damage to the Facility and its appurtenances caused by **(COMPANY NAME)** participants, and shall reimburse Raytheon for reasonable repair or replacement costs, including Raytheon's reasonable management. costs.
11. Assignment: Neither party may assign this agreement without the other party's prior written consent.
12. Relationship: This agreement does not constitute or create a joint venture, pooling arrangement, partnership, or formal business organization of any kind, and the parties' rights and obligations are only those expressly set forth herein. Neither party has the authority to bind the other except to the extent expressly authorized herein. Neither party shall act as an agent for the other.

13. Limitation of Liability

- a. Indemnity: In consideration of the permission hereby extended to **(COMPANY NAME)** by Raytheon under this agreement, **(COMPANY NAME)** hereby agrees to release, indemnify and hold harmless Raytheon (including, but not limited to its officers, directors, employees, agents, successors and assigns), from any and all liabilities, losses, damages, costs or expenses, including reasonable attorneys' fees and costs, for personal injury, property damage or other claims, known or unknown and whether or not well founded in fact or law, which third parties or **(COMPANY NAME)** (including, but not limited to its officers, directors, employees, agents, successors and assigns) has or may have arising as a result of the permission extended to **(COMPANY NAME)** pursuant to this agreement.

14. Insurance:

- a. **(COMPANY NAME)** shall maintain Commercial General Liability coverage (including bodily injury and property damage, products / completed operations coverage and contractual liability coverage) with a limit of \$1,000,000 per occurrence.
- b. Upon Raytheon's request, **(COMPANY NAME)** shall (i) provide Raytheon with certificates of insurance evidencing required insurance, (ii) arrange for a waiver of subrogation in favor of Raytheon, and (iii) in the case of the Commercial General Liability policies direct that Raytheon be added as an additional insured.

15. Notices: All notices under this agreement shall be in writing and shall be deemed properly delivered when sent to the other party by (a) certified mail or express mail at the following address (or such address as a Party designates in writing), or (b) by email to the following address when the other party confirms receipt of the email.

Raytheon Company
2000 E. El Segundo Blvd.
M/S EO/E04/P120
El Segundo, CA 90254
Supply Chain Management
ATTN: Kelly Bennett
Email: kelly.j.bennett@raytheon.com

Company Name
Street Address
City, Zip Code
Contact Name.
Phone:
Email:

16. COVID Regulation Compliance: **(COMPANY NAME)** shall be solely responsible for compliance with all state and local public health guidance and regulations.

By signing below, **(COMPANY NAME)** acknowledges that it has read and understands this agreement. This agreement shall be governed by the laws of the State of California, which shall be the forum for any actions filed under or incident to this agreement or to the Activity. If

any portion of this agreement is held invalid, the rest of the document shall continue in full force and effect.

IN WITNESS WHEREOF, the parties executed this agreement in duplicate originals by their duly authorized representatives effective as of the day and year last below written.

Raytheon Company

COMPANY NAME

Signature
Name:
Title: Supply Chain Management
Date: _____, 2021

Signature
Name:
Title:
Date: _____, 2021

EXHIBIT F

[INSERT REVISED]

EXHIBIT F

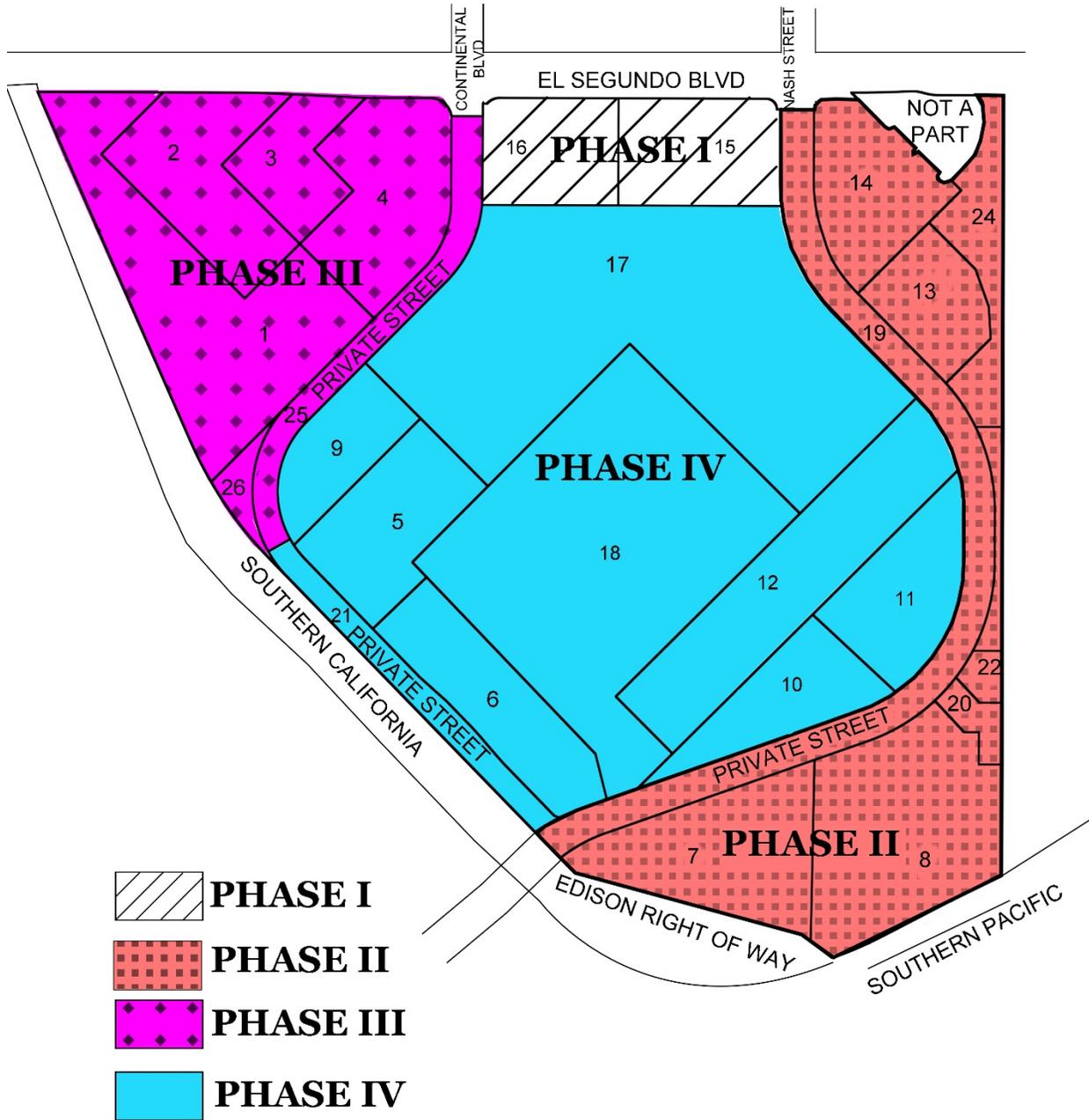


Exhibit Parcel #	Tract Map 71551	Tract Map 83507
1	1	-
2	2	-
3	3	-
4	4	-
5	-	5
6	-	6
7	-	7
8	-	8
9	-	9
10	-	10
11	-	11
12	12	-
13	13	-
14	14	-
15	15	-
16	16	-
17	17	-
18	-	1
19	-	2
20	-	3
21	-	4
22	-	12
23	-	13
24	24	-
25	25	-
26	26	-

EXHIBIT G

[INSERT 3 ACRES PARCEL]

RESOLUTION NO. _____

A RESOLUTION APPROVING AN ADDENDUM (EA-1305) TO THE EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT APPROVED UNDER EA-905 TO ANALYZE THE CONSTRUCTION OF A NEW SPORTS FACILITY WITH ASSOCIATED PRACTICE FIELDS WITHIN PHASE II OF THE SPECIFIC PLAN AND A NEW STORAGE BUILDING WITHIN PHASE IV OF THE SPECIFIC PLAN.

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

SECTION 1. *Recitals.* The City Council finds:

- A. On December 15, 2015, the City Council adopted Resolution No. 4958, certifying a Final Environmental Impact Report (EA-905) (“FEIR”) for the El Segundo South Campus Specific Plan (State Clearinghouse No. 2012101081).

- B. In approving Resolution 4958, the Council found that:
 - 1. The City completed a Draft Environmental Impact Report (“DEIR”) for this project and a noticed Public Scoping meeting was conducted on November 5, 2012 pursuant to California Environmental Quality Act (“CEQA”) Guidelines §15083. A Notice of Preparation of the DEIR was circulated for public review from October 29, 2012 to November 28, 2012 pursuant to CEQA Guidelines §15082. A Notice of Completion for the DEIR was filed with the State Office of Planning and Research on July 14, 2014 pursuant to CEQA Guidelines §15085. The public comment and review period for the DEIR was open between July 14, 2014 and August 27, 2014 in compliance with CEQA Guidelines §15087.
 - 2. The FEIR was reviewed by the City Council and the information contained in the FEIR was considered by the City Council before approving the project in accordance with CEQA Guidelines §15090.
 - 3. The FEIR was prepared under the City's direction and reflects its independent judgment and analysis of the environmental impacts and comments received on the DEIR.
 - 4. The DEIR generally identified, for each potentially significant impact of the project, one or more corresponding mitigation measures to reduce impacts to a level of insignificance, with the exception of air quality and noise impacts. The City Council found that nearly all of the potentially significant impacts identified in the DEIR were mitigated by corresponding mitigation measures to the extent set forth in the DEIR.
 - 5. Written findings were considered for each of the significant environmental effects identified in the DEIR before certifying the FEIR, which included a

rationale of how mitigation measures lessened the significant environmental effects to a less than significant level for those effects that were identified as mitigatable. For the four environmental effects that were identified in the DEIR as not mitigatable to a less than significant level (Land Use and Planning, Transportation and Traffic, Air Quality and Greenhouse Gas Emissions), the findings provide a rationale on how proposed mitigation measures have substantially lessened the four environmental effects

6. In accordance with CEQA Guidelines §15093, a Statement of Overriding Consideration (“SOC”) was included in the project's record for City Council consideration that identified specific reasons to support approval of the project based on information in the FEIR and in the project's record.
 7. The specific issues included in the SOC considered by the City Council were: a) The project helps foster economic development, business retention, municipal tax base and job creation in the City; b) The project provides opportunity for the City's largest employer to grow and expand operations within the City; c) project approval will trigger one annual payment of \$500,000 and five subsequent annual payments of \$700,000 towards the City's General Fund for a total of \$4,000,000 that can be used by the City for any purpose; d) If the Nash Street Extension roadway improvements are not completed within 10 years of project approval, then the applicant would pay the City an additional \$5,000,000; e) An additional fee of \$.50 per square foot of new development is required to be paid as development of the project occurs (resulting in \$1,000,000 if the conceptual plan is fully built); f) Roadway improvements consistent with the General Plan will result from the project; g) Bicycle and Pedestrian network improvements will be constructed as part of the project; h) Increased density at the project location is consistent with regional growth strategies, such as the SCAG Compass Blueprint Growth Vision Program; and i) The project could result in potential benefits such as access to additional land for roadway links, potential for the City to accept land for a new public park and a monetary contribution, up to \$375,000, to City sewer improvements.
- C. On October 4, 2021, Lionel Uhry filed applications for Minor Modifications to the El Segundo South Campus Specific Plan (“ESSCSP”) No. 11-01 Revision A, Second Amendment to Development Agreement (“DA”) No. 11-02, Vesting Tentative Tract Map No. 83507 (SUB21-03), Site Plan Review (SPR) No. 21-01, and Environmental Assessment (“EA”) No. 1305 to adopt an Addendum to the certified FEIR, for construction of a three-story building with partial basement totaling approximately 143,250 gross square feet and 122,080 square feet of net floor area, athletic practice fields, and parking in surface lots for a new sports facility for an organization on a 13.7- acre site in the southeast section of the Raytheon campus at 2000 E. El Segundo Boulevard (Parcels 7 and 8).

- D. On October 4, 2021, Emily Murray, Esq. filed an application for Site Plan Review (SPR) No. 21-02 for the construction of a one-story storage building totaling 5,865 gross square feet and 5,237 of net floor area for Raytheon’s use in the southeast portion of section of the Raytheon campus at 2000 East El Segundo Boulevard (Parcel 18). The proposed storage building would replace buildings E-20 and E-21, which would be demolished in favor of the new storage building.
- E. Approval of the proposed project (“Project”) is a subsequent discretionary action in furtherance of the ESSCSP and requires minor amendments thereto.
- F. The applications have been 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.
- G. The Development Services Department commissioned Kimley-Horn and Associates, Inc. to evaluate the environmental impact of the proposed modifications to the ESSCSP FEIR in light of the standards for subsequent environmental review outlined in Public Resources Code §21166 and CEQA Guidelines §15162. Based on Kimley-Horn and Associates’ evaluation of the environmental impact of the proposed modifications to the ESSCSP project, it prepared an Addendum pursuant to CEQA Guidelines §15164.
- H. On November 18, 2021, the Planning Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the Addendum.
- I. The Planning Commission reviewed and considered the information, findings and conclusions contained in the Addendum to the FEIR, including, without limitation, the FEIR and supporting documents, together with all comments provided at the public hearing and all other information in the administrative record. Upon conclusion of the public hearing, the Planning Commission voted unanimously to recommend that the City Council approve the Addendum.

SECTION 2. *Approval and Findings in Support.* The City Council approves the Addendum to the FEIR based upon the following:

- A. The Addendum to FEIR was presented to and considered by the Planning Commission during a public hearing at its meeting held on November 18, 2021 at which the Planning Commission adopted its Resolution No. 2902, recommending City Council adoption of the Addendum to the FEIR.
- B. The City is the lead agency for the Project. The Addendum was prepared for the Project in compliance with the requirements of CEQA and the CEQA Guidelines and is adequate and appropriate for the City’s use as the lead agency.
- C. Based upon the totality of the evidence in the record and as demonstrated by the analysis set forth in the Addendum, none of the conditions described in Sections

15162 or 15163 of the CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred. Specifically:

1. The proposed modifications to the ESSCSP and the related entitlements do not constitute substantial changes in the project that will require major revisions to the FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
 2. No substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require major revisions of the FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
 3. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous FEIR was certified, that shows any of the following: (A) the modifications will have one or more significant effects not discussed in the certified FEIR; (B) significant effects previously examined will be substantially more severe than shown in the certified FEIR; (C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternative; or (D) mitigation measures or alternatives which are considerably different from those analyzed in the certified FEIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.
- D. The evaluation of the proposed modifications to the ESSCSP project, FEIR, and Addendum reflects the City Council's independent judgment and analysis based on its review of the entire administrative record.
- E. The City Council finds and determines that the ESSCSP FEIR, together with the Addendum, satisfy of all the requirements of CEQA and are adequate to serve as the required environmental documentation for the Project.
- F. All Conditions and Mitigation Measures identified in the FEIR, on file with the State of California (SCH # 2012101081), remain in full force and effect.
- G. Per State CEQA Guidelines section 15164(c), the Addendum is not required to be circulated for public review but can be attached to the adopted FEIR.

SECTION 3. *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 City

Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 4. *Severability.* If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 5. *Electronic Signatures.* This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 6. *Signature Authority.* The Mayor or presiding officer is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of El Segundo, and the City Clerk or her duly appointed deputy is directed to attest thereto.

SECTION 7. *Effective Date.* This Resolution will take effect immediately.

SECTION 8. *City Clerk Direction.* The City Clerk will certify to the passage and adoption of this Resolution, enter it in the City’s book of original Resolutions, and make a record of this action in the meeting’s minutes.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2021.

Drew Boyles, Mayor

ATTEST:

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

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. ____ was duly passed and adopted by said City Council, approved and signed by the Mayor of said City, and attested to by the City Clerk of said City, all at a regular meeting of said Council held on the ____ day of ____ 2021, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tracy Weaver, City Clerk

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

Professional Sports Headquarters and Training Facility Project

Addendum to the Raytheon El Segundo South Campus Specific Plan Project
Certified Final Environmental Impact Report (SCH No. 2012101081)

November 2021



Prepared by
Kimley»Horn



**ADDENDUM TO THE
RAYTHEON EL SEGUNDO SOUTH CAMPUS
SPECIFIC PLAN PROJECT
CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT
(STATE CLEARINGHOUSE NO. 2012101081)**

**PROFESSIONAL SPORTS HEADQUARTERS AND
TRAINING FACILITY PROJECT**

Prepared For:

City of El Segundo
350 Main Street
El Segundo, CA 90245

Prepared By:

Kimley-Horn and Associates, Inc.
1100 W. Town and Country, Suite 700
Orange, CA 92868

November 2021

TABLE OF CONTENTS

1	Introduction.....	1-1
1.1	Purpose of the Addendum.....	1-1
1.2	Statutory Authority and Requirements.....	1-1
1.3	Background and History.....	1-2
1.4	Summary of Analysis and Findings.....	1-3
1.5	Incorporation by Reference.....	1-4
2	Proposed Project Description.....	2-1
2.1	Proposed Project Location and Setting.....	2-1
2.2	Proposed Project Characteristics.....	2-3
2.3	Proposed Project Approvals.....	2-9
3	ESSCSP FEIR Environmental Impact Analysis Summary.....	3-1
4	Proposed Project Environmental Impact Analysis.....	4-1
4.1	Aesthetics.....	4-1
4.2	Agricultural and Forestry Resources.....	4-4
4.3	Air Quality.....	4-6
4.4	Biological Resources.....	4-12
4.5	Cultural Resources.....	4-15
4.6	Geology and Soils.....	4-17
4.7	Greenhouse Gas Emissions (Climate Change).....	4-22
4.8	Hazards and Hazardous Materials.....	4-27
4.9	Hydrology and Water Quality.....	4-34
4.10	Land Use and Planning.....	4-39
4.11	Mineral Resources.....	4-42
4.12	Noise.....	4-43
4.13	Population and Housing.....	4-46
4.14	Public Services.....	4-48
4.15	Recreation.....	4-53
4.16	Transportation.....	4-53
4.17	Utilities and Service Systems.....	4-58
4.18	Wildfire.....	4-64
4.19	Energy.....	4-64
4.20	Tribal Cultural Resources.....	4-66

LIST OF EXHIBITS

Exhibit 2-1: Development Agreement Phases 2-11

Exhibit 2-2: Regional Context..... 2-13

Exhibit 2-3: Local Context 2-15

Exhibit 2-4: Proposed Project Within the ESSCSP 2-17

Exhibit 2-5: Conceptual Site Plan for Corporate Headquarters 2-19

Exhibit 2-6: Corporate Headquarters Elevations..... 2-21

Exhibit 2-7: Conceptual Site Plan for Storage Building 2-23

Exhibit 2-8: Revised Land Use Plan..... 2-25

Exhibit 2-9: Revised Conceptual Site Plan..... 2-27

Exhibit 2-10: Conceptual Landscape Plan 2-29

LIST OF TABLES

Table 2-1: Existing Raytheon Campus Uses 2-2

Table 2-2: Existing Conceptual Development Scenario 2-3

Table 2-3: Comparison of Existing and Proposed Development Scenarios 2-4

Table 2-4: Comparison of Existing and Proposed Tract Maps 2-7

Table 4-1: Proposed Project Operational Emissions 4-10

Table 4-2: Proposed Project Business As Usual Greenhouse Gas Emissions 4-24

Table 4-3: Proposed Project Mitigated Greenhouse Gas Emissions 4-25

Table 4-4: Comparison of Existing and Proposed Employment Forecast 4-47

Table 4-5: Comparison of Existing and Proposed Trip Generation 4-55

Table 4-6: Proposed Project Potable Water Demand 4-61

Table 4-7: Proposed Project Wastewater Generation 4-62

Table 4-8: Proposed Project Solid Waste Generation 4-63

LIST OF APPENDICES

- A. ESSCSP Phase I Development Tracking Table
- B. Inventory of Applicable Mitigation Measures
- C. Trip Generation Assessment

Introduction



Prepared by
Kimley»Horn



1 INTRODUCTION

1.1 Purpose of the Addendum

This Addendum to the certified Raytheon El Segundo South Campus Specific Plan Project Final Environmental Impact Report (FEIR) (State Clearinghouse #No. 2012101081) (RBF Consulting, January 2015) has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] §§21000 et seq.); the State CEQA Guidelines (Title 14, California Code of Regulations [CCR] §§15000 et seq.); and the rules, regulations, and procedures for implementing CEQA as set forth by the City of El Segundo (City).

This Addendum has been prepared to address minor changes to the El Segundo South Campus Specific Plan (ESSCSP) (Specific Plan No. 11-01), as described below, resulting from the proposed Professional Sports Headquarters and Training Facility Project (Proposed Project).

1.2 Statutory Authority and Requirements

The City is the Lead Agency under CEQA. When only some changes or additions to a previously certified EIR are necessary and none of the conditions described in State CEQA Guidelines §15162 are met, CEQA allows the lead agency to prepare an addendum to a previously certified EIR (State CEQA Guidelines §15164(a)).

State CEQA Guidelines §15164 state the following concerning an Addendum to an EIR:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in §15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in §15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to §15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

State CEQA Guidelines §15162(a) specifies that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Additionally, pursuant to State CEQA Guidelines §15162(b), if changes to a project or its circumstances occur or new information becomes available after adoption of [an EIR or] a negative declaration, the lead agency shall prepare a subsequent EIR if required under State CEQA Guidelines § 15162(a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

New State CEQA Guidelines Appendix G thresholds do not constitute “new information” requiring additional environmental review.¹ State CEQA Guidelines §15164(a) states that “a lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in §15162 calling for preparation of a subsequent EIR have occurred.” Refer also to **Section 1.4: Summary of Analysis and Findings** below for findings concerning the Proposed Project.

1.3 Background and History

In 1978, a Precise Plan was approved for the approximately 142.28 gross acre Raytheon Company’s Space and Airborne Systems (SAS) facility Campus site (Raytheon Campus or Campus) in the City’s southeast portion to construct a total of 2,575,000 square feet (SF) of improvements for a floor area ratio (FAR) of 0.42. In 1987, the City Council approved the last modification of the Precise Plan. Under the existing

¹ *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301.

approvals at that time, the Campus was built close to the maximum FAR allowed, which caused the Raytheon Company (Raytheon) to utilize property in other areas outside the Campus. To make efficient use of the Campus, Raytheon proposed the ESSCSP in December 2011 to allow development of the Specific Plan area in several phases. The ESSCSP established a maximum allowable development intensity within the 142-acre Specific Plan area of 3,718,889 net SF² (4,231,547 gross SF)³ with any combination of allowed uses, provided that the FAR does not exceed a specified development square footage (at a maximum FAR of 0.60 within the ESSCSP area) and the specified peak hour trip ceiling on new development (26,585 daily trips, 3,042 AM peak hour trips, and 3,120 PM peak hour trips). It is noted, concerning Lots 7, 8, and 18 (in part) where the Proposed Project would be located, the ESSCSP anticipated development of approximately 327,680 net SF (367,002 gross SF) as discussed in detail in **Section 2.1.3: Existing General Plan and Zoning**, below. For purposes of this analysis, the entitled/assumed development of Lots 7, 8, and 18 (in part) hereinafter, is referred to as the “Approved Project.”

As of October 21, 2021 (i.e., inclusive of Phase I entitled development), approximately 1,866,750 net SF (approximately 2,095,950 gross SF) of entitled floor area remains within the ESSCSP; see **Appendix A: ESSCSP Phase I Development Tracking Table**.

An EIR was prepared to analyze the potential environmental impacts resulting from ESSCSP implementation. On December 15, 2015, the City adopted Resolution No. 4958, certifying the FEIR (Environmental Assessment No. EA-905), State Clearinghouse (SCH) No. 2012101081, in compliance with CEQA and the State CEQA Guidelines. On January 19, 2016, the City adopted Ordinance No. 1516 approving the ESSCSP. Among others, the approvals included Subdivision No. SUB 11-02 (Vesting Tentative Tract Map No. 71551) and Development Agreement No. DA 11-02. Vesting Tentative Tract Map No. 71551, which divided the ESSCSP area into 26 individual lots, was recorded November 27, 2019 (Instrument No. 20191313306); see **Exhibit 2-1: Development Agreement Phases**. Development Agreement No. DA 11-02 between the City and Raytheon Company, which specified the standards and conditions that would govern the property’s development and detailed the Applicant’s and City’s obligations, was recorded on December 13, 2016. The First Amendment to the Development Agreement, which was recorded on November 13, 2019, established four development phases for the ESSCSP area; see **Exhibit 2-1**.

On October 4, 2021, the City received applications for the Proposed Project.

1.4 Summary of Analysis and Findings

Based upon the analysis of potential environmental consequences anticipated to occur from implementation of the Proposed Project (see **Section 4.0: Proposed Project Environmental Impact Analysis**), the Proposed Project would not result in any new or more severe impacts that were not disclosed, analyzed, and mitigated for in the FEIR. As demonstrated in this Addendum, the Proposed Project’s potential impacts would either be the same or less than those anticipated for the Approved Project in the FEIR. In addition, there are no substantial changes to the circumstances under which the

² Net square footage is the usable area of a specified space and excludes unusable space (e.g., common areas, hallways, and mechanical rooms).

³ Gross square footage contains all areas of a building, including maintenance areas, walkways, balconies, attics, common areas, and any walkable areas of the building. Parking lots are not included in gross square footage.

Proposed Project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the FEIR, nor has any new information regarding the potential for new or more severe significant environmental impacts been identified. Therefore, in accordance with State CEQA Guidelines §15164, this Addendum to the previously certified FEIR is the appropriate environmental documentation for the Proposed Project. In taking action on any of the approvals, the decision-making body must consider the whole of the data presented in the FEIR, as augmented by this Addendum.

1.5 Incorporation by Reference

State CEQA Guidelines §15150 encourages environmental documents to incorporate by reference other documents that provide relevant data and analysis. The documents outlined below, which were utilized during preparation of this Addendum to the FEIR, are a matter of public record and are hereby incorporated by reference. These documents are available for review at the City of El Segundo Development Services Department, 350 Main Street, El Segundo, CA 90245.

- El Segundo General Plan
- El Segundo General Plan Final Environmental Impact Report
- El Segundo South Campus Specific Plan (Specific Plan No. 11-01) (RBF Consulting, October 2015)
- Raytheon El Segundo South Campus Specific Plan Project Final Environmental Impact Report (State Clearinghouse #No. 2012101081) (RBF Consulting, January 2015)

Proposed Project Description



Prepared by
Kimley»Horn



2 PROPOSED PROJECT DESCRIPTION

2.1 Proposed Project Location and Setting

2.1.1 Proposed Project Location

The approximately 142-acre ESSCSP area is in the County of Los Angeles, approximately 19 miles southwest of Downtown Los Angeles; see **Exhibit 2-2: Regional Context** and **Exhibit 2-3: Local Context**. The Proposed Project involves 63.13 acres within the ESSCSP area when accounting for all lots where modifications are proposed; see **Exhibit 2-4: Proposed Project Within the ESSCSP** for the Proposed Project's location within the ESSCSP area.

2.1.2 Proposed Project Setting (Existing Conditions)

The ESSCSP area is in the City's southeast quadrant, in a predominantly light industrial area. The ESSCSP area is bounded by El Segundo Boulevard to the north, the elevated Los Angeles County Metropolitan Transportation Authority (Metro) C (Green) Line and an older industrial subdivision on Coral Circle to the east, a Union Pacific Railroad spur and the El Segundo sump to the south, and a Southern California Edison high voltage transmission easement to the west.

The existing Raytheon Campus, inclusive of the demolition, includes approximately 1,788,889 net SF of mixed development within the 142-acre ESSCSP area. As indicated in **Table 2-1: Existing Raytheon Campus Uses**, there are 11 buildings on the Campus, including a recreation facility.

The Proposed Project site is on generally level terrain and is fully built out and improved. Within Lots 7 and 8, the Proposed Project site is developed with various Raytheon uses/facilities, including approximately 13,196 SF of floor space in three buildings (E-20, which consists of two buildings, and E-21) used for storage and ancillary uses, various shade and other structures, an asphalt-paved surface parking lot, and ornamental landscaping. Within Lot 18, where the new storage building would be constructed, the Proposed Project site is developed with an unused wastewater treatment facility and an asphalt-paved surface parking lot, both Raytheon facilities. The following uses surround the Proposed Project site:

- **North:** Raytheon Campus and associated surface parking lot;
- **South:** Vacant lot and Union Pacific Railroad spur;
- **East:** Metro C (Green) Line light rail and commercial offices; and
- **West:** Vacant lot and the Edward C. Little Water Recycling Facility.

Table 2-1: Existing Raytheon Campus Uses

Building	Use	Net Square Footage
E-1	Office, Lab/R&D, Warehouse	996,871
E-2	Office, Lab/R&D, Warehouse	39,082
E-3	Office, Lab/R&D, Warehouse	28,383
E-4	Office, Lab/R&D, Warehouse	670,619
E-5	Office, Lab/R&D, Warehouse	1,705
E-6	Office	2,263
E-7	Office, Lab/R&D, Warehouse	49,966
E-20 ^{1,2}	Warehouse	9,245
E-21 ^{1,2}	Office, Warehouse	3,951
E-23 ²	Warehouse	428
E-24 ^{2,3}	Recreation	0
Subtotal		1,802,513⁴
E-20, E-21, E-23, E-24 ²	SP and FEIR Assumed as Demolished	-13,624
Total Existing Campus Uses After Demolition		1,788,889
Notes:		
1. On the Proposed Project site.		
2. Buildings E-20 (9,245 SF), E-21 (3,951 SF), E-23 (428), and E-24 (0 SF) were assumed as demolished and thus were previously excluded from the Existing Campus Uses calculation; see ESSCSP Table III-1, <i>Land Use Summary</i> , and FEIR Table 3-4, <i>Land Use Summary</i> .		
3. Building E-24 includes locker rooms, restroom and shower rooms which are non-assignable areas for purposes of net square footage.		
4. See FEIR Table 3-1, <i>Existing Development</i> .		
Source: ESSCSP Table I-1, <i>Existing Uses</i> .		

2.1.3 Existing General Plan and Zoning

The El Segundo General Plan (ESGP) Land Use Map depicts the City's land use designations and indicates the Proposed Project site is designated "El Segundo South Campus Specific Plan." The ESGP Land Use Element further describes the ESSCSP, as follows:

"Permits a mix of office, commercial, retail, research and development, industrial, and related recreational uses. The maximum overall FAR in the Specific Plan is 0.60, based on the gross square foot size of the Specific Plan project area. (Reso 4958, GPA 11-01, 9/1/09)."

The El Segundo Zoning Map depicts the location and boundaries of the City's various zones and indicates the Proposed Project site is zoned "ESSCSP – El Segundo South Campus Specific Plan," which allows for commercial/office mixed-use, office/industrial mixed-use, and recreation/open space uses. The ESSCSP is a comprehensive policy and regulatory guidance document for the development of all properties within

the ESSCSP area. By providing the necessary regulatory and design guidance, the ESSCSP ensures that future development implements the ESGP goals and policies.

The ESSCSP includes a land use plan, among other components. The ESSCSP Land Use Plan establishes the maximum allowable development within the ESSCSP area boundaries. As stated in the ESSCSP, the maximum development potential within the 142.28-acre Campus is based upon a FAR of 0.60, resulting in a maximum development intensity of 3,718,889 net SF (4,231,547 gross SF). ESSCSP Table III-1, *Land Use Summary*, anticipates that the allowed new development would total 1,930,000 net SF, or 2,161,600 gross SF.⁴ To allow for maximum flexibility within the Specific Plan area, the ESSCSP utilizes a mixed-use concept, with regulatory mechanisms to allow for transfers between land use types and planning areas, subject to various requirements concerning FAR, allowable land uses, and AM, PM, and daily trip generation ceilings.

ESSCSP Exhibit 5, *Land Use Plan*, depicts the ESSCSP's land use plan and indicates the Proposed Project site is designated Office/Industrial Mixed Use (O/I MU) and Recreation/Open Space (REC/OS). The Office/Industrial Mixed Use (O/I MU) land use category includes a full range of commercial, office, warehousing, and light industrial land uses, allowing for new light industrial/R&D, office, and commercial uses. The Recreation/Open Space category includes the ESSCSP's private recreation facility. The ESSCSP's conceptual site plan is shown in ESSCSP Exhibit 6, *Conceptual Site Plan*. ESSCSP Table III-2, *Land Use – Project Development Scenario*, shows a potential implementation of the ESSCSP's land uses and standards based upon Vesting Tentative Tract Map No. 71551 and the Conceptual Site Plan depicted in ESSCSP Exhibit 6. **Table 2-2: Existing Conceptual Development Scenario** provides the existing conceptual development capacity specifically concerning Lots 7, 8, and 18 (in part), based on ESSCSP Table III-2.

Table 2-2: Existing Conceptual Development Scenario

Lot	Use	Acres	Building Area (Net) (SF)	Building Area (Gross) (SF)	Assumed FAR
7	Office	4.75	163,840	183,500.8	0.79
8	Office	5.81	163,840	183,500.8	0.65
18 (in part) ¹	<i>Not applicable</i>				
Total		10.56	327,680	367,002	
Note:					
1. For Lot 18, the Specific Plan assumed 670,619 net SF (783,689 gross SF) of Existing Campus Uses - no new development was assumed.					
Source: ESSCSP Table III-2, Land Use – Project Development Scenario.					

2.2 Proposed Project Characteristics

The Applicant seeks approval of the Proposed Project for development of a corporate office headquarters on Lots 7 and 8 (ESSCSP Phase II area) and a pre-engineered manufactured storage building on Lot 18 (ESSCSP Phase IV area), at the ESSCSP area's southeast corner. **Table 2-3: Comparison of Existing and**

⁴ City of El Segundo. (2015). El Segundo South Campus Specific Plan. Retrieved from <https://www.elsegundo.org/home/showpublisheddocument/351/637110579836730000> (accessed August 27, 2021).

Proposed Development Scenarios, compares the Proposed Project’s development capacity to the Approved Project’s development capacity.

Table 2-3: Comparison of Existing and Proposed Development Scenarios

Description	Use	Building Area (Net) (SF)	Building Area (Gross) (SF)
Existing Conceptual Development Scenario			
Lots 7 & 8	Office	327,680	367,002
Proposed Conceptual Development Scenario			
Lots 7 & 8 Building E-20 Demolition ¹	Warehouse	-9,245	-9,245
Lots 7 & 8 Building E-21 Demolition ¹	Warehouse	-3,951	-3,951
<i>Subtotal Demolition</i>		<i>-13,196</i>	<i>-13,196</i>
Lots 7 & 8 New Construction	Office	126,448	148,050
Lot 18 (in part)	Warehouse	5,237	5,865
Total²		131,685	153,915
Change (number)		-195,995	-213,087
Change (percent)		-60%	-58%
Notes:			
1. Buildings E-20 (9,245 SF) and E-21 (3,951 SF) were assumed as demolished and thus were previously excluded from the Existing Campus Uses calculation; see ESSCSP Table III-1 and FEIR Table 3-4.			
2. No credit taken for demolished Buildings E-20 and E-21 given these were previously excluded from Existing Campus Uses calculation; see Note No. 1 above.			

To accommodate the proposed development, the Proposed Project involves the following entitlements: SPR No. 21-01 for Site Plan Review of the Phase II area and SPR 21-02 for Site Plan Review of the Phase IV area; Minor Modifications to the ESSCSP (Specific Plan No. 11-01); Subdivision No. SUB 21-03 for Vesting Tentative Tract Map No. 83507; and Amendment No. 2 to Development Agreement No. DA 11-02.

2.2.1 Site Plan Review

The Proposed Project involves four key components:

- (1) The first component is the construction of a three-story corporate headquarters building totaling approximately 122,080 net SF (approximately 143,250 gross SF); see **Exhibit 2-5: Conceptual Site Plan for Corporate Headquarters** and **Exhibit 2-6: Corporate Headquarters Elevations**. The headquarters building would include dining areas, an auditorium, conference rooms, locker rooms, training rooms, a weight room, office space, storage rooms, a service area, and mechanical and electrical rooms. The headquarters building would have a maximum height of approximately 50 feet above ground surface (54 feet to top of parapet at elevator overrun); see **Exhibit 2-5** and **Exhibit 2-6**.

The headquarters building would house operations and business operations staff with typical business hours from 6:30 AM to 5:30 PM. A total of approximately 270 personnel would be employed at the corporate headquarters on a typical workday.

- (2) The second component is the construction of two single-story groundskeeping and maintenance buildings totaling approximately 4,368 net SF (approximately 4,800 gross SF) at the Proposed Project site's northeastern corner.
- (3) The third component is the construction of three full-size natural grass fields with a 29 feet and 4 inch to 30-foot wide artificial turf perimeter are proposed at the site's eastern portion. The three natural grass fields with the artificial turf perimeter would be 362 feet wide by 546 feet long.

To serve Proposed Project components 1 through 3, 348 at-grade parking spaces would be provided in two surface parking lots (i.e., southern and eastern). Of the 348 parking spaces, 24 spaces would be electric vehicle (EV)-capable. A security booth would be located at the corporate headquarters' southern parking lot.

Six types of perimeter fencing are proposed on the corporate headquarters site to buffer views of the proposed uses from adjacent areas, and specifically to prevent visibility into the corporate headquarters building and grass fields.

- Type 1 and Type 2 Fencing: 8-foot high black metal vertical picket security fence around the perimeter of the fields. The fencing would be located to the north of the field adjacent to South Hughes Way and to the east and south of the fields adjacent to the maintenance building and parking lot. Additional colored panels for banners located at the entrance to the fields in proximity to the maintenance access drive are proposed.
 - Type 3 Fencing: 32-foot high tall netting to block views from the elevated Metro C (Green) Line to the Proposed Project site.
 - Type 4 Fencing: 8.0-foot high black chain link fencing along the Proposed Project site's southern boundary adjacent to the southern surface parking lot.
 - Type 5 Fencing: Existing 8-foot high silver chain link fencing to the west of the Type 4 fencing along the Proposed Project site's southern boundary to the south of the western surface parking lot.
 - Type 6 Fencing: 3.5-foot high black fencing located along the western parking lot's northern boundary.
- (4) The fourth component is the construction of a pre-engineered manufactured storage building totaling approximately 5,237 net SF (5,865 gross SF); see Exhibit 2-7: Conceptual Site Plan for Storage Building. The storage building would be used for Raytheon's business activities and does not include any employee-occupiable space. The building would be one-story and would be approximately 21 feet and 2 inches high. The building would be located on an existing foundation. Existing landscaping along South Hughes Way would remain. A 6-foot high chain link fence would be provided around the building's perimeter, with two chain link gates and two chain link rolling gates.

2.2.2 Minor Modifications to the ESSCSP (Specific Plan No. 11-01)

The ESSCSP includes a land use plan (ESSCSP Exhibit 5) to establish the land use plan categories within the ESSCSP area boundaries. **Exhibit 2-8: Revised Land Use Plan** depicts the existing and proposed ESSCSP land use plans. **Exhibit 2-9: Revised Conceptual Site Plan** depicts the existing and proposed ESSCSP conceptual site plan. To implement these proposed changes, the following Minor Modifications to the ESSCSP are proposed:

- **Exhibits.** Modifications to various ESSCSP exhibits are proposed, including the Land Use Plan (ESSCSP Exhibit 5), Conceptual Site Plan (ESSCSP Exhibit 6), Vesting Tentative Map #71551 (ESSCSP Exhibit 7), Utilities (ESSCSP Exhibits 8 through 12), and Infrastructure (Exhibits 13 through 16).
- **Nash Street Extension.** The proposed modifications include realigning the Nash Street extension. The modifications to the Nash Street extension require minor utility relocations, as depicted in proposed ESSCSP Exhibits 8 through 16.
- **Recreational Facilities.** The proposed modifications would decrease the land available for the ESSCSP Raytheon employee private outdoor recreational facilities (from approximately 7.54 acres on Lot 11 to approximately 7.34 acres on Lots 10 and 11).
- **Coral Circle Connection.** The proposed modifications would realign/relocate the Coral Circle connection to the Nash Street extension through Lots 20 and 22. The proposed modified circulation pattern would continue to provide for possible future connection from the Nash Street extension to Coral Circle (an easement through Lots 20 and 22) and capacity for additional parking for the Coral Circle businesses (Lots 20 and 22).

Various ESSCSP text revisions are also proposed to account for the modifications described above.

2.2.3 Subdivision No. Sub 21-03 (Vesting Tentative Tract Map No. 83507)

Vesting Tentative Tract Map (VTTM) No. 83507 would be required to finalize the proposed Nash Street extension and accommodate lots needed to implement the Proposed Project. VTTM No. 83507 proposes a new one phase subdivision of the property into 26 separate parcels, including parcels for future streets.

Table 2-4: Comparison of Existing and Proposed Tract Maps details the VTTM modifications to implement the Proposed Project:

Table 2-4: Comparison of Existing and Proposed Tract Maps

Lot #	Existing		Proposed	
	VTTM No. 71551 ¹ Lot Number	Lot Size	VTTM No. 83507 ² Lot Number	Lot Size
1	1		-	
2	2		-	
3	3		-	
4	4		-	
5	-	312,543	5	190,853
6	-	195,471	6	198,958
7	-	206,967	7	248,588
8	-	253,088	8	351,412
9	-	73,235	9	121,690
10	-	65,052	10	150,961
11	-	328,296	11	168,966
12	12		-	
13	13		-	
14	14		-	
15	15		-	
16	16		-	
17	17		-	
18	-	799,640	1	801,916
19	-	363,159	2	342,894
20	-	15,941	3	28,004
21	-	99,992	4	100,387
22	-	14,458	12	18,233
23	-	21,944	13	26,904
24	24		-	
25	25		-	
26	26		-	
Notes:				
1. The existing lot numbers are provided under “Land Use Plan (Existing)” in Exhibit 2-8: Revised Land Use Plan .				
2. The proposed lot numbers are provided under “Land Use Plan (Proposed)” in Exhibit 2-8: Revised Land Use Plan .				

2.2.4 Lighting and Signage

Various types of lighting would be provided across the Proposed Project site. The corporate headquarters’ southern and western parking lots would include lighting fixtures above the parking spaces and along the parking lot perimeters. Additionally, similar lighting fixtures would be provided adjacent to the maintenance building east of the grass fields (as described in the *Site Plan Review* subsection above). For

the corporate headquarters building, ceiling slot lighting would be fixed to the façade along the building's western frontage. Floodlights with glare control and mounted lights behind façade screens would be provided on the headquarters building southern frontage. Pedestrian pole lights would be provided by the headquarters building lobby. Ten approximately 70-foot high mounted poles with high performance low-spill LED shielded fixtures approximately 70 feet high would be provided around the natural grass fields. The fixtures would provide an average of 150 footcandles at the playing surface, with a maximum of 8 footcandles of spill light at the Proposed Project site boundary. While there is potential for nighttime use of the fields, the Proposed Project would comply with ESSCSP Chapter V, *Design Guidelines*, which states that all lighting would prevent direct glare onto adjacent properties.

Signage will consist of internally illuminated wall signs, illuminated freestanding letters and surface applied architectural wall graphics with team and/or sponsor-related branding. Signage would be provided on all four elevations of the headquarters building. A monument sign, approximately 16.5 feet wide by 5 feet tall made of concrete and aluminum, is proposed at the western corner of the Proposed Project site by South Hughes Way. The monument sign would include illuminated graphics.

2.2.5 Access

Regional access to the Proposed Project site would continue to be provided via I-105 to the north, with an exit at North Nash Street, and via I-405 to the east, with an exit at West El Segundo Boulevard.

Local access to the Proposed Project would be provided via South Hughes Way, which is a six-lane divided roadway trending in an east-west direction. This entrance would provide right-in and right-out only traffic. Secondary access would be provided via the proposed North Nash Street extension, which would be a four-lane undivided roadway trending in a north-south orientation. This entrance would allow both left and right turns for ingress and egress traffic. Both streets would provide bicycle and pedestrian access to the Proposed Project site.

Headquarters employees and visitors would enter the headquarters building from the south via a secured gated area. Visitors, media, or other staff would enter the building through the west via the main entry lobby.

2.2.6 Parking

The Proposed Project would provide 348 at-grade parking spaces at two surface parking lots (i.e., southern and western). Of the 348 spaces, 24 would be EV-capable. Parking for staff and visitors would be provided at the western portion of the Proposed Project site to the west of the headquarters building. All 158 spaces for staff and visitor parking would be standard (9'x19') stalls. On the southern portion of the Proposed Project site, 187 spaces would be provided for employee parking. An additional three spaces would be provided east of the grass fields for the maintenance building. Bus parking would be provided along the headquarters building. Parking would be provided through controlled access that incorporates gates and security cameras.

A truck dock and loading/staging area is proposed at the headquarters building southwest corner, adjacent to the building's main equipment storage area. In total, 20 bicycle parking stalls would be provided south of the headquarters building.

2.2.7 Landscaping

The Proposed Project's landscaping is depicted in **Exhibit 2-10: Conceptual Landscape Plan**. The Proposed Project would include approximately 325,458 SF of landscaped area. Planted areas (40,814 SF) would be provided around the headquarters building perimeter and as buffers to the south and east of the Proposed Project site. Hardscape (approximately 30,030 SF) would include a paved plaza to the west of building and a paved paseo and maintenance access to the north of the building. The sports fields would be natural grass (approximately 197,652 SF), while the fields' edges would be artificial turf (approximately 56,692 SF). There are 58 trees existing on-site, none of which would be retained. The Nash Street frontage would provide approximately 47 street trees. In the parking area, the Proposed Project would provide 32 trees, with the other 32 trees substituted by overhead photovoltaic (PV) panels. The ESSCSP requires that landscaped areas must cover five percent of the vehicular use area, and that each parking space must be located within 30 feet of a tree. Of this requirement, the Proposed Project would substitute 22 trees with the overhead PV panels.

2.2.8 Site Excavation and Grading

Proposed Project development would require approximately 45,000 cubic yards (cy) of cut and 61,000 cy of fill, resulting in a net of 16,000 cy of fill import.

2.2.9 Construction Schedule

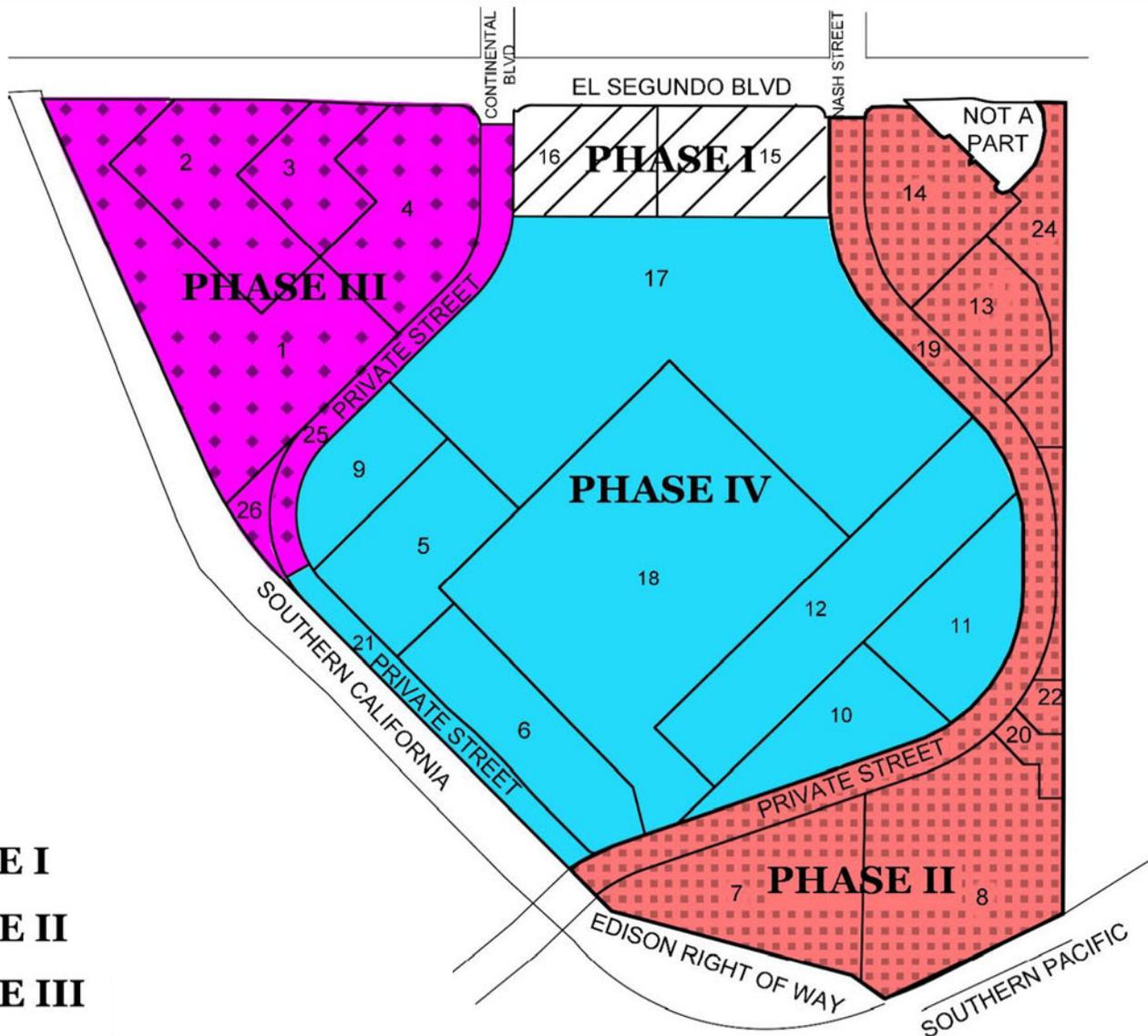
Construction would occur in one phase for a total of 25 months. Construction would take place Monday through Saturday from 7:00 AM to 6:00 PM. Demolition and site grading would start in April 2022 and last until September 2022. Approximately 13,196 SF of existing building space in Lots 7 and 8 would be demolished and the wastewater treatment facility in Lot 18 would be removed. Building and site construction is anticipated to begin September 2022 and is anticipated to end May 2024. The Proposed Project is estimated to be operational in May 2024.

2.3 Proposed Project Approvals

The City is the Lead Agency as set forth in Public Resources Code §21067 and is responsible for reviewing and approving this Addendum to the FEIR. In addition to the Addendum, the City will consider the following discretionary approvals for the Proposed Project:

- Environmental Assessment No. EA-1305;
- Site Plan Review No. 21-01 for Sports Facility;
- Site Plan Review No. 21-02 for Storage Facility;
- Minor Modifications to Specific Plan No. 11-01;
- A new Subdivision Map No. 21-03; and
- A Second Amendment to Development Agreement No. DA 11-02.

This page intentionally left blank.



-  **PHASE I**
-  **PHASE II**
-  **PHASE III**
-  **PHASE IV**

Source: Amended Development Agreement 2019 Exhibit F

EXHIBIT 2-1: DEVELOPMENT AGREEMENT PHASES

Professional Sports Headquarters and Training Facility Project Addendum EIR



This page intentionally left blank.

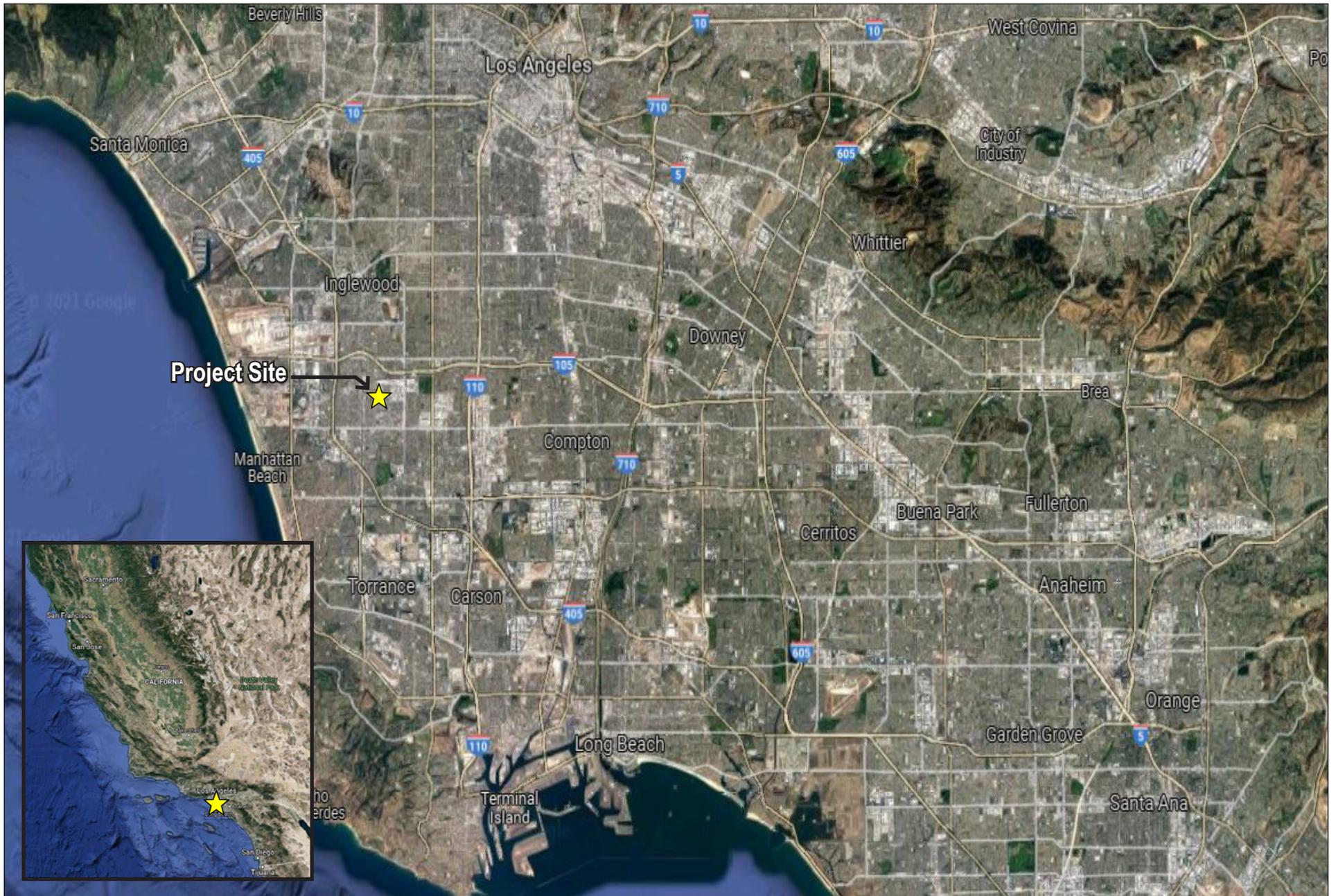


EXHIBIT 2-2: REGIONAL CONTEXT

Professional Sports Headquarters and Training Facility Project Addendum EIR

This page intentionally left blank.



EXHIBIT 2-3: LOCAL CONTEXT

Professional Sports Headquarters and Training Facility Project Addendum EIR

This page intentionally left blank.



EXHIBIT 2-4: PROPOSED PROJECT WITHIN THE ESSCSP

Professional Sports Headquarters and Training Facility Project Addendum EIR

This page intentionally left blank.



PARKING COUNTS - VEHICLE & BIKE

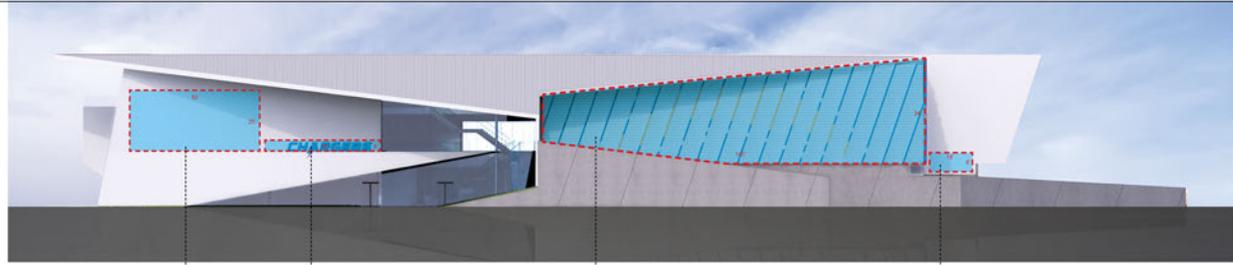
MAIN BUILDING	TYPE / CLASSIFICATION	GROSS BUILDING SF	NET BUILDING SF	PARKING PER SF	SPACES / STALLS REQUIRED
	OFFICE	140,250	120,000	1/1000 FOR 1ST 25,000 SF 1/800 FOR 2ND 25,000 SF 1/400 FOR REST - 70,000 SF 1 PER EA 1,000 SF	89 72 181 7
GROUNDKEEPING BUILDING	MAINTENANCE & STORAGE	4,800	4,300		0
TOTAL REQUIRED:					342
TOTAL PROVIDED:					348
SURPLUS / DEFICIT:					6
ADA PARKING REQUIRED (8% ADA SPACES, 2% OF WHICH ARE VAN PARKING)					28
ADA PARKING PROVIDED (8% ADA SPACES, 2% OF WHICH ARE VAN PARKING)					28
BIKE PARKING REQUIRED (1% RESIDENTIAL)					10
BIKE PARKING PROVIDED (1% FOR PORTION ABOVE 10,000 SF)					10
TOTAL BIKE PARKING REQUIRED:					20



EXHIBIT 2-5: CONCEPTUAL SITE PLAN FOR CORPORATE HEADQUARTERS
Professional Sports Headquarters and Training Facility Project Addendum EIR



This page intentionally left blank.



SIGNAGE
1,250 SF

SIGNAGE
300 SF

SIGNAGE
4,760 SF

SIGNAGE
108 SF

WEST ELEVATION - FACING TOWARD THE PARKING LOT
TOTAL FAÇADE AREA: 17,732 SF



SIGNAGE
240 SF

SIGNAGE
850 SF

SIGNAGE
2.5x120'

EAST ELEVATION - FACING TOWARD THE FIELD
TOTAL FAÇADE AREA: 17,814 SF

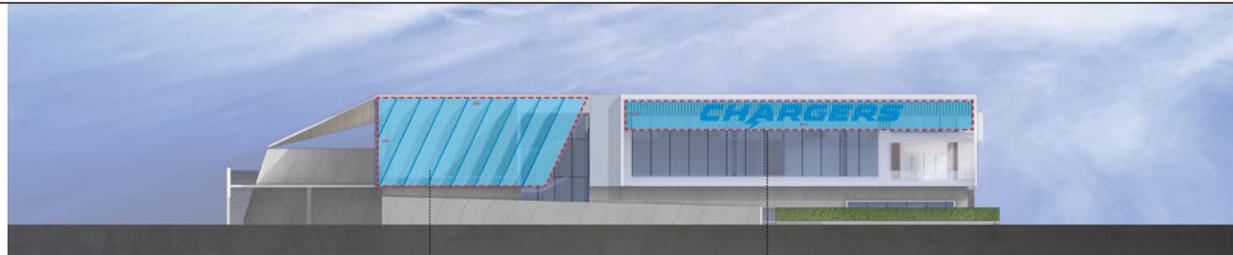


SIGNAGE
160 SF

SIGNAGE
648 SF

SIGNAGE
750 SF

NORTH ELEVATION - FACING TOWARD THE STREET
TOTAL FAÇADE AREA: 10,618 SF



SIGNAGE
2,250 SF

SIGNAGE
1,280 SF

SOUTH ELEVATION - FACING TOWARD THE RAIL YARD
TOTAL FAÇADE AREA: 11,200 SF

EXHIBIT 2-6: CORPORATE HEADQUARTERS ELEVATIONS

Professional Sports Headquarters and Training Facility Project Addendum EIR

This page intentionally left blank.

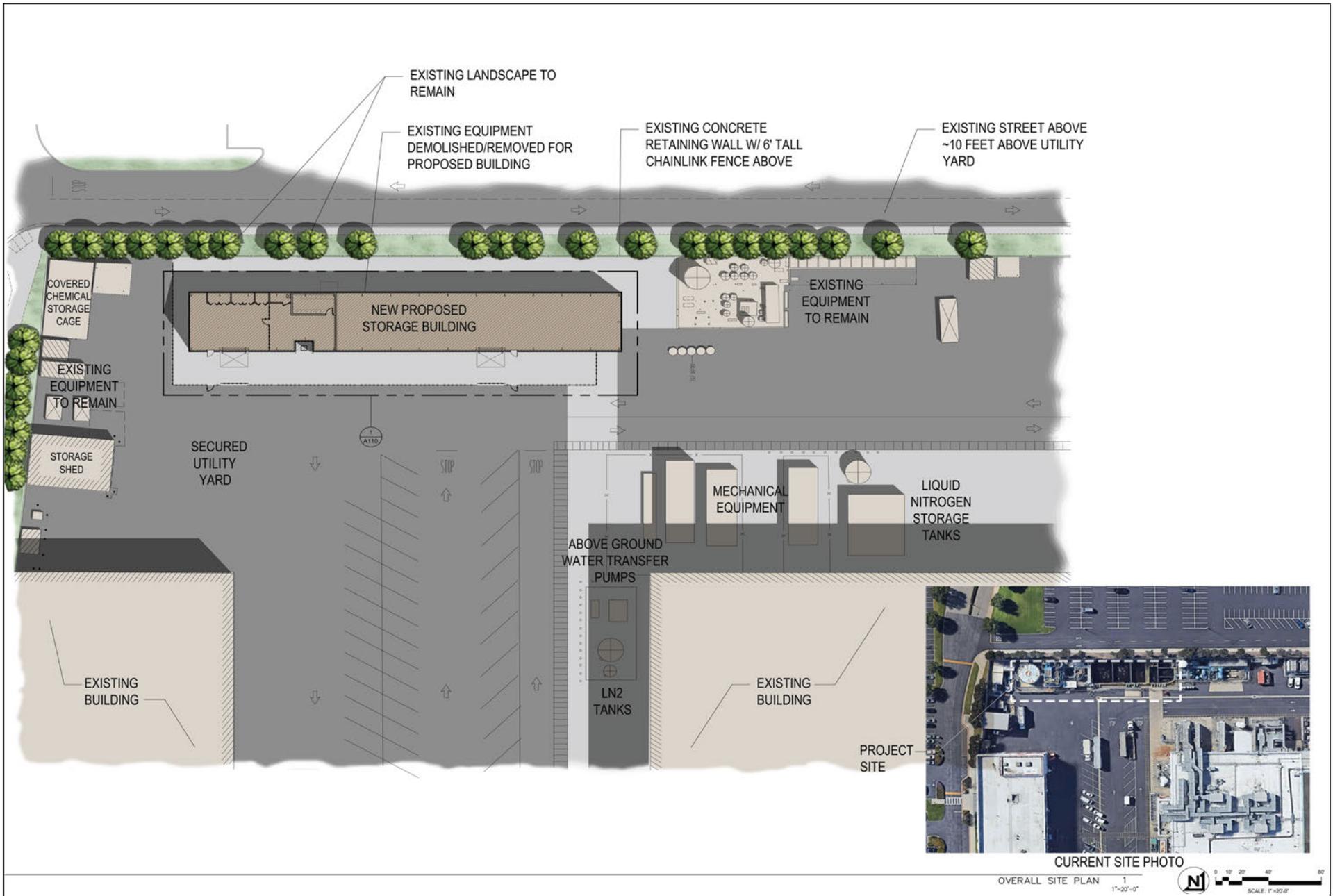
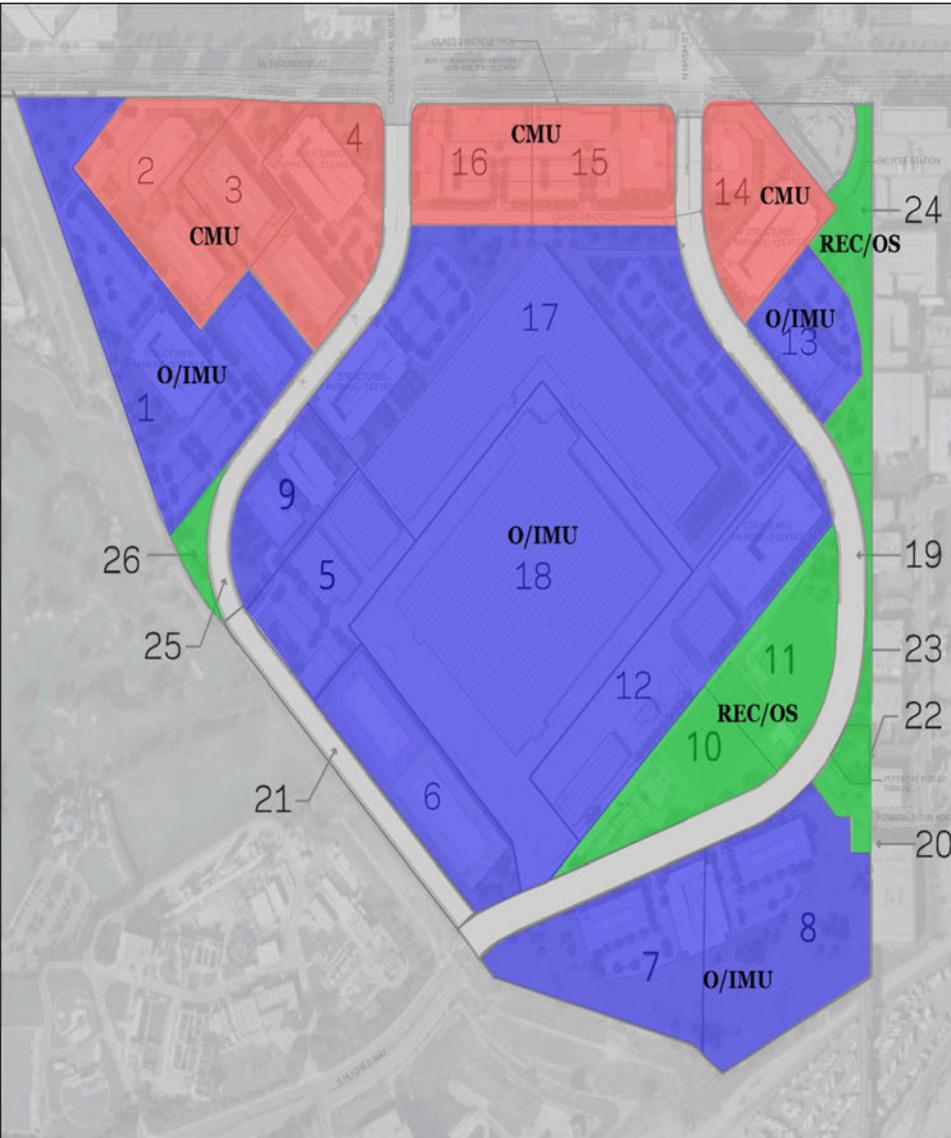


EXHIBIT 2-7: CONCEPTUAL SITE PLAN FOR STORAGE BUILDING
 Professional Sports Headquarters and Training Facility Project Addendum EIR

This page intentionally left blank.



Land Use Plan (Existing)



Land Use Plan (Proposed)

- Commercial / Office Mixed Use
- Office / Industrial Mixed Use
- Recreation/Open Space

- Commercial / Office Mixed Use
- Office / Industrial Mixed Use
- Recreation / Open Space

EXHIBIT 2-8: REVISED LAND USE PLAN

Professional Sports Headquarters and Training Facility Project Addendum EIR

This page intentionally left blank.

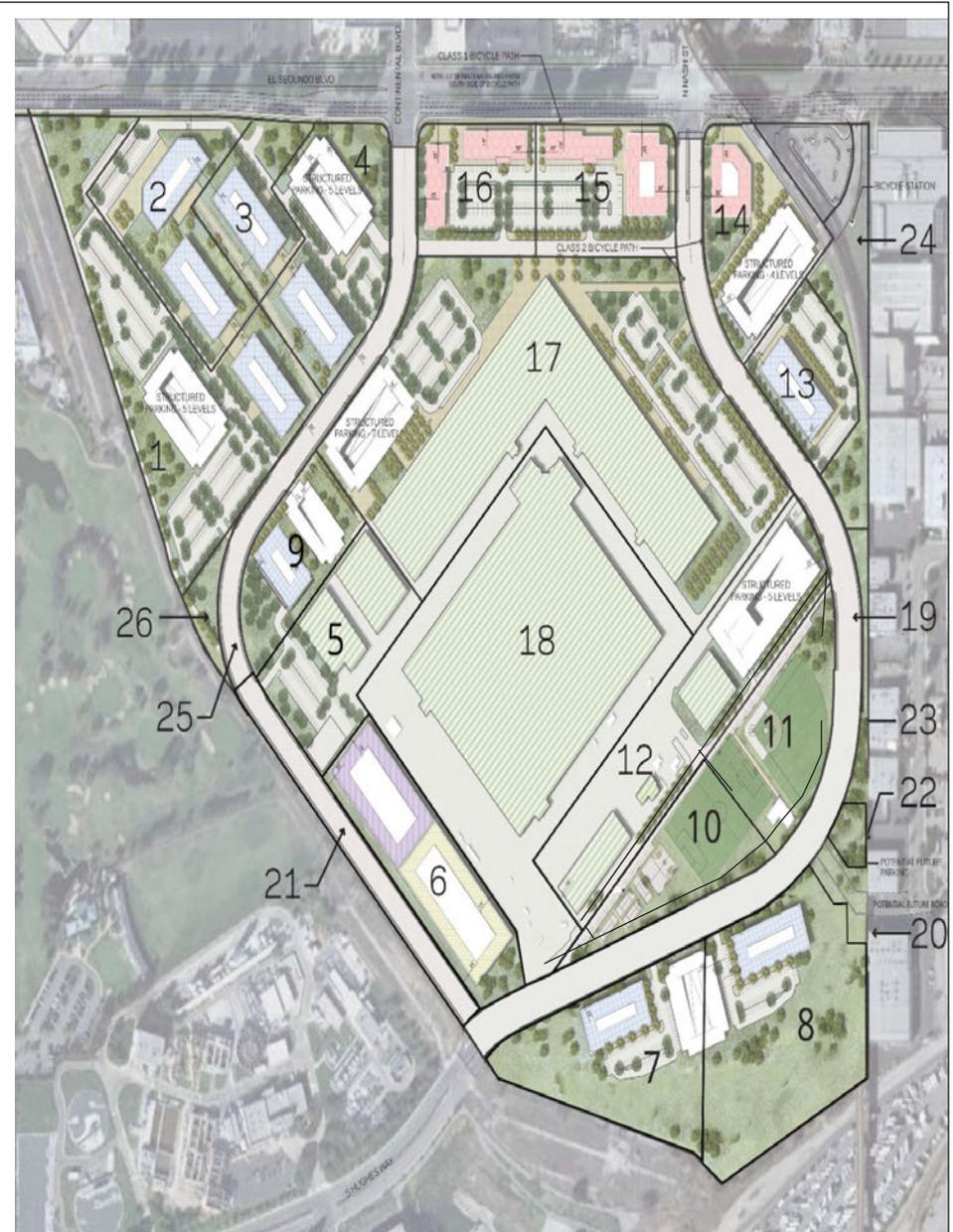
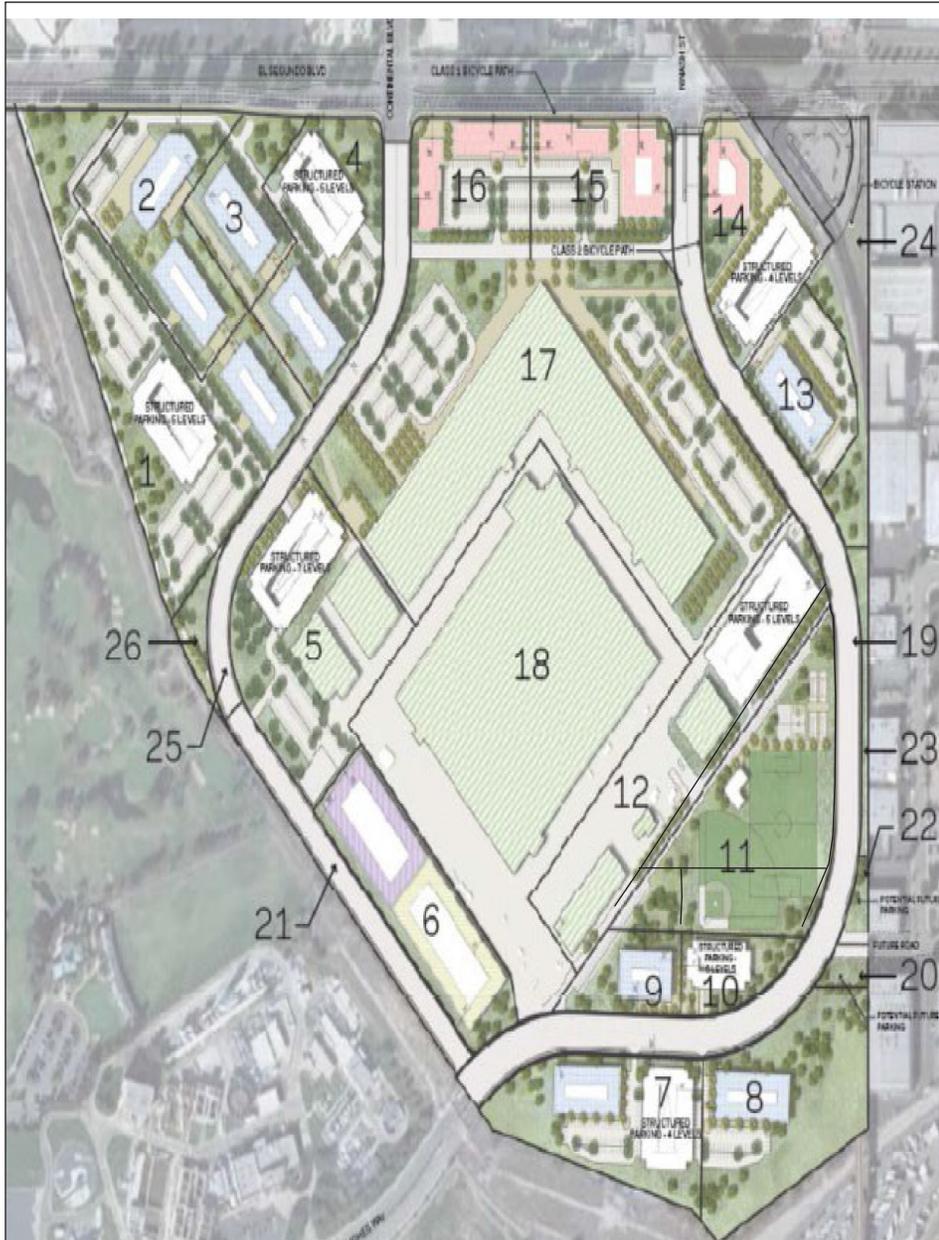


EXHIBIT 2-9: REVISED CONCEPTUAL SITE PLAN

Professional Sports Headquarters and Training Facility Project Addendum EIR

This page intentionally left blank.



LANDSCAPE AREA	
PLANTED AREAS	40,814 SQFT
HARDSCAPE AREAS	30,030 SQFT
SPORTS FIELD EDGE - ARTIFICIAL TURF	56,962 SQFT
SPORTS FIELD - NATURAL LAWN	197,652 SQFT
TOTAL LANDSCAPE AREAS	325,458 SQFT

PROPERTY PERIMETER	
REQUIREMENTS FOR GENERAL AND SOUTH CAMPUS PLAN: (1) SHADE TREE MUST BE PROVIDED FOR EVERY (25') OF STREET FRONTAGE.	
STREET FRONTAGE: 1,046 LF = 42 TREES REQUIRED	
TREES PROVIDED: 47	

BUILDING PERIMETER	
REQUIREMENTS FOR GENERAL AND SOUTH CAMPUS PLAN: A MINIMUM HORIZONTAL DEPTH OF (5') OF LANDSCAPE SHALL BE PROVIDED AROUND THE BUILDING.	
PROVIDED: LANDSCAPE MATERIALS ARE PROVIDED A MINIMUM OF (5') AROUND THE PERIMETER OF THE BUILDING (REFER TO THIS SHEET FOR LANDSCAPE AREA).	

VEHICULAR USE AREA (VUA)		
GENERAL PLAN REQUIREMENTS: THERE SHALL BE ONE (1) TREE FOR EVERY THREE THOUSAND (3,000) SQUARE FEET OF VUA, WITH LANDSCAPE AREAS TO COVER FIVE PERCENT (5%).		
(VUA) SQUARE FEET: 194,142	LANDSCAPE AREA PROVIDED: 28,077	PERCENTAGE: 13.4%

(VUA) SQUARE FEET: 194,142 / 3,000 = 64 TREES REQUIRED
GENERAL PLAN: TREES PROVIDED: 33
32 TREES SUBSTITUTED BY OVERHEAD PHOTOVOLTAIC PANELS
SOUTH CAMPUS PLAN REQUIREMENTS: LANDSCAPE AREAS TO COVER FIVE PERCENT (5%) OF THE VUA, WITH A MINIMUM OF (5') BUFFERS AT ALL PARKING LOT EDGES. EACH PARKING SPACE MUST BE LOCATED WITH (30') OF A TREE, AND ALL PLANTING AREAS CONTAINING TREES WHICH HAVE A MINIMUM (5') WIDTH.
SOUTH CAMPUS PLAN: 22 TREES SUBSTITUTED BY OVERHEAD PHOTOVOLTAIC PANELS

- ① VEHICULAR USE AREA
- ② PLANTED SLOPE
- ③ PAVED PLAZA
- ④ PAVED PASEO AND MAINTENANCE ACCESS
- ⑤ POOL AREA
- ⑥ PLANTED BUFFER
- ⑦ SPORTS FIELDS



EXHIBIT 2-10: CONCEPTUAL LANDSCAPE PLAN

Professional Sports Headquarters and Training Facility Project Addendum EIR

This page intentionally left blank

ESSCSP FEIR Environmental Impact Analysis Summary



Prepared by
Kimley»Horn



3 ESSCSP FEIR ENVIRONMENTAL IMPACT ANALYSIS SUMMARY

The ESSCSP FEIR's environmental impacts are summarized below:

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the ESSCSP project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the ESSCSP project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the ESSCSP project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. BIOLOGICAL RESOURCES. Would the ESSCSP project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. CULTURAL RESOURCES. Would the ESSCSP project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. GEOLOGY AND SOILS. Would the ESSCSP project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
known fault? Refer to Division of Mines and Geology Special Publication 42.				
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. GREENHOUSE GAS EMISSIONS. Would the ESSCSP project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. HAZARDS AND HAZARDOUS MATERIALS. Would the ESSCSP project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. HYDROLOGY AND WATER QUALITY. Would the ESSCSP project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow??	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. LAND USE AND PLANNING. Would the ESSCSP project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local costal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating and environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. MINERAL RESOURCES. Would the ESSCSP project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. NOISE. Would the ESSCSP project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. POPULATION AND HOUSING. Would the ESSCSP project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. PUBLIC SERVICES. Would the ESSCSP project:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. RECREATION. Would the ESSCSP project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. TRANSPORTATION/TRAFFIC. Would the ESSCSP project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. UTILITIES AND SERVICE SYSTEMS. Would the ESSCSP project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL IMPACTS Issues	Significant and Unavoidable Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Proposed Project Environmental Impact Analysis



Prepared by
Kimley»Horn



4 PROPOSED PROJECT ENVIRONMENTAL IMPACT ANALYSIS

The scope of the City's review of the Proposed Project is set forth in the State CEQA Guidelines. As stated in **Section 1.2: Statutory Authority and Requirements**, this review is limited to evaluating the Proposed Project's environmental effects when compared to the Approved Project, as evaluated in the FEIR. This Addendum also considers new information, if any, of substantial importance that was not known and could not have been known with the exercise of reasonable due diligence at the time the FEIR was certified.

As stated in **Section 1.4: Summary of Analysis and Findings**, pursuant to State CEQA Guidelines §15162, since the City has determined that Proposed Project implementation does not propose substantial changes to the Approved Project, no substantial changes in circumstances would occur which would require major revisions to the FEIR, and no new information of substantial importance has been revealed since the certification of FEIR that would result in either new significant effects or an increase in the severity of previously analyzed significant effects.

A Mitigation Monitoring and Reporting Program (MMRP) was developed to monitor the FEIR's recommended mitigation measures. The MMRP was adopted as a part of the FEIR to avoid or mitigate the ESSCSP's significant environmental impacts. The previously adopted mitigation measures applicable to the Proposed Project will be imposed as conditions of approval for the Proposed Project, as applicable. The mitigation measures applicable to the Approved Project are contained in **Appendix B: Inventory of Applicable Mitigation Measures**.

4.1 Aesthetics

4.1a Would the Project have a substantial adverse effect on a scenic vista?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.1-1)

The FEIR concluded the ESSCSP would not have a substantial adverse effect on a scenic vista because none are present within the ESSCSP area. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no scenic vistas present within the Proposed Project site. Therefore, the Proposed Project would have no impact on scenic vistas, and no mitigation is required. No new or more severe impact concerning scenic vistas would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.1b Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.1-1)

The FEIR concluded there are no State scenic highways located adjacent to the ESSCSP area. Therefore, the ESSCSP would not substantially damage scenic resources within State scenic highway.

Analysis of Proposed Project

No Impact: There are no State scenic highways in the Proposed Project site's vicinity.⁵ Therefore, the Proposed Project would have no impact on scenic resources within a State scenic highway, and no mitigation is required. No new or more severe impact concerning scenic resources within a State Scenic Highway would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.1c If in a non-urbanized area, would the Project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, pp. 4.1-1 – 4-1.4)

Concerning visual character, the FEIR noted the ESSCSP area is dominated by the existing Raytheon SAS facility located primarily in the ESSCSP's central portion. Other uses that contribute to the ESSCSP area's visual character are the Metro C (Green) Line El Segundo Station and elevated railway, as well as the recreational areas located at the ESSCSP's northwest corner. The ESSCSP area is surrounded by urban/developed land, with no defining or cohesive architectural theme. While ESSCSP implementation would significantly alter the area's visual character, it would not substantially degrade the visual character or quality of the ESSCSP area or its surroundings. Furthermore, all future development within the ESSCSP would be subject to compliance with ESSCSP provisions concerning permitted uses, development standards, and FAR limitations, which would ensure they would not degrade the visual character or quality of the site and its surroundings. Moreover, the ESSCSP includes design guidelines that address criteria concerning buildings, landscaping, and signage, and are intended to promote the quality of design planned for the ESSCSP area. Therefore, adherence to the specified ESSCSP regulations and consideration to the specified guidelines, which the City would verify through the Site Plan Review process, would ensure that any future development would avoid conflicts with the character of the surrounding development. The ESSCSP would result in a less than significant impact concerning effects to visual character or quality.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project site, which is in an urbanized area, is developed with various Raytheon uses/facilities, including three buildings used for storage and ancillary uses, various shade and other structures, various storage containers, an asphalt-paved surface parking lot, a

⁵ State of California, Department of Transportation Website, California Scenic Highway Mapping System, Officially Designated State and County Scenic Highways, <http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>, Accessed September 21, 2021.

wastewater treatment facility, and ornamental landscaping. On the Proposed Project site's northern portion, existing uses would be replaced by a one-story butler building. On the Proposed Project site's southern portion, existing uses would be replaced by a three-story corporate headquarters building, two single-story groundskeeping and maintenance buildings, a sports practice facility (i.e., three full-size natural grass fields with an artificial turf perimeter), and a surface parking lot. The proposed uses would be visually compatible with the other land uses within the ESSCSP and in its vicinity. Through the Site Plan Review process, the City would verify the Proposed Project's consistency with the in ESSCSP's zoning and other regulations that govern visual and scenic quality, which are found in ESSCSP Section V: Design Guidelines, and ESSCSP Section VI: Development Standards. Therefore, following compliance with ESSCSP and City standards, the Proposed Project would result in a less than significant impact concerning regulations governing scenic quality and no mitigation is required. No new or more severe impact concerning scenic quality would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.1d Would the Project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, pp. 4.1-4 – 4.1-5)

The FEIR noted that no light-sensitive land uses are located within or adjacent to the ESSCSP area. Additionally, future ESSCSP development would have similar light sources as existing development within and surrounding the area. Future ESSCSP land uses would develop as in-fill property that is surrounded by other commercial and industrial developments. Furthermore, the ESSCSP includes standards that are intended to ensure that exterior lighting is designed and located to avoid intrusive effects on adjacent properties. Future development within the ESSCSP would be reviewed by the City through the Site Plan Review process to verify compliance with ESSCSP exterior lighting standards. Therefore, a less than significant impact would occur concerning light and glare.

Analysis of Proposed Project

Less Than Significant Impact: There are no light-sensitive land uses located on or near the Proposed Project site. The Proposed Project involves development of a corporate headquarters office building that would create new sources of light, including light emanating from building interiors passing through windows, and light from exterior sources (i.e., building illumination, security lighting, parking lot lighting, and landscape lighting). However, these light sources would be similar to those that exist within and surrounding the ESSCSP area. The southern and western parking lots would include lighting fixtures throughout the parking lot and along the parking lot perimeters. Additionally, mounted pole lighting would be provided around the natural grass fields, which could be utilized during nighttime hours. The fixtures would provide an average of 150 footcandles at the playing surface, with a maximum of 8 footcandles of spill light at the Proposed Project site boundary. While there is potential for nighttime use of the natural fields, the Proposed Project would comply with ESSCSP Chapter V, Design Guidelines, which states that all lighting would prevent direct glare onto adjacent properties.

Although the Proposed Project would create new light sources, no light-sensitive land uses would be adversely affected by the Proposed Project, since none are located on or near the Proposed Project site. Additionally, the Project would be required to comply with ESSCSP standards found in Sections V and VI that are intended to ensure that the exterior lighting is designed and located to avoid intrusive effects on adjacent properties. Namely, the lighting design standards require that the type and location of parking area and building lighting prevent direct glare on to adjacent properties. To avoid adverse lighting effects, the City would verify the Proposed Project's compliance with the relevant ESSCSP standards through the Site Plan Review process. Therefore, following compliance with ESSCSP and City standards, the Proposed Project would result in a less than significant impact concerning light and glare and no mitigation is required. No new or more severe impact concerning light and glare would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.2 Agricultural and Forestry Resources

4.2a Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.2-1)

The FEIR identified that the ESSCSP is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Important within ESSCSP boundaries. Therefore, the Proposed Project would have no impact on agricultural resources and no mitigation is required. No new or more severe impact concerning agricultural resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.2b Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.2-2)

No agricultural zoning exists and no agricultural uses are permitted within the ESSCSP. Additionally, the ESSCSP is not part of a Williamson Act contract. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There is no existing zoning for agricultural uses within or near the Proposed Project site. Further, the Proposed Project area is not part of Williamson Act contract. Therefore, the Proposed Project would not conflict with existing zoning for agricultural use or a Williamson Act contract and no mitigation

is required. No new or more severe impact concerning agricultural resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.2c *Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.2-2)

The FEIR concluded there are no existing forestland, timberland, or timberland zoned areas within the ESSCSP. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no existing forestland, timberland, or timberland zoned areas within or near the Proposed Project site. Therefore, the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land and no mitigation is required. No new or more severe impact concerning forestry resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.2d *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.2-2)

The FEIR concluded there is no existing forestland within or near the ESSCSP. Therefore, the FEIR concluded no conversion of forest land to non-forest use would occur.

Analysis of Proposed Project

No Impact: There is no existing forestland within or near the Proposed Project site. Therefore, the Proposed Project would not result in loss of forest land or its conversion to non-forest use and no mitigation is required. No new or more severe impact concerning forestry resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.2e *Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.2-2)

The FEIR concluded no Farmland or forest land exist within or near the ESSCSP area. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: No Farmland or forest lands exist within or near the Proposed Project site. Therefore, the Proposed Project would not involve changes in the existing environment which, could result in conversion of Farmland or forest land and no mitigation is required. No new or more severe impact concerning agricultural or forestry resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.3 Air Quality

4.3a Would the Project conflict with or obstruct implementation of the applicable air quality plan?

Summary of Previous Environmental Analysis (FEIR pp. 5.3-22 – 5.3-25)

The FEIR analyzed the ESSCSP's potential to conflict with or obstruct implementation of the South Coast Air Quality Management District's (SCAQMD) 2012 Air Quality Management Plan (AQMP). ESSCSP construction emissions would be reduced to less than significant levels with implementation of Mitigation Measures (MM) AQ-1 through AQ-4. ESSCSP operational emissions, however, would exceed the SCAQMD operational thresholds. Therefore, the ESSCSP could cause or affect a violation of the ambient air quality standards. While the ESSCSP would be consistent with the AQMP's goals and policies related to land use and growth, it would result in significant and unavoidable operational emissions due to exceedance of reactive organic gases (ROG), nitrous oxide (NO_x), and carbon monoxide (CO) thresholds. Thus, the ESSCSP would conflict with the 2012 AQMP resulting in a significant and unavoidable impact.

Analysis of Proposed Project

Less Than Significant Impact: As detailed in **Table 2-3: Comparison of Existing and Proposed Development Scenarios**, the Proposed Project would develop approximately 58 percent less floor area (approximately 213,087 gross less SF) than the Approved Project. Additionally, as addressed in Threshold 4.16b Analysis of Proposed Project below, the Proposed Project would result in approximately 55 percent fewer daily vehicle trips than the Approved Project. As indicated in **Table 4-1: Proposed Project Operational Emissions** below, the Proposed Project's operational emissions would not exceed the SCAQMD operational thresholds. Proposed Project impacts would be less than significant. No new or more severe impact concerning conflicts with or obstructing implementation of the applicable air quality plan would occur as a result of the Proposed Project.

FEIR Mitigation Measures

AQ-1 Before the City issues a Grading Permit, the Director of Public Works and Director of Planning and Building Safety must approve Grading Plan, Building Plans, and specifications that comply with SCAQMD Rule 403, excessive fugitive dust emissions must

be controlled by regular watering or other dust prevention measures, and Rule 402, which requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site as specified in the SCAQMD's Rules and Regulations. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All active portions of the construction site must be watered every three hours during daily construction activities and when dust is observed migrating from the Project site to prevent excessive amounts of dust.
- Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to particulate matter generation.
- Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering must occur if dust is observed migrating from the site during site disturbance.
- Any on-site stockpiles of debris, dirt, or other dusty material must be enclosed, covered, watered twice daily, or non-toxic soil binders shall be applied.
- All grading and excavation operations must be suspended when wind speeds exceed 25 miles per hour.
- Disturbed areas must be replaced with ground cover or paved immediately after construction is completed in the affected area.
- Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) are required to reduce mud/dirt trackout from unpaved truck exit routes. Alternatively a wheel washer must be used at truck exit routes.
- On-site vehicle speed must be limited to 15 miles per hour.
- All material transported off-site must be either sufficiently watered or securely covered to prevent excessive amounts of dust before departing the job site.
- Reroute construction trucks away from congested streets or sensitive receptor areas.

AQ-2 During construction, all trucks hauling excavated or graded material on-site must comply with Vehicle Code § 23114 (Spilling Loads on Highways) regulating the manner for preventing material spilling onto public streets and roads. Before the City issues Grading Permits, the Project Applicant must demonstrate to the Director of Public Works how operations comply with Vehicle Code § 23114 during hauling activities, as applicable.

AQ-3 The following measures must be implemented by the contractor to reduce ROG emissions resulting from application of architectural coatings:

- Use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent;

- Use pre-painted construction materials; and
- VOC content of architectural coatings cannot exceed 35 grams per liter.

AQ-4

Before the City issues a Grading Permit, the construction contractor must provide evidence to the Public Works Director that the following measures are implemented during construction. See also MM GHG-1.

- Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.
- Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
- Improve traffic flow by signal synchronization, and ensure that all vehicles and equipment will be properly tuned and maintained according to manufacturers' specifications.
- Require the use of electricity from power poles rather than temporary diesel or gasoline power generators.
- Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Director determines that 2010 model year or newer diesel trucks cannot be obtained then trucks that meet EPA 2007 model year NO_x emissions requirements may be used.
- During Project construction, all internal combustion engines/construction, equipment operating on the project site must meet EPA-Certified Tier 3 emissions standards, or higher according to the following:
 - Project start, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower must meet Tier 3 off-road emissions standards. In addition, all construction equipment must be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor must achieve emissions reductions that are not less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
 - Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 horsepower must meet the Tier 4 emission standards, where available. In addition, all construction equipment must be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor must achieve emissions reductions that are not less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
 - A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit must be provided at the time of mobilization of each applicable unit of equipment.

See also MM GHG-1 under **Section 4.7: Greenhouse Gas Emissions (Climate Change)**, below.

4.3b *Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?*

Summary of Previous Environmental Analysis (FEIR pp. 5.3-11 – 5.3-19)

Construction Emissions

As stated in the FEIR, ESSCSP construction would result in short-term grading and building construction and exhaust emissions from construction equipment and construction crew motor vehicles. Maximum particulate matter emissions would occur during the initial stages of construction (e.g., grading activities). The unmitigated particulate matter levels would be below the SCAQMD thresholds without implementation of specific dust reduction measures. Notwithstanding, the ESSCSP would implement MM AQ-1 and AQ-2 to ensure that impacts are minimized. Regarding gaseous and particulate emissions, the application of asphalt and surface coatings creates ROG emissions, which are ozone (O₃) precursors. The ESSCSP would implement MM AQ-3 to ensure that ROG emissions would be less than significant. Regarding exhaust emissions from construction equipment and trucks, the ESSCSP would require implementation of MM AQ-4 to ensure that construction utilizes diesel construction equipment that complies with at least Tier 3-level emission standards during all construction phases, which would reduce construction equipment and worker vehicle exhaust emissions to below SCAQMD thresholds and result in less than significant impacts. With implementation of MM AQ-1 through AQ-4, construction-related impacts would be less than significant.

Operational Emissions

As stated in the FEIR, ESSCSP operational emissions would result from stationary and mobile sources during normal daily activities. Stationary area source emissions would be generated by consumption of natural gas for space and water heating devices, operation of landscape maintenance equipment, and use of consumer products. Stationary energy emissions would be generated by energy consumption associated with the ESSCSP. Mobile source emissions would be generated by the motor vehicles traveling to and from the ESSCSP area. While the ESSCSP is located within 0.25 mile of the Metro C (Green) Line light rail station and new development would be required to comply with ESMC Chapter 15-16 to provide facilities that encourage multimodal transportation as alternatives to single occupant motor vehicle trips, operational emissions would exceed SCAQMD thresholds. Despite implementation of MM GHG-1, reductions from the site's proximity to transit, and compliance with the ESMC, ESSCSP operational emissions would exceed SCAQMD thresholds for ROG, NO_x, and CO, thus, would remain significant and unavoidable. Operational impacts related to SO_x and particulate matter emissions would be below the SCAQMD thresholds and would be less than significant.

Cumulative Emissions

As concluded in the FEIR, the ESSCSP would result in less than significant construction impacts with implementation of MM AQ-1 through AQ-4. Thus, when combined with other projects in the area, cumulative construction-related impacts would be less than significant with implementation of mitigation measures. Regarding operations, given the South Coast Air Basin's nonattainment status for O₃, PM_{4.5}, and PM₁₀, additional emissions from the related projects would result in ROG, NO_x, PM_{4.5}, and PM₁₀ emissions that would exceed SCAQMD thresholds. The ESSCSP would result in significant and unavoidable operational emissions for regional ROG, NO_x, and CO, despite implementation of MM GHG-1. Thus, when

combined with other related projects, cumulative operational impacts would be significant and unavoidable, and no other feasible mitigation measures would be available.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated:

Construction

As previously stated, the Proposed Project involves development of 153,915 gross SF, or approximately 213,087 less gross SF (58 percent less floor area) than the Approved Project. Given the Proposed Project would require less construction than the Approved Project, construction-related emissions for the Proposed Project would also be proportionately less than the Approved Project. With implementation of MM AQ-1 through AQ-4, the Proposed Project's construction-related impacts would be reduced to less than significant.

Operations

The Proposed Project's proposed land uses would be similar to those permitted under the ESSCSP, but with approximately 58 percent less gross floor area as compared to the Approved Project, resulting in approximately 55 percent fewer daily vehicle trips. As stated in **Table 4-1: Proposed Project Operational Emissions**, the total Proposed Project-related operational unmitigated emissions would not exceed the SCAQMD thresholds. The Proposed Project's operational-related impacts would be less than significant.

Table 4-1: Proposed Project Operational Emissions

Emissions Source ¹	Pollutant (pounds/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{4.5}
Proposed Unmitigated Net Emissions						
Area ²	3.99	0	0.02	0	0	0
Energy ²	0.04	0.40	0.34	< 1	0.03	0.03
Mobile ³	4.93	11.95	50.90	0.17	11.86	3.32
Total Proposed Unmitigated Emissions⁴	8.96	14.35	51.26	0.17	11.89	3.35
<i>SCAQMD Threshold</i>	<i>55</i>	<i>55</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
SCAQMD Threshold Exceeded?	No	No	No	No	No	No
Notes:						
1. Based on FEIR Table 5.3-6: Long-Term Operational Air Emissions.						
2. The Proposed Project operational area and energy source emissions were calculated proportionately based on the Proposed Project's floor area (140,719 gross SF) comprising approximately 7.1 percent of the ESSCSP total entitled additional development (2,161,600 gross SF), as evaluated in the FEIR.						
3. The Proposed Project operational mobile source emissions were calculated proportionately based on the Proposed Project's forecast new trips (1,808 daily trips) comprising approximately 6.8 percent of the ESSCSP total daily trips (26,585 daily trips), as evaluated in the FEIR.						
4. Totals may not add up due to rounding.						

Cumulative

The Proposed Project would be constructed in the South Coast Air Basin, which is nonattainment for O_3 , $PM_{2.5}$, and PM_{10} , and additional emissions from the related projects would continue to result in ROG , NO_x , $PM_{2.5}$, and PM_{10} emissions in excess of SCAQMD thresholds. Therefore, with implementation of MM GHG-1, cumulative operational-related impacts would remain significant and unavoidable, as concluded in the FEIR. It is noted that although the Proposed Project would result in a significant and unavoidable impact concerning cumulative operational emissions, this significant and unavoidable impact was previously identified in the FEIR. No new or more severe impact concerning a cumulatively considerable net increase of any criteria pollutant would occur, as a result of the Proposed Project. As described above, the Proposed Project would result in proportionately less operational emissions as compared to the Approved Project's operational emissions. Therefore, an additional finding concerning this significant impact is not required, since such a finding was already made in adopting the original FEIR, and this Addendum is the proper CEQA document per State CEQA Guidelines §§15162 and 15164 because no new significant environmental impacts have been identified.

FEIR Mitigation Measures

See MM AQ-1 through AQ-4, above, and MM GHG-1, below.

4.3c *Would the Project expose sensitive receptors to substantial pollutant concentrations?*

Summary of Previous Environmental Analysis (FEIR pp. 5.3-20 – 5.3-22)

The sensitive receptors nearest the ESSCSP area are the institutional uses located approximately 82 feet to the east. With implementation of MM AQ-1 through AQ-4, ESSCSP mitigated on-site construction emissions would not exceed the Localized Significance Thresholds (LSTs) and localized significance impacts for ESSCSP construction would be less than significant.

During ESSCSP operations, area source emissions would be negligible and would not exceed the LSTs, thus operational impacts would be less than significant. As stated in the FEIR, there would be no CO hotspots at any of the intersections studied in the FEIR. Therefore, impacts regarding CO hotspots would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: As previously stated, the Proposed Project would develop approximately 58 percent less gross floor area than the Approved Project. Given the Proposed Project would require less construction on the Proposed Project site than the Approved Project, construction-related emissions for the Proposed Project would also be proportionately less than that of the Approved Project. With implementation of MM AQ-1 through AQ-4, the Proposed Project's construction-related impacts would be reduced to less than significant.

Concerning operations, the Proposed Project would develop a corporate headquarters building, natural grass fields, and a warehouse. As the uses determined in the ESSCSP would result in negligible operational area source emissions and would not exceed the LSTs, and the Proposed Project involves 58 percent less gross floor area than the Approved Project, the Proposed Project's operational area source emissions would also be less than significant. No new or more severe impact concerning exposing sensitive receptors to substantial pollutant concentrations would occur as a result of the Proposed Project.

FEIR Mitigation Measures

See MM AQ-1 through AQ-4, above.

4.3d Would the Project create objectionable odors affecting a substantial number of people?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.3-2)

The FEIR concluded that construction-related odors would be intermittent, short-term in nature, and would cease upon project completion. Concerning long-term operations, the FEIR determined that the ESSCSP's proposed development would not include land uses identified by the SCAQMD as being associated with odors. Therefore, the FEIR found that impacts related to odors would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project's construction-related odors would be intermittent, short-term in nature, and would cease upon Proposed Project completion. The Proposed Project involves development of a corporate headquarter building, natural grass fields, and a warehouse land uses, which are not identified by the SCAQMD as being associated with odors. Therefore, the Proposed Project would result in a less than significant impact concerning odors. No new or more severe impact concerning odors would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.4 Biological Resources

4.4a Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, pp. 4.4-1 – 4.4-2)

The FEIR noted that the ESSCSP consists of, and is surrounded by urban/developed land that has been permanently altered due to construction of aboveground improvements. Future development occurring within the ESSCSP area would not impact, either directly or through habitat modification, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, present on the Proposed Project site. Therefore, the Proposed Project would have no impact on

these species and no mitigation is required. No new or more severe impact concerning these species would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.4b Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.4-2)

The FEIR noted that the ESSCSP consists of and is surrounded by urban/developed land that has been permanently altered due to the construction of aboveground improvements. Future development occurring within the ESSCSP area would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service present on the Proposed Project site. Therefore, the Proposed Project would have no impact on these resources and no mitigation is required. No new or more severe impact concerning riparian habitat or other sensitive natural community would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.4c Would the Project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.4-2)

The FEIR noted that the ESSCSP consists of and is surrounded by urban/developed land that has been permanently altered due to the construction of aboveground improvements. Since there are no State or federally protected wetlands on-site, future development occurring within the ESSCSP area would not have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no state or federally protected wetlands present on the Proposed Project site. Therefore, the Proposed Project would have no impact on wetlands and no mitigation is required. No new or more severe impact concerning wetlands would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.4d Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.4-2)

The FEIR noted that the ESSCSP consists of and is surrounded by urban/developed land that has been permanently altered due to the construction of aboveground improvements. Future development occurring within the ESSCSP area would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors or native wildlife nursery sites present on the Proposed Project site. Therefore, the Proposed Project would have no impacts on those resources and no mitigation is required. No new or more severe impact concerning those species, corridors, or nursery sites would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.4e Would the Project conflict with any local policies or ordinances related to protecting biological resources, such as a tree preservation policy or ordinance.

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.4-2)

The FEIR identified that there are no local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance that are relevant to the ESSCSP. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance that are relevant to the Proposed Project site. Therefore, the Proposed Project would not conflict with local policies or ordinances protecting biological resources and no mitigation is required. No new or more severe impact concerning those policies or ordinances would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

- 4.4f *Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.4-2)

The FEIR identified that the ESSCSP is not within the jurisdiction of an adopted Habitat Conservation Plan, Natural Community Conservation plan, or other approved local, regional, or State habitat conservation plan. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: The Proposed Project site is not within the jurisdiction of an adopted Habitat Conservation Plan, Natural Community Conservation plan, or other approved local, regional, or State habitat conservation plan; therefore, the Proposed Project would result in no impact and no mitigation is required. No new or more severe impact concerning those policies or ordinances would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.5 Cultural Resources

- 4.5a *Would the Project cause a substantial adverse change in the significance of a historical resource pursuant Section 15064.5?*

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.5-1)

The ESSCSP is currently developed with the Raytheon Company's SAS facility. The FEIR determined that none of the 11 existing buildings within the ESSCSP area would qualify as a historical resource as defined in State CEQA Guidelines §15064.5. ESMC Chapter 15-14, *Historic Preservation*, provides for the identification, protection, enhancement, perpetuation, and use of historic buildings and structures within the City that reflect special elements of the City's historical heritage. The El Segundo Department of Community, Economic, and Development Services maintains a designated cultural resources list, and none of the existing buildings or structures are listed as a designated cultural resource. The FEIR identified that the ESSCSP would not cause a change in the significance of a historical resource. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no historical resources present within the ESSCSP, and therefore, the Proposed Project site. No historical resource would be demolished or materially altered. Therefore, the Proposed Project would not cause an adverse change in the significance of a historical resource. No impact would occur in this regard and no mitigation is required. No new or more severe impact concerning historical resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.5b Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.5-1)

The FEIR determined that there are no known designated cultural (i.e., archaeological) resources present within the ESSCSP area. The ESSCSP area has already been subject to extensive disruption and may contain artificial fill materials. Given the highly disturbed condition of the ESSCSP area, the potential for ground-disturbing activities to impact an as yet unidentified archaeological resource is considered remote. Therefore, the FEIR concluded a less than significant impact concerning archaeological resources.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project site has already been subject to extensive disruption and may contain artificial fill materials. There are no known designated cultural (i.e., archaeological) resources present on the Proposed Project site. Additionally, the Proposed Project site consists of, and is surrounded by, urban/developed land that has been permanently altered due to the construction of below and aboveground improvements (i.e., buildings, parking lots, roads, hardscapes, and utilities). Given the Proposed Project site's highly disturbed condition, the potential for ground-disturbing activities to impact an as yet unidentified archeological resource is considered remote. Therefore, the Proposed Project would not cause an adverse change in the significance of an archaeological resource. No impact would occur in this regard and no mitigation is required. No new or more severe impact concerning archaeological resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.5c Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

While the FEIR addressed the ESSCSP's potential impacts on paleontological resources under Cultural Resources, due to the State CEQA Guidelines Appendix G update which organized these issues under Geology and Soils, the discussion on paleontological resources and unique geologic features is now addressed under Threshold 4.6f below.

4.5d Would the Project disturb any human remains, including those interred outside of formal cemeteries?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.5-2)

The FEIR determined that the ESSCSP area is already highly disturbed, and the potential to disturb any human remains is remote. Additionally, no conditions exist that suggest human remains are likely to be found during ESSCSP construction activities. Nevertheless, if human remains were found, the remains

would require proper treatment in accordance with applicable laws, including Public Resources Code §§5097, *et seq.*, and Health and Safety Code §§7050.5-7055. The requirements and procedures set forth in Public Resources Code § 5097.98 would be implemented if human remains are discovered, including notification of the County Coroner, notification of the Native American Heritage Commission and consultation with the individual identified by the Native American Heritage Commission to be the “most likely descendant.” If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overlay adjacent remains until the County coroner investigates and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Therefore, with compliance with applicable law regarding human remains, the FEIR concluded a less than significant impact concerning human remains.

Analysis of Proposed Project

Less Than Significant Impact: Given the Proposed Project site’s highly disturbed condition, the potential for the Proposed Project to disturb any human remains is remote. If human remains were found, these would require proper treatment in accordance with applicable laws pertaining to proper treatment, discovery, and notification, as detailed in the FEIR. Therefore, the Proposed Project’s potential impacts concerning disturbance of human remains, would be less than significant, following compliance with the established regulatory framework. No new or more severe impact concerning human remains would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.6 Geology and Soils

4.6a Would the Project directly or indirectly cause potential substantial adverse effects, including the risk loss, injury, or death involving:

- (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, pp. 4.6-1 – 4.6-2)

The FEIR concluded that the ESSCSP would not be affected by an Alquist Priolo (AP) Earthquake Fault Zone, as none is present within the ESSCSP area. Therefore, the ESSCSP would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault. The FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: The Proposed Project site is not affected by an AP Earthquake Fault Zone since there is none within the Proposed Project area. Therefore, the Proposed Project would not cause potential substantial adverse effects involving rupture of a known earthquake fault. No impact would occur in this regard and

no mitigation is required. No new or more severe impact concerning rupture of a known earthquake fault would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.6a Would the Project directly or indirectly cause potential substantial adverse effects, including the risk loss, injury, or death involving:

(ii) Strong seismic ground shaking?

Summary of Previous Environmental Analysis (FEIR pp. 5.6-17 – 5.6-18)

The FEIR concluded the ESSCSP is within a seismically active Southern California region that could experience strong seismic ground shaking. The ESSCSP would be subject to compliance with the City's regulatory controls (i.e., California Building Code and ESMC Chapter 13-1), as well as ESSCSP-specific mitigation measures, which would reduce potential seismic and geologic impacts, including the. All structures developed within the ESSCSP area would be designed to withstand "design-level" earthquakes as set forth in the latest edition of the California Building Code. With compliance with the applicable regulations, potential adverse impacts to new structures due to strong, seismically-induced, vibratory ground motion would be sufficiently mitigated through proper seismic design. The FEIR concluded that, with compliance with the California Building Code, ESMC, and MM GEO-1, impacts regarding the exposure of people or structures to potential substantial adverse effects involving strong seismic ground shaking would be reduced to a less than significant level.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: The Proposed Project site is within the ESSCSP area and, thus, would be exposed to potential hazards associated with strong seismic ground shaking, as described above. The Proposed Project would be subject to the City's regulatory framework (i.e., California Building Code and ESMC Chapter 13-1), as well as MM GEO-1, which requires a lot-specific Geotechnical/Soils Investigation, to reduce the potentially significant impacts involving strong seismic ground shaking to a less than significant level. Therefore, no new or more severe impact concerning strong seismic ground shaking would occur as a result of the Proposed Project.

FEIR Mitigation Measures

GEO-1 Before the City issues a Grading Permit or Building Permit, a lot-specific Geotechnical/Soils Investigation must be conducted, to a satisfaction of the Director of Planning and Building Safety. The Geotechnical/Soils Investigation must:

- Be prepared in accordance with the latest edition of the California Building Code by a civil engineer registered in this State;
- Comply with the recommendations specified in the Geology, Soils, Seismicity Report in Support of Raytheon El Segundo South Campus Specific Plan (D. Scott Magorien, C.E.G., March 6, 2013); and
- Recommend the appropriate corrective action, which is likely to prevent structural damage to each structure proposed to be constructed in the area where geotechnical/soils problems exist.

4.6a *Would the Project directly or indirectly cause potential substantial adverse effects, including the risk loss, injury, or death involving:*

(iii) Seismic-related ground failure, including liquefaction?

Summary of Previous Environmental Analysis (FEIR p. 5.6-18)

The FEIR concluded that the geologic materials that underlie the ESSCSP area include a late Pleistocene age dune sand and undocumented artificial fill soils more than 18 feet deep, which would have sufficient soil engineering strengths to provide foundation support for proposed structures. However, the undocumented artificial fill soils that are present in the southeast corner of the ESSCSP area are considered compressible and subject to consolidation due to the lack of adequate documentation when they were placed. The susceptibility of the loose and undocumented fill soils would result in potentially significant impacts concerning liquefaction. The FEIR recommended that the undocumented fill soils and loose soil deposits be removed and replaced as properly engineered fill, in order to mitigate seismically-induced ground failure. The City regulates developments under the requirements of the California Building Code, ESMC, and ESSCSP-specific mitigation measures to reduce potential geologic and soils impacts. Implementation of MM GEO-1 would reduce impacts related to seismically-induced ground failure (i.e., liquefaction) to less than significant levels.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: The Proposed Project site is in the southeast portion of the ESSCSP area (i.e., Lots 7, 8, and 18 (in part)), where the FEIR reported undocumented artificial fill soils were more than 18 feet thick and that would be compressible and subject to consolidation, resulting in potentially significant impacts concerning liquefaction. The Proposed Project would be subject to compliance with the California Building Code and ESMC, as well as MM GEO-1, to reduce potentially significant impacts involving seismic-related ground failure (i.e., liquefaction) to a less than significant level. Therefore, no new or more severe impact concerning liquefaction would occur as a result of the Proposed Project.

FEIR Mitigation Measures

See MM GEO-1, above.

4.6a *Would the Project directly or indirectly cause potential substantial adverse effects, including the risk loss, injury, or death involving:*

(iv) Landslides?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.6-2)

The FEIR noted that the ESSCSP and its surroundings are generally level, with elevations ranging from approximately 100 feet above mean sea level (amsl) on the eastern portion of the ESSCSP to approximately 120 feet amsl at the northwest corner. Given the ESSCSP area's topography, there is no potential for seismically-induced landslides. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: The Proposed Project site and its surroundings are relatively level. Given the Proposed Project site's topography, there is no potential for seismically-induced landslides. Therefore, the Proposed Project would not cause adverse effects involving landslides and no mitigation is required. No new or more severe impact concerning landslides would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.6b Would the Project result in substantial erosion or loss of topsoil?

Summary of Previous Environmental Analysis (FEIR p. 5.6-19)

The FEIR concluded that the ESSCSP area is essentially flat and does not possess site conditions necessarily conducive to soil erosion. During construction, the ESSCSP would be subject to compliance with the National Pollutant Discharge Elimination System (NPDES) permitting process and ESMC Chapter 5-4-9, which specifies that each person applying to the City for a Grading or Building Permit for projects for which compliance with regulations governing State construction activity stormwater permits must submit satisfactory proof to the City for compliance. Following compliance with all applicable regulations, impacts regarding erosion or loss of topsoil would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project site is level and does not possess site conditions necessarily conducive to soil erosion. Although the Proposed Project would result in ground-disrupting activities that would result in short-term soil erosion, the Proposed Project would be subject to compliance with the NPDES permitting process and ESMC Chapter 5-4-9. Following compliance with applicable regulations, impacts regarding erosion and loss of topsoil would be less than significant. No new or more severe impact concerning erosion or loss of topsoil would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.6c Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Summary of Previous Environmental Analysis (FEIR pp. 5.6-19 – 5.6-20)

The FEIR concluded that construction activities, including excavations associated with remedial grading/ground stabilization and underground utilities, may encounter poorly unconsolidated/noncohesive artificial fill, which would be subject to sloughing and caving. The grading plans for the ESSCSP noted that the fill and cut slopes in the southeastern portion of the ESSCSP area may be prone to instability, and impacts concerning unstable soils would be potentially significant. The ESSCSP would be subject to compliance with the California Building Code, ESMC Chapter 14-1-9, and ESSCSP-specific recommendations (see MM GEO-1) related to removal of undocumented fill soils and replacement as

properly engineered fill to reduce impacts related to unstable soils, which would reduce impacts to a less than significant level.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: The Proposed Project site would be located in the southeast portion of the ESSCSP area (i.e., Lots 7, 8, and 18 (in part)), where the FEIR reported undocumented artificial fill soils that would be subject to sloughing and caving. The Proposed Project would be subject to compliance with the California Building Code, ESMC, and MM GEO-1, which would reduce the potentially significant impacts involving unstable soils to a less than significant level. Therefore, no new or more severe impact concerning unstable soils would occur as a result of the Proposed Project.

FEIR Mitigation Measures

See MM GEO-1, above.

4.6d *Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?*

Summary of Previous Environmental Analysis (FEIR p. 5.6-20)

The FEIR concluded that the native and undocumented clay soils present in the ESSCSP exhibit a high expansion potential. Therefore, the potential for expansive soils to impact new development is high and potentially significant. The ESSCSP's Geology and Soils Report (FEIR Appendix 10-06) recommended that all moderately to high expansive clay soils that are encountered should not be reused as engineered fill, but rather be disposed of off-site. The ESSCSP would be subject to compliance with the California Building Code, ESMC Chapter 14-1-9, and ESSCSP-specific recommendations (see MM GEO-1) related to removal of all moderately to highly expansive clay soils and avoidance of clayey soils in compacted fill to reduce impacts related to expansive soils to a less than significant level.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: The Proposed Project site could contain native and undocumented clay soils that may exhibit a high expansion potential, creating substantial risk to life or property. However, the Proposed Project would be subject to compliance with the California Building Code, ESMC, and MM GEO-1 to reduce the potentially significant impacts involving expansive soils to a less than significant level. Therefore, no new or more severe impact concerning expansive soils would occur as a result of the Proposed Project.

FEIR Mitigation Measures

See MM GEO-1, above.

4.6e *Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer are not available for the disposal of waste water?*

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.6-3)

The FEIR identified that sewers would be available for disposal of wastewater generated by the ESSCSP and septic tanks or alternative wastewater disposal systems would not be permitted. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: Sewers are available for disposal of the Proposed Project's wastewater, and no septic tanks or alternative wastewater disposal systems would be used. Therefore, the Proposed Project would have no impact concerning use of septic tanks or alternative wastewater disposal systems for disposal of wastewater and no mitigation is required. No new or more severe impact concerning septic tanks or alternative wastewater disposal systems as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.6f Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.5-2)

The FEIR determined that the ESSCSP area has already been subject to extensive disruption and may contain artificial fill materials. Additionally, there are no unique geologic features present within the ESSCSP area. Therefore, the FEIR concluded a less than significant impact concerning paleontological resources or site or unique geologic feature.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project site has already been subject to extensive disruption and may contain artificial fill materials. Additionally, according to the FEIR, there are no unique geologic features present within the Proposed Project site. Given the Proposed Project site's highly disturbed condition, the Proposed Project's potential to impact an as yet unidentified paleontological resource is considered remote. Therefore, Proposed Project implementation would result in a less than significant impact involving the potential destruction of a paleontological resource or site or unique geologic feature. No new or more severe impact concerning paleontological resources or site or unique geologic features would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.7 Greenhouse Gas Emissions (Climate Change)

4.7a Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Summary of Previous Environmental Analysis (FEIR pp. 5.4-13 – 5.4-17)

The FEIR concluded that construction would generate GHG emissions through on-site use of heavy-duty construction equipment and off-site vehicle trips made by construction workers as well as haul/delivery trucks that would travel to and from the ESSCSP area. Mobile-source GHG emissions would result from the use of construction equipment, including, but not limited to, graders, scrapers, bulldozers, wheeled loaders, and cranes.

ESSCSP operations would result in GHG emissions related to natural gas usage, automobile emissions, energy consumption, solid waste generation, and water demand. All future development within the ESSCSP area would be required to comply with ESMC Chapters 10-2, *Water Conservation in Landscaping*, and 10-5, *Water Conservation*, to promote water conservation in landscaping and to utilize drought water conservation programs. Future development would also be subject to compliance with ESMC Chapter 15-16, *Developer Transportation Demand Management*, which would provide facilities to encourage and accommodate the use of ridesharing, transit, pedestrian, and bicycle commuting as alternatives to single occupant motor vehicle trips. Further compliance with ESMC Chapter 15-16-4, *Monitoring*, would ensure that physical facilities be verified through the City's existing development review process. Following compliance with ESMC requirements and implementation of MM GHG-1, the ESSCSP would result in reduced GHG emissions from water conservation and efficiency, energy efficiency, solid waste reduction, and land use efficiency measures. Despite compliance with the ESMC and implementation of MM GHG-1, the ESSCSP's GHG emissions would exceed the per capita per year project-level GHG threshold of 4.8 Metric Tons of CO₂ equivalent per year (MTCO₂eq/year), and impacts would be significant and unavoidable.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: The FEIR concluded that despite compliance with the ESMC and implementation of MM GHG-1, the ESSCSP would exceed the per capita per year project-level GHG threshold of 4.8 MTCO₂eq/year. As stated in **Table 4-2: Proposed Project Business As Usual Greenhouse Gas Emissions**, the total Proposed Project-related unmitigated GHG emissions would be 2,635.00 MTCO₂eq/year, or 6.99 MTCO₂eq/year based on the Proposed Project's service population of 377 employees. Therefore, the Proposed Project's unmitigated GHG emissions would exceed the 4.8 MTCO₂eq per capita per year project-level GHG threshold, and impacts would be potentially significant.

With implementation of MM GHG-1, as stated in **Table 4-3: Proposed Project Mitigated Greenhouse Gas Emissions**, the total Proposed Project-related mitigated GHG emissions would be 433.81 MTCO₂eq/year, or 1.15 MTCO₂eq/year, based on the Proposed Project's service population of 377 employees. Therefore, the Proposed Project would not exceed the 4.8 MTCO₂eq per capita per year project-level GHG threshold, with implementation of MM GHG-1. Proposed Project impacts would be less than significant with mitigation incorporated. No new or more severe impact concerning generated GHG emissions would occur, as a result of the Proposed Project.

Table 4-2: Proposed Project Business As Usual Greenhouse Gas Emissions

Source ¹	CO ₂	CH ₄		N ₂ O		Total MTCO ₂ eq ²
	Metric Tons/year	Metric Tons/year	MTCO ₂ eq	Metric Tons/year	MTCO ₂ eq	
Direct Emissions						
Construction Phase 1 (amortized over 30 years) ³	2.51	0.0	<1	0.0	0.0	2.51
Construction Phase 2 (amortized over 30 years) ³	9.76	<1	0.02	0.0	0.0	9.78
Area Source ³	0.004	0.0	0.0	0.0	0.0	0.004
Mobile Source ⁴	1,655.12	0.06	1.17	0.0	0.0	1,656.35
<i>Total Unmitigated Direct Emissions²</i>	1,667.40	0.06	1.19	0.0	0.0	1,668.64
Indirect Emissions						
Energy ³	714.78	0.03	0.65	0.01	2.33	717.79
Solid Waste ³	29.82	1.76	37.01	0.0	0.0	68.59
Water Demand ³	153.64	0.88	18.57	0.02	6.85	179.97
<i>Total Unmitigated Indirect Emissions²</i>	898.24	2.68	56.22	0.03	9.18	966.35
Total Net Proposed Project-Related Emissions²	2,635.00 MTCO₂eq/year					
Unmitigated Per Capita Emissions⁵	6.99 MTCO₂eq/year					
Per Capita Threshold	4.8 MTCO ₂ eq/year					
Unmitigated GHG Emissions Exceed Per Capita Threshold?	Yes					
Notes:						
1. Based on FEIR Table 5.4-1: Business As Usual Greenhouse Gas Emissions.						
2. Totals may be slightly off due to rounding.						
3. The Proposed Project construction and operational emissions from area source, energy, solid waste, and water demand were calculated proportionately based on the Proposed Project's proposed floor area (153,915 gross SF) comprising approximately 7.1 percent of the ESSCSP total entitled additional development (2,161,600 gross SF), as evaluated in the FEIR.						
4. The Proposed Project mobile source operational emissions were calculated proportionately based on the Proposed Project's forecast new trips (1,808 daily trips) comprising approximately 6.8 percent of the ESSCSP total daily trips (26,585 daily trips), as evaluated in the FEIR.						
5. Per capita emissions are based on a service population of 377 employees; see Section 4.13: Population and Housing .						

Table 4-3: Proposed Project Mitigated Greenhouse Gas Emissions

Source ¹	CO ₂	CH ₄		N ₂ O		Total MTCO ₂ eq ²
	Metric Tons/year	Metric Tons/year	MTCO ₂ eq	Metric Tons/year	MTCO ₂ eq	
Direct Emissions						
Construction Phase 1 (amortized over 30 years) ³	2.51	0.0	<1	0.0	0.0	2.51
Construction Phase 2 (amortized over 30 years) ³	9.76	<1	0.02	0.0	0.0	9.78
Area Source ³	0.004	0.0	0.0	0.0	0.0	0.004
Mobile Source ⁴	1,024.71	0.04	0.74	0.0	0.0	1,025.49
<i>Total Mitigated Direct Emissions²</i>	1,036.98	0.04	0.77	0.0	0.0	1,037.78
Indirect Emissions						
Energy ³	29.59	0.03	0.61	0.01	2.17	32.40
Solid Waste ³	14.91	0.88	18.51	0.0	0.0	34.30
Water Demand ³	129.13	0.71	14/86	0.02	5.49	150.21
<i>Total Mitigated Indirect Emissions²</i>	173.63	1.62	33.97	0.02	7.66	216.90
Total Net Proposed Project-Related Emissions²	433.81 MTCO₂eq/year					
Mitigated Per Capita Emissions⁵	1.15 MTCO₂eq/year					
Per Capita Threshold	4.8 MTCO ₂ eq/year					
Mitigated GHG Emissions Exceed Per Capita Threshold?	No					
Notes:						
1. Based on FEIR Table 5.4-2: Mitigated Greenhouse Gas Emissions.						
2. Totals may be slightly off due to rounding.						
3. The Proposed Project construction and operational emissions from area source, energy, solid waste, and water demand were calculated proportionately based on the Proposed Project's proposed floor area (153,915 gross SF) comprising approximately 7.1 percent of the ESSCSP total entitled additional development (2,161,600 gross SF), as evaluated in the FEIR.						
4. The Proposed Project mobile source operational emissions were calculated proportionately based on the Proposed Project's forecast new trips (1,808 daily trips) comprising approximately 6.8 percent of the ESSCSP total daily trips (26,585 daily trips), as evaluated in the FEIR.						
5. Per capita emissions are based on a service population of 377 employees; see Section 4.13: Population and Housing .						

FEIR Mitigation Measures

GHG-1 The Project must incorporate the improvements listed below to ensure consistency with applicable law. The Project Applicant must demonstrate compliance with this measure to the satisfaction of the Building and Planning Safety Director before the City issues building permits or certificates of occupancy.

Energy Efficiency

- Design buildings to be energy efficient, 15 percent above Title 24 requirements (building permit).

- Install light colored “cool” roofs and cool pavements, and strategically placed shade trees (building permit).
- Install high efficiency lighting, and energy efficient heating and cooling systems (building permit).
- Reduce unnecessary outdoor lighting (building permit).

Water Conservation and Efficiency

- Install water-efficient fixtures (e.g., faucets, toilets, showers) (Building Permit).

Solid Waste

- Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) (Building Permit).
- Provide interior and exterior storage areas for recyclables and adequate recycling containers located in public areas (Occupancy Permit).

4.7b *Would the Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Summary of Previous Environmental Analysis (FEIR pp. 5.4-17 – 5.4-18)

The FEIR concluded that the City does not have an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. However, the City’s Environmental Committee would review current City environment practices, identify new environmental goals and objectives, and develop a framework for protecting the City’s quality of life while moderating the growth demands upon the City’s natural resources and the impacts that consumption has upon the environment. The ESSCSP would be subject to all applicable regulatory requirements, which would reduce the ESSCSP’s generated GHG emissions. The ESSCSP proposed mixed-uses that would inherently reduce vehicle trips, vehicle miles traveled (VMT), and related GHG emissions. Therefore, the ESSCSP would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Therefore, the FEIR concluded a less than significant impact concerning conflicting with applicable GHG reduction plan, policy, or regulation.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would be required to comply with the applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions, as discuss above and in the FEIR. The Proposed Project would include related uses that would reduce vehicle trips through internal trip capture, VMT, and related GHG emissions. Furthermore, the Proposed Project would include energy efficient lighting and electric vehicle (EV) parking, which would reduce operational GHG emissions. Therefore, the Proposed Project would not conflict with applicable GHG reduction plan, policy, or regulation adopted for the purpose of reducing GHG emissions, and a less than significant impact would occur in this regard. No new or more severe impact would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.8 Hazards and Hazardous Materials

- 4.8a *Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- 4.8b *Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Summary of Previous Environmental Analysis (FEIR pp. 5.7-16 – 5.7-25)

The FEIR identified that the ESSCSP area is listed on the GeoTracker database (maintained by the State Water Resources Control Board [SWRCB]) and is reported as a leaking underground storage tank (LUST) cleanup site. The LUST case is reported to be closed as of July 22, 1996; therefore, it is not anticipated that an environmental condition exists in the ESSCSP area, as a result of the former LUST. Notwithstanding, the FEIR concluded that site disturbance and demolition activities could encounter a variety of potentially hazardous materials, which could expose workers and the environment through reasonably foreseeable upset and accident conditions. Potential petroleum-based fuel spills from construction equipment would not be considered significant due to the small volume and low concentration of hazardous materials utilized during construction. Implementation of MM HAZ-1 through HAZ-5 would reduce potential impacts from construction activities that would result in accidental conditions within the ESSCSP area. Also, if unknown wastes or suspect materials are discovered during construction which may involve hazardous wastes/materials, the contractor would be required to comply with MM HAZ-6 to immediately stop work in the vicinity of the suspected contaminant, remove workers and the public, secure the areas, and notify the El Segundo Fire Department (ESFD). Use of standard construction controls and safety procedures, and implementation of MM HAZ-1 through HAZ-5, would avoid and lessen the potential for accidental release of such substances into the environment in the event of a spill. Following compliance with applicable federal, State, and local regulatory requirements, and with implementation of MM HAZ-1 through HAZ-6, the potentially significant impacts during construction related to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials would be reduced to less than significant levels.

Future ESSCSP development would consist of office, warehouse, light industrial, and commercial uses. Hazardous materials would be routinely used, stored, and/or handled onsite during operations. All hazardous materials or chemicals used by the onsite uses would be filed on record with the ESFD, the designated Certified Unified Program Agency (CUPA) for the City, and would be routinely inspected to ensure that all materials are being stored, handled, and used in accordance with all applicable federal, State, and local standards and regulations to reduce the potential for a hazardous materials incident. As the California Highway Patrol and the Los Angeles County Hazardous Waste Management Plan have identified transportation routes and corridors in and near the City as suitable for transporting hazardous materials and wastes, transportation of all hazardous materials onsite and to/from the ESSCSP area would adhere to all applicable Caltrans protocols and the General Plan Public Safety Element's goal to periodically review and reevaluate the City's Emergency Operations Plans. Any facilities containing hazardous materials for transport, storage, or use would comply with all City, Los Angeles County (County), Occupational Safety and Health Administration (OSHA), California Environmental Protection Agency (CalEPA), and U.S. Environmental Protection Agency (USEPA) requirements. Based on the

moderate potential for contaminated groundwater underlying the ESSCSP area, vapor intrusion into proposed structures as a result of the contamination plumes could occur. Implementation of MM HAZ-5 would require a qualified site characterization specialist to conduct updated site characterization at the ESSCSP before issuance of any Building Permits. Furthermore, as required by MM HAZ-7, before the City issues any building permit, vapor intrusion investigations would be required to be conducted by a qualified Environmental Professional, in consultation with the ESFD. With implementation of MM HAZ-5 and HAZ-7, and with compliance with all applicable regulations, impacts during operation would be reduced to less than significant levels.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: The California Department of Toxic Substances Control (DTSC) EnviroStor data management system for hazardous waste facilities and sites shows that there are no active cases on or within a 4,000 foot radius of the Proposed Project site.⁶ Additionally, the State Water Resources Control Board (SWRCB) GeoTracker database confirmed the LUST closure and that no other LUST cleanup sites exist on the Proposed Project site.⁷ Notwithstanding, site disturbance, demolition, and/or construction associated with the Proposed Project could disturb existing hazardous materials associated with structures and contaminated soil and groundwater. A former hazardous waste storage area (designated as SWMU-1 in the FEIR) would be demolished in the location where the Proposed Project would construct the southern parking lot. A former wastewater pretreatment system (designated as SWMU-2 in the FEIR) would be demolished where the Proposed Project would construct a warehouse. Therefore, Proposed Project construction could release hazardous materials into the environment through reasonably foreseeable upset and accident conditions. The Proposed Project would implement MM HAZ-1 through HAZ-5 to reduce potential construction-related impacts that may result from accidental conditions at the Proposed Project site. The Proposed Project contractor would also be required to comply with MM HAZ-6 if unknown wastes or suspect materials are discovered during construction.

Other means by which accidental spills could occur during Proposed Project construction involve use of construction equipment that may result in petroleum-based fuel spills; however, the level of risk associated with this type of spill is not considered significant due to the small volume and low concentration of hazardous materials utilized during construction. Standard construction practices would be observed to appropriately contain and remediate any materials released pursuant to local, State, and Federal regulations. The Proposed Project contractor would be required to comply with the established regulatory framework to avoid and minimize the potential for accidental release of such substances into the environment in the event of a spill. Proposed Project impacts in this regard would be less than significant.

Proposed Project operations would include a corporate office headquarters, natural grass fields, and a warehouse. The warehouse building would store waste and other maintenance equipment required for the Project. These land uses are not expected to require the use of substantial quantities of hazardous materials or to generate significant quantities of hazardous waste that would require routine transport

⁶ California Department of Toxic Substances Control, EnviroStor Search for 2000 East El Segundo Boulevard, El Segundo, CA 90245 with 4,000 feet search radius, <http://www.envirostor.dtsc.ca.gov/?url=7fz69>. Accessed October 25, 2021.

⁷ State Water Resources Control Board, GeoTracker database Search for 2000 East El Segundo Boulevard, El Segundo, CA, https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603792958. Accessed October 25, 2021.

offsite for disposal. Typical commercial land uses generally require routine use of small quantities of flammable, hazardous, and/or toxic materials for operation and maintenance purposes. Continued maintenance of the natural grass fields would require use of fertilizers, pesticides, herbicides, and fuel for machinery and mechanical equipment. Such substances would also be used for landscape maintenance. While the Proposed Project would involve use, transport, and disposal of hazardous materials, it would be similar to that which occurs under existing conditions and elsewhere within the ESSCSP. Due to the nature of the proposed land uses, the Proposed Project is not anticipated to involve facilities or activities that would produce or use substantial quantities of hazardous materials or require the routine transport of hazardous materials to and from the site that may adversely affect the public or the environment. Proposed Project operations would be required to comply with all applicable federal, State, and local standards and regulations concerning the routine transport, use, and disposal of hazardous materials. Regarding vapor intrusion, based on the moderate potential for contaminated groundwater underlying the Proposed Project site, vapor intrusion into proposed structures as a result of contamination plumes could occur. The Proposed Project would implement MM HAZ-5 and HAZ-7 to ensure that vapor intrusion investigations are conducted prior to issuance of any building permits. Therefore, following compliance with all applicable standards and regulations, and with implementation of MM HAZ-1 through HAZ-7, the Proposed Project's potential impacts concerning the creation of a significant hazard to the public or the environment would be reduced to less than significant levels. No new or more severe impact would occur as a result of the Proposed Project.

FEIR Mitigation Measures

- HAZ-1** Before a Grading Permit is issued, the actual location of onsite oil/gas wells must be verified with DOGGR. All onsite wells present must be properly plugged and abandoned per current DOGGR, DTSC, and RWQCB requirements. Further, an environmental consultant with Phase II/site characterization experience must verify through soil sampling that no residual contamination has resulted from historic oil/gas production activities onsite.
- HAZ-2** Before a Grading Permit is issued, soil sampling must be conducted within the portions of the Project site that have historically been utilized for agricultural purposes and may contain pesticide residues in the soil, as determined by a qualified Phase II/site characterization specialist. The sampling, conducted in consultation with the El Segundo Fire Department, must determine if pesticide concentrations exceed established regulatory requirements and identify further site characterization and remedial activities, if necessary. Should further site characterization/remedial activities be required, these activities shall be conducted per the applicable regulatory agency requirements, as directed by the El Segundo Fire Department.
- HAZ-3** Before a Grading Permit is issued, an environmental consultant with Phase II/site characterization experience must determine, based on the Current Conditions Report (CCR), RCRA Facility Investigation Work Plan (RFI Work Plan), and sampling and analysis conducted in accordance with the RFI Work Plan, whether subsurface release of hazardous materials/waste to the soil/groundwater associated with the existing storage facilities has occurred. If subsurface release of hazardous materials/waste to the soil/groundwater has occurred, the environmental consultant must determine if

contaminant concentrations exceed established regulatory requirements and identify further site characterization and remedial activities, if necessary. Should further site characterization/remedial activities be required, these activities must be conducted per the applicable regulatory agency requirements.

HAZ-4 Before a Grading Permit is issued, an environmental consultant with Phase II/site characterization experience must prepare a Worker Safety Plan to ensure construction worker safety during grading/excavation activities, based on their review the following documents:

- Current Conditions Report (CCR);
- RCRA Facility Investigation Work Plan (RFI Work Plan);
- Findings of the RFI Work Plan’s Sampling and Analysis; and
- Existing Hazardous Materials Conditions Assessment.

HAZ-5 An environmental professional with Phase II/site characterization experience must conduct an inspection of existing onsite structures before building renovation/demolition activities. The inspection must determine whether or not testing is required to confirm the presence or absence of hazardous substances in building materials (e.g., sinks, drains, piping, flooring, walls, ceiling tiles). Should testing be required and results determine that hazardous substances are present in onsite building materials, the Phase II/site characterization specialist must determine appropriate prevention/remediation measures that are required and/or the methods for proper disposal of hazardous waste at an approved landfill facility, if required.

HAZ-6 If during construction unknown wastes or suspect materials are discovered by the contractor that are believed to involve hazardous waste or materials, the contractor must comply with the following:

- Immediately cease work in the vicinity of the suspected contaminant, and remove workers and the public from the area;
- Notify the Director of Public Works of the City of El Segundo;
- Secure the area as directed by the Director of Public Works; and
- Notify the El Segundo Fire Department (or other appropriate agency specified by the Director of Public Works). The Fire Department’s Environmental Safety Manager can advise the responsible party of further actions that must be taken, if required.

HAZ-7 Before any Building Permit is issued, vapor intrusion investigations must be conducted by a qualified Environmental Professional, in consultation with the El Segundo Fire Department. Should the Environmental Professional determine that proposed buildings could be impacted by vapor intrusion, the Environmental Professional, in consultation with the El Segundo Fire Department, must recommend that specific measures be incorporated into the buildings’ design that would reduce these indoor air quality concentrations to below regulatory thresholds, as directed by the El Segundo Fire Department.

4.8c *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Summary of Previous Environmental Analysis (FEIR p. 5.7-26)

The FEIR identified the following existing schools located within one-quarter mile of the ESSCSP area: Beach Babies LLC (located 750 feet east and 1,385 feet north of the ESSCSP area) and Wondertree Kids (located 1,065 feet south of the ESSCSP area). The ESSCSP could result in hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes. However, buffers in the form of roadways and intervening structures would separate the proposed uses within the ESSCSP from the existing nearby schools, which would maintain the risk to acceptable levels. Furthermore, the hazardous substances that may be handled, used, and stored within the ESSCSP area would be required to comply with federal, State, and local regulations, which is considered adequate to offset the potential negative effects related to the hazardous materials associated with future development within the ESSCSP. Therefore, the FEIR concluded a less than significant impact concerning emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Analysis of Proposed Project

Less Than Significant Impact: Beach Babies LLC is approximately 1,653 feet (0.3 miles) southeast of the Proposed Project site. Wondertree Kids was identified as being 1,065 feet (0.2 miles) south of the Proposed Project site, but no longer exists at that location. Therefore there are no existing school sites within 0.25 miles of the Proposed Project site. The Proposed Project involves a corporate headquarters building, natural grass fields, and a warehouse, all of which would utilize typical small quantities of hazardous materials for operation and maintenance purposes. The maintenance of the natural grass fields would require the use of fertilizers, pesticides, herbicides, and fuel for machinery and mechanical equipment. However, these proposed uses would not emit hazardous emissions. The Proposed Project is not anticipated to involve facilities or activities that would result in hazardous emissions or handle hazardous materials. Additionally, buffers in the form of roadways and intervening structures would separate the Proposed Project site from nearby existing schools. Furthermore, the Proposed Project's proposed uses would be required to comply with the established federal, State, and local regulatory framework, as it relates to emitting hazardous emission or handling hazardous or acutely hazardous materials, substances, or waste. Therefore, following compliance with all applicable standards and regulations, impacts concerning emitting hazardous emissions or handling hazardous materials within one-quarter mile of an existing or proposed school would be less than significant. No new or more severe impact would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.8d *Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result, would create a significant hazard to the public or the environment?*

Summary of Previous Environmental Analysis (FEIR pp. 5.7-26 – 5.7-27)

The FEIR identified that the ESSCSP area is listed on the GeoTracker database (maintained by the State Water Resources Control Board [SWRCB]) and is reported as a leaking underground storage tank (LUST) cleanup site. The LUST case is reported to be closed as of July 22, 1996; therefore, it is not anticipated that an environmental condition exists in the ESSCSP area as a result of the former LUST. Therefore, the FEIR concluded a less than significant impact related to the ESSCSP being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Analysis of Proposed Project

No Impact: The FEIR reported a closed LUST case on the Raytheon Campus due to soil contamination; however, as the LUST case was closed on July 22, 1996, the LUST is not considered an environmental condition. Furthermore, the DTSC EnviroStor data management system for hazardous waste facilities and sites shows that there are no active cases on or within a 4,000-foot radius of the Proposed Project site. Additionally, the SWRCB GeoTracker database confirmed the LUST closure and that no other LUST cleanup sites exist on the Proposed Project site. Therefore, the Proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur in this regard. No new or more severe impact would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.8e For a Project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working the project area?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, pp. 4.8-2 – 4.8-3)

The FEIR identified that the ESSCSP area is located approximately 0.76 miles south of the Los Angeles International Airport (LAX), but the ESSCSP area is not located within the LAX Planning Boundary/Airport Influence Area. The ESSCSP is located approximately 1.9 miles west of Hawthorne Municipal Airport (HMA), but the ESSCSP area is not located within the HMA Planning Area Boundary/Airport Influence Area. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: Although the Proposed Project would be located within 2.0 miles of LAX and HMA, the Proposed Project site is not within the LAX Planning Boundary/Airport Influence Area or the HMA Planning Area Boundary/Airport Influence Area. Therefore, the Proposed Project would not result in an airport-related safety hazard for people working on the Proposed Project site and no mitigation is required. No new or more severe impact concerning airport-related safety hazards would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.8f *Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Summary of Previous Environmental Analysis (FEIR pp. 5.7-27 – 5.7-28)

The FEIR identified that the General Plan does not identify primary evacuation routes within the City; however, East El Segundo Boulevard and Sepulveda Boulevard are major arterial streets and would be used by persons evacuating the ESSCSP in the event of an emergency. Construction of proposed roadway improvements could temporarily block emergency access and/or evacuation routes, which would affect access along El Segundo Boulevard. Impacts during construction would be temporary and would only affect El Segundo Boulevard, and as such, would be unlikely to interfere with emergency response vehicles (e.g., fire, police, or ambulance). Implementation of MM HAZ-8 would require future development in the ESSCSP to notify the El Segundo Fire, Police, Public Works, and Planning and Building Safety Departments of construction activities that would impede movement along roadways adjacent to the ESSCSP and to allow for uninterrupted emergency access and maintenance of evacuation routes. Furthermore, the City has an adopted Multi-Hazard Mitigation Plan, which identifies activities that would assist the City in reducing risk and preventing loss from future hazardous events, including those involving evacuation. The City would implement evacuation-related mitigation actions on an ongoing basis which would further minimize impacts resulting from the ESSCSP's potential interference with an adopted emergency response or evacuation plan. With implementation of MM HAZ-8 and the City's continued compliance with the Multi-Hazard Mitigation Plan would reduce impacts to less than significant levels.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: The Proposed Project site would not be located adjacent to East El Segundo Boulevard or Sepulveda Boulevard, both of which were identified in the FEIR as being streets that would be used by persons evacuating the ESSCSP in the event of an emergency. Construction activities associated with the proposed uses would occur on the subject sites, thus, would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Notwithstanding, Proposed Project construction would implement MM HAZ-8 to ensure coordination with the El Segundo Fire, Police, Public Works, and Planning and Building Safety Departments such that construction activities would not impede movement along East El Segundo Boulevard or Sepulveda Boulevard and to allow for uninterrupted emergency access and maintenance of evacuation routes. The proposed Nash Street extension would not result in any closures that would impede traffic/emergency access. The City would continue to implement evacuation-related mitigation actions from the City's Multi-Hazard Mitigation Plan, which would further minimize the potential for the Proposed Project to interfere with an adopted emergency response or evacuation plan. Therefore, with implementation of MM HAZ-8 and the City's continued compliance with the Multi-Hazard Mitigation Plan, impacts related to potentially impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan would be reduced to less than significant levels. No new or more severe impact would occur as a result of the Proposed Project.

FEIR Mitigation Measures

HAZ-8 At least three business days before any lane closure, the construction contractor must notify the El Segundo Fire Department, El Segundo Police Department, El Segundo Public Works Department, and the El Segundo Planning and Building Safety Department of

construction activities that would impede movement (such as road or lane closures) along roadways immediately adjacent to the development area, to allow for uninterrupted emergency access and maintenance of evacuation routes.

4.8g Would the Project expose people or structures to a significant risk of loss, injury or death involving wildland fires?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.8-3)

The FEIR identified that the ESSCSP area consists of, and is surrounded by, urban/developed land, and implementation of the ESSCSP would not expose people or structures to a significant risk involving wildland fires. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: The Proposed Project site consists of and is surrounded by urban/developed land. The Proposed Project would not expose people or structures to a significant risk involving wildland fires and no mitigation is required. No new or more severe impact concerning wildland fires would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.9 Hydrology and Water Quality

4.9a Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Summary of Previous Environmental Analysis (FEIR pp. 5.8-17 – 5.8-19)

The FEIR concluded that construction activities would result in short-term impacts to water quality; therefore, the ESSCSP would be subject to compliance with General Construction Permit requirements. Before the City issues grading permits, the Applicant must prepare a Storm Water Pollution Prevention Plan (SWPPP) to control common pollutants such as suspended soil in stormwater runoff from leaving the ESSCSP area. The SWPPP would include an Erosion Control Plan and appropriate Best Management Practices (BMPs) to minimize erosion and restrict sedimentation of the storm drain downstream. With compliance with the NPDES and ESMC requirements, construction activities would have a less than significant impact on water quality standards or waste discharge requirements.

A reduction in permeable surfaces, which allow for rain and runoff to infiltrate into the ground, would result in the potential to affect long-term water quality during operation. ESSCSP implementation would not result in a reduction of permeable surfaces, but stormwater and nuisance water runoff associated with the proposed uses under the ESSCSP could have the potential to affect water quality. The ESSCSP could potentially include organics, trash, debris, oil/grease, nutrients, metals, and sediment, which could have a significant adverse impact to stormwater quality if not mitigated. The ESSCSP would implement post-construction controls under the MS4 Permit to mitigate stormwater pollution, which would include BMPs to control pollutants, pollutant loads, and runoff volume. Future development under the ESSCSP

would be subject to compliance with NPDES requirements, MS4 Permit Order requirements, and must implement BMPs.

Therefore, following compliance with all applicable permit and ESMC requirements, the FEIR concluded a less than significant impact related to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or groundwater quality.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would include construction activities that would be subject to compliance with General Construction Permit requirements. The Applicant would prepare a SWPPP to control common pollutants in stormwater runoff leaving the Proposed Project site during construction. The SWPPP would include BMPs to minimize erosion and restrict sedimentation of the storm drain downstream. Further, the Proposed Project would be required to comply with all NPDES and MS4 Permit Order requirements. Therefore, Proposed Project impacts during construction would be less than significant as it relates to water quality standards or waste discharge requirements.

Proposed Project operations could result in organics, trash, debris, oil/grease, nutrients, metals, and sediment which could have a significant adverse impact to stormwater quality. The Proposed Project would be required to mitigate stormwater pollution through the implementation of BMPs to control pollutants, pollutant loads, and runoff volume. Therefore, following compliance with all applicable permit and ESMC requirements, Proposed Project implementation would result in a less than significant impact related to water quality standards or waste discharge requirements. No new or more severe impact concerning water quality standards or waste discharge requirements would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.9b Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Summary of Previous Environmental Analysis (FEIR p. 5.8-26)

The FEIR concluded that the ESSCSP would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, since the ESSCSP is not located within a groundwater recharge area. Furthermore, the ESSCSP would not reduce the ability of surface waters to be absorbed or interfere substantially with groundwater recharge as the ESSCSP's imperviousness is expected to decrease upon buildout. The City does not use groundwater as a potable water source, so the ESSCSP would not deplete groundwater supplies. Therefore, the FEIR concluded a less than significant impact related to groundwater supplies and groundwater recharge.

Analysis of Proposed Project

Less Than Significant Impact: While the Proposed Project would generate a water demand on the Proposed Project site, as discussed under Threshold 4.17b Analysis of Proposed Project, the City does not use groundwater as a potable water source. Therefore, the Proposed Project's water demands would not

decrease groundwater supplies. Also, the Proposed Project would not interfere with groundwater recharge given the Proposed Project site is not within a groundwater recharge area and the Proposed Project would increase onsite pervious areas by replacing impermeable surface parking area with three permeable full-size natural grass fields. Therefore, the Proposed Project would result in a less than significant impact concerning groundwater supplies and groundwater recharge. No new or more severe impact concerning groundwater would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.9c *Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

- i) *result in substantial erosion or siltation on- or off-site;*
- ii) *substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or*
- iii) *create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provided substantial additional resources of polluted runoff?*

Summary of Previous Environmental Analysis (FEIR pp. 5.8-19 – 5.8-26)

See Threshold 4.9a Summary of Previous Environmental Analysis above concerning ESSCSP erosion and water quality.

The FEIR indicated that the ESSCSP would be served by approximately 7,000 linear feet of new onsite storm drain lines, with a maximum pipe diameter of 54 inches; see FEIR Exhibit 5.8-3: Proposed Stormwater and Site Drainage System. The ESSCSP area would continue to drain northwest to southeast; see FEIR Exhibit 5.8-4: Proposed Conditions Hydrology. Reconfiguration of site roadways and replacement of existing buildings and surface parking lots with new buildings and parking lots/structures would change drainage patterns and locations/amounts of impervious surface areas. The sub-drainage areas would continue to flow to the City's storm drain along the ESSCSP area's eastern and southern edges. The minor offsite flow from El Segundo Boulevard and the property to the south would continue unobstructed to combine with onsite flows. The ESSCSP area's average imperviousness is anticipated to decrease from 79.5 percent to 70.0 percent, and there would be no net increase in stormwater discharge from the ESSCSP area. The FEIR concluded that onsite detention would not be required, and an increase in the rate or amount of stormwater runoff above existing conditions would not occur. However, final hydrology calculations would be required to verify that detention facilities are not required in each of the proposed sub-drainage areas. MM HWQ-1 and HWQ-2 would require that a Construction-Level Hydrology and Hydraulic Study be conducted before any Grading Permit is issued to verify whether detention facilities are required in each proposed sub-area. Compliance with MM HWQ-1 and HWQ-2 would reduce the potential impacts from drainage and runoff to less than significant levels.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: The Proposed Project involves development of a corporate headquarters building, natural grass fields, and a warehouse. The fields would replace existing surface parking lots and ornamental landscaping, which would provide more pervious surfaces on the Proposed Project site, as compared to the Approved Project. FEIR Exhibit 5.8-4 depicts the site's drainage patterns upon Proposed Project implementation, which would closely match existing drainage patterns. FEIR Exhibit 5.8-3 depicts existing and proposed storm drains and indicates that a new storm drain is proposed within the Nash Street extension, just north of the proposed corporate headquarters building. Additional storm drains would be developed as part of the ESSCSP. The Proposed Project would implement MM HWQ-1 and HWQ-2, which require that a Construction-Level Hydrology and Hydraulic Study be conducted before any Grading Permit is issued to verify whether detention facilities would be required in each proposed sub-area. If so required, it is assumed these would be located onsite. Compliance with MM HWQ-1 and HWQ-2 would reduce the potential impacts from drainage and runoff, including flooding on- or off-site, to less than significant levels. No new or more severe impact concerning groundwater would occur as a result of the Proposed Project.

FEIR Mitigation Measures

HWQ-1 Before the City issues any grading permit, the Applicant must conduct a Construction Level Hydrology and Hydraulics Study to determine potential storm water runoff rates and peak flows from the Project site per County of Los Angeles methodology. The 50-year storm flows for both existing and proposed Project conditions must be included in the study. The Study must be completed by a qualified professional, approved by the Director of Public Works, and be consistent with standard engineering practices for the region, including the use of the Los Angeles County Manual. The Study must demonstrate the effect of storm water discharges to any City, County, or other agency-owned drainage or flood control facility, as mitigated and be designed and implemented to prevent an increase in the rate or amount of storm water runoff above the baseline condition.

The Study must also determine whether onsite detention is required. If the final hydrology calculations determine that onsite detention is required to avoid downstream impacts, the Study must also identify the necessary flood control mitigation, which may include a surface stormwater detention pond, subsurface detention structure, or subsurface detention pipes. The construction level hydrology calculations and Construction Level Hydrology and Hydraulics Study must be prepared and reviewed by the Director of Public Works and Building Official before any Grading Permit is issued.

HWQ-2 Before the City issues any permit for development of an individual parcel, the Construction Level Hydrology and Hydraulics Study must be updated and submitted to the Director of Public Works for review. The phasing must be implemented to prevent an increase in the rate or amount of storm water runoff above the baseline condition.

4.9c *Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

iv) *impede or redirect flood flows?*

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, pp. 4.9-3 – 4.9-4)

The FEIR concluded that the entire City is placed in Zone X pursuant to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 1770F, Map No. 06037C1T10F, which indicates that the City is in an area of minimal flood hazard. Therefore, the entire ESSCSP area would not have any risk of flood hazards. Therefore, the FEIR concluded no impact as it relates to impeding or redirecting flood flows.

Analysis of Proposed Project

No Impact: The Proposed Project site is within an area of minimal flood hazard. Therefore, the Proposed Project would have no impact concerning the potential to alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows and no mitigation is required. No new or more severe impact would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.9d Would the Project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.9-4)

The FEIR concluded that the entire City is placed in Zone X pursuant to FEMA FIRM Panel 1770F, Map No. 06037C1T10F, which indicates that the City is in an area of minimal flood hazard. Therefore, the entire ESSCSP area would not have any risk of flood hazards. Furthermore, the ESSCSP is not located within a levee, dam, or tsunami inundation area. There are also no enclosed bodies of water that are located in the vicinity of the ESSCSP, which could cause a seiche. Therefore, the FEIR concluded no impact as it relates to flood hazard, tsunami, or seiche zones.

Analysis of Proposed Project

No Impact: The Proposed Project site was identified as being in an area of minimal flood hazard. The Proposed Project site is located away from any waterbodies or coastal zones, thus, would not be within a levee, dam, or tsunami inundation area or subject to a seiche. Therefore, the Proposed Project would have no impact concerning the risk release of pollutants due to inundation and no mitigation is required. No new or more severe impact would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.9e Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Summary of Previous Environmental Analysis

Not applicable since this threshold was not analyzed in the FEIR.

Analysis of Proposed Project

Less Than Significant Impact: See Threshold 4.9a Analysis of Proposed Project above concerning water quality control plan compliance. See Threshold 4.9b Analysis of Proposed Project above concerning sustainable groundwater management plan compliance.

FEIR Mitigation Measures

No mitigation required.

4.10 Land Use and Planning

4.10a Would the Project physically divide an established community?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.10-1)

The FEIR identified that the City is generally described according to quadrants. The City's residential uses are located in the northwest quadrant, and the non-residential land uses are located in the remaining three quadrants. The ESSCSP encompasses approximately 142 acres in the City's southeast quadrant. The ESSCSP proposed commercial and industrial mixed-use development, which would be consistent with the City's existing land use pattern. The ESSCSP would not physically divide an established community. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: The Proposed Project would develop a corporate headquarters building, natural grass fields, and a warehouse within the ESSCSP, and the proposed land uses would be consistent with the ESSCSP's land use plan. Therefore, the Proposed Project would have no impact on physically dividing an established community and no mitigation is required. No new or more severe impact concerning physically dividing an established community would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.10b Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Summary of Previous Environmental Analysis (FEIR pp. 5.1-21 – 5.1-28)

According to the FEIR, the ESSCSP is determined to be consistent with the relevant SCAG's 2012 RTP/SCS goals and adopted growth forecasts, the ESMC, and General Plan Policies, excluding the following Circulation Element Policies:

- Circulation Element Policy C1-1.2: Pursue implementation of all Circulation Element policies such that all Master Plan roadways are upgraded and maintained at acceptable levels of service (LOS).

- Reason for ESSCSP inconsistency with policy: With implementation of identified feasible mitigation in FEIR Section 5.2: Transportation, the impacts at El Segundo Intersections 29, 32, 38, 48, 50, and 51 would remain significant and unavoidable, and acceptable levels of service would not be maintained at these intersections. Therefore, the ESSCSP would conflict with Policy C1-1.2, resulting in a significant and unavoidable impact.
- Circulation Element Policy C1-1.5: Implement roadway and intersection upgrades to full Circulation Element standards when needed to improve traffic operating conditions and to serve development.
 - Reason for ESSCSP inconsistency with policy: See Policy C1-1.2 above.
- Circulation Element Policy C1-1.10: Ensure that new roadway links are constructed as designated in the Master Plan and link with existing roadways within the City such that efficient operation of the circulation system is maintained at an operating Level of Service “D” or better.
 - Reason for ESSCSP inconsistency with policy: See Policy C1-1.2 above.

No feasible mitigation is available to reduce potential impacts. Therefore, implementation of the ESSCSP would result in a significant and unavoidable impact regarding conflicts with Circulation Element Policies C1-1.2, C1-1.5, and C1-1.10.

Analysis of Proposed Project

Less Than Significant Impact: As noted above, the FEIR concluded implementation of the ESSCSP would result in a significant and unavoidable impact regarding conflicts with Circulation Element Policies C1-1.2, C1-1.5, and C1-1.10. It is anticipated the Proposed Project would result in a less than significant impact concerning compliance with these policies given: Level of Service (LOS) is no longer a metric for transportation impact analysis; and the Proposed Project involves development that provides approximately 58 percent less gross floor area and generates approximately 55 percent fewer trips compared to the Approved Project. State CEQA Guidelines §15064.3 codifies the change from LOS to VMT as a metric for transportation impact analysis. Pursuant to Senate Bill (SB) 743, VMT analysis is the primary method for determining CEQA impacts. The City has completed a preliminary Draft SB 743 Implementation Guidelines (Kimley-Horn, November 2020) for purposes of analyzing transportation impacts under CEQA and anticipates that after some revisions, the Guidelines will be adopted by May 2022.

As the Proposed Project would develop the same uses as proposed in the ESSCSP, the Proposed Project would be consistent with SCAG’s 2012 RTP/SCS. The Proposed Project involves development that provides approximately 58 percent less gross floor area and generates approximately 55 percent fewer trips compared to the Approved Project. As described in **Section 4.13: Population and Housing**, below, the Proposed Project would generate approximately 377 employees on the Proposed Project site (including the early arriving employees). It is unknown if any of these employees would choose to relocate to the City, increasing the City’s population. Since the Proposed Project’s proposed land uses would be similar to those permitted under the ESSCSP, but provides approximately 58 percent less gross floor area when compared to the Approved Project, the Proposed Project would have less potential population growth on the Proposed Project site than what was anticipated for the Approved Project, and the Proposed Project would be consistent with the adopted growth forecasts.

The Proposed Project's modifications include realigning the Nash Street extension and realigning/relocating the Coral Circle connection to the Nash Street extension through Lots 20 and 22. The proposed modified circulation pattern would continue to provide for possible future connection from the Nash Street extension to Coral Circle and capacity for additional parking for the Coral Circle businesses. The City's Public Works Department conducted an analysis of the Nash Street extension and Coral Circle connection's compliance concerning function, capacity, capacity, and street classification and standards with the General Plan Circulation Element; the ESMC; and the ESSCSP.⁸ Therefore, the Nash Street extension and Coral Circle connection would be in substantial compliance with the General Plan Circulation Element concerning function, capacity, and street classification and standards. Furthermore, the City's Public Works Department provide the following conditions of approval:

1. The Applicant must build the Nash Street roadway extension and associated public improvements in accordance with Development Agreement Section 7.1. Nash Street roadway extension design and construction is subject to review and approval by the Director of Public Works and Director of Development Services.
2. The Applicant must construct Class II bicycle lanes in the Nash Street roadway extension in accordance with the ESSCSP and Development Agreement Section 7.5.
3. The Applicant must record a 20-year irrevocable offer of dedication of Lots 20 and 22 (Coral Circle Connection) of Vesting Map No. 71551 in accordance with the ESSCSP and Development Agreement Section 7.7. Before recordation, the irrevocable offer to dedicate must be reviewed and approved by the Director of Development Services, the Director of Public Works, and the City Attorney.

Therefore, the Proposed Project would not conflict with the Circulation Element, and impacts would be less than significant.

ESSCSP Table III-1: Land Use Summary, anticipates that the allowed new development would total 1,930,000 net SF (2,161,600 gross SF). To allow for maximum flexibility within the ESSCSP area, the ESSCSP utilizes a mixed-use concept, with regulatory mechanisms to allow for transfers between land use types and planning areas, subject to various requirements concerning FAR, allowable land uses, and AM, PM, and daily trip generation ceilings. As of October 21, 2021 (i.e., inclusive of Phase I entitled development only), approximately 1,866,750 net SF (approximately 2,095,950 gross SF) of entitled floor area remains within the ESSCSP; see **Appendix A: ESSCSP Phase I Development Tracking Table**. The Proposed Project involves development of approximately 131,685 net SF (approximately 153,915 gross SF) of floor area; see **Table 2-3: Comparison of Existing and Proposed Development Scenarios**. With implementation of the Proposed Project, approximately 1,735,065 net SF (approximately 1,942,035 gross SF) of entitled floor area would remain within the ESSCSP. Therefore, the Proposed Project would not cause the allowed new development within the ESSCSP, as detailed in ESSCSP Table III-1: Land Use Summary, to be exceeded.

Overall, the Proposed Project would be subject to compliance with the ESSCSP and ESMC. The Proposed Project would also be consistent with the General Plan, with the exclusion of the Circulation Element Policies listed above. No new or more severe impact concerning conflicting with any land use plan, policy,

⁸ L. Carver, personal communication, October 21, 2021.

or regulation adopted for the purpose of avoiding or mitigating an environmental effect would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.11 Mineral Resources

4.11a Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.11-1)

The FEIR concluded that no State-designated mines or mineral producers currently exist within the ESSCSP, and the ESSCSP area does not maintain any natural mineral resources. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no State-designated mines, mineral producers, or maintenance of any natural mineral resources within the Proposed Project site. Therefore, the Proposed Project would have no impact on mineral resources and no mitigation is required. No new or more severe impact concerning mineral resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.11b Would the Project result in the loss of availability of a locally important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.11-1)

The FEIR concluded that no State-designated mines or mineral producers exist within the ESSCSP, and the ESSCSP area does not maintain any natural mineral resources. The ESSCSP would not result in the loss of availability of locally important mineral resources recovery sites. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: There are no State-designated mines, mineral producers, or maintenance of any natural mineral resources within the Proposed Project Site. The Proposed Project would not result in the loss of availability of locally important mineral resources recovery areas. Therefore, the Proposed Project would have no impact on mineral resources and no mitigation is required. No new or more severe impact concerning mineral resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.12 Noise

4.12a Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Summary of Previous Environmental Analysis (FEIR pp. 5.5-13 – 5.5-15, 5.5-17 – 5.5-22)**Construction**

The FEIR concluded that construction-related noise impacts could occur during site preparation, which can create the highest levels of noise. Noise from construction activities is generated by two primary sources: 1) the transport of workers and equipment to construction sites, and 2) the noise related to active construction equipment. Sensitive receptors adjacent to the ESSCSP area would be exposed to sporadic high noise levels associated with construction activities. Construction traffic would access potential construction sites within the ESSCSP area from major roadways, including El Segundo Boulevard, Sepulveda Boulevard, and Hughes Way. The closest sensitive receptors to the ESSCSP are immediately adjacent to the east (Oceanside Christian Fellowship Church) and west (The Lakes at El Segundo Golf Course); see FEIR Table 5.5-4: Surrounding Off-Site Sensitive Receptors. As noted in the FEIR, the majority of construction would occur at distances of 50 to 400 feet or more from the nearest sensitive receptors and would not be expected to interfere with normal recreational or institutional activities. Furthermore, construction activities would begin in one specific area within the ESSCSP and subsequently move to the other specific areas. Therefore, construction would not occur in any one location for an extended period of time. All development within the ESSCSP area would be subject to the General Plan Noise Element and ESMC Chapter 7-2 (Noise and Vibration). Furthermore, the ESSCSP would implement MM N-1 to reduce construction noise associated with future development by requiring preparation of a Construction Noise Management Plan to limit construction to the less noise sensitive periods of the day (i.e., between the hours of 7:00 AM and 6:00 PM) and ensuring that proper operating procedures are followed during construction such that nearby sensitive receptors are not adversely affected by noise (pursuant to ESMC Chapter 7-2-4 standards).

Operations

The FEIR determined that off-site (traffic) noise levels resulting from the ESSCSP would not result in significant impacts. The ESSCSP would generate long-term stationary noise from delivery trucks, mechanical equipment (air conditioners, trash compactors, emergency generators, etc.), light industrial production (manufacturing equipment, etc.), and typical parking lot activities (e.g., parking lot traffic and car door slamming).

The noise levels from the delivery trucks are within the City's allowable exterior noise level thresholds for churches and outdoor sports parks; therefore, the Oceanside Christian Fellowship Church and The Lakes at El Segundo Golf Course would not be directly exposed to excessive noise levels from the delivery trucks.

The ESSCSP's mechanical equipment would result in potential noise levels below the City's limits. The Metro C (Green) Line would further buffer the ESSCSP's mechanical equipment noise from the Oceanside Christian Fellowship Church and would mask any noise from the ESSCSP's mechanical equipment. Impacts from mechanical equipment would be less than significant.

The FEIR concluded that noise associated with the ESSCSP's proposed parking structures would be of greatest annoyance to the sensitive receptors, these noise levels at the exterior of the sensitive receptors would not exceed the City's exterior standards, and impacts would be less than significant. Therefore, ESSCSP operations would result in less than significant impacts.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated:

Construction

The Proposed Project site would be located farther from The Lakes at El Segundo Golf Course, but still adjacent to the Oceanside Christian Fellowship Church. Given the Proposed Project would require less construction on the Project site than the Approved Project, the length of construction and level of construction activities would be proportionately less than the Approved Project and as set forth in the FEIR. Proposed Project construction would be subject to the General Plan Noise Element and ESMC Chapter 7-2 (Noise and Vibration). Furthermore, Proposed Project construction would implement MM N-1 to reduce construction noise associated with future development by requiring preparation of a Construction Noise Management Plan to limit construction to the less noise sensitive periods of the day (i.e., between the hours of 7:00 AM and 6:00 PM) and ensuring that proper operating procedures are followed during construction such that nearby sensitive receptors are not adversely affected by noise (pursuant to ESMC Chapter 7-2-4 standards). Proposed Project impacts would be reduced to a less than significant level. Therefore, no new or more severe impact concerning the generation of substantial temporary or permanent increase in ambient noise levels in excess of standards would occur as a result of the Proposed Project.

Operations

The Proposed Project involves approximately 58 percent less (gross SF) development and approximately 55 percent fewer trips, as compared to the Approved Project. As the FEIR determined that off-site (traffic) noise levels resulting from the ESSCSP would be less than significant, the Proposed Project would also result in less than significant off-site noise levels. Proposed Project operations would include delivery trucks that could not expose sensitive receptors to excessive noise levels from the delivery trucks. The noise from the Proposed Project's mechanical equipment would be buffered by the Metro C (Green) Line, and impacts would be less than significant. Proposed Project impacts from operations would be less than significant. Therefore, no new or more severe impact concerning the generation of substantial temporary or permanent increase in ambient noise levels in excess of standards would occur as a result of the Proposed Project.

FEIR Mitigation Measures

N-1 Before the City issues grading permits, the Project Applicant must demonstrate, to the satisfaction of the Director of Public Works that the Project complies with the following:

- All construction equipment must be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an un-muffled exhaust.
- The contractor must maintain and tune-up all construction equipment to minimize noise emissions.
- Stationary equipment must be placed so as to maintain the greatest possible distance to the sensitive receptors.
- All equipment servicing must be performed so as to maintain the greatest possible distance to the sensitive receptors.
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction are required to be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler must be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves must be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures must be used, such as drills rather than impact equipment, whenever feasible.
- A qualified “Noise Disturbance Coordinator” will be retained amongst the construction crew to be responsible for responding to any local complaints about construction noise. When a complaint is received, the Disturbance Coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, malfunctioning muffler, etc.) and implement reasonable measures to resolve the complaint, as deemed acceptable by the Director of Planning and Building Safety.
- Select demolition methods to minimize vibration, where possible (e.g., sawing masonry into sections rather than demolishing it by pavement breakers).

4.12b Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?

Summary of Previous Environmental Analysis (FEIR pp. 5.5-16 – 5.5-17)

The FEIR concluded that groundborne noise and vibration would occur during construction activities due to operation of heavy-duty trucks, backhoes, and other heavy-duty construction equipment. Operation of construction equipment would generate vibrations that spread through the ground and diminish rapidly in amplitude with distance from the source. As indicated in FEIR Table 5.5-8: Typical Vibration Levels for Construction Equipment, the vibration velocities from the construction equipment that would be utilized during ESSCSP construction combined with the commercial/light industrial and institutional uses located approximately 50 feet east of the ESSCSP area would be below the 0.2 inch-per-second PPV significance threshold. Vibration impacts associated with construction would be less than significant. The uses proposed in the ESSCSP are not anticipated to generate high levels of groundborne noise and vibration. Therefore, vibration impacts associated with operations would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: Proposed Project construction could generate varying degrees of groundborne vibration depending on the construction procedure and the construction equipment used. The Proposed Project site would be located farther from The Lakes at El Segundo Golf Course, but still adjacent to the Oceanside Christian Fellowship Church. Given the Proposed Project would require less construction on the Proposed Project site than the Approved Project, the length of construction and level of construction activities would be proportionately less than the Approved Project. As construction would be reduced as compared to the Approved Project, Proposed Project construction vibration impacts would be less than significant. The Proposed Project's uses are not anticipated to generate excessive groundborne vibration or noise levels. Operations of the Proposed Project would include truck deliveries. Due to the rapid drop-off rate of ground-borne vibration and the short duration of the associated events, vehicular traffic-induced ground-borne vibration is rarely perceptible beyond the roadway right-of-way, and rarely results in vibration levels that cause damage to buildings in the vicinity. Therefore, no new or more severe impact concerning the generation of excessive groundborne vibration or groundborne noise levels would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.12c For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.12-2)

See Threshold 4.8e Summary of Previous Environmental Analysis above.

Analysis of Proposed Project

Less Than Significant Impact: See Threshold 4.8e Analysis of Proposed Project above.

FEIR Mitigation Measures

No mitigation required.

4.13 Population and Housing

4.13a Would the Project induce substantial unplanned population growth in an area, either directly or indirectly?

Summary of Previous Environmental Analysis (FEIR pp. 5.9-8 – 5.9-11)

As indicated in the FEIR, the ESSCSP would not propose new residential land uses, and therefore, would not induce population growth directly through housing. Additionally, although the ESSCSP would propose improvements/modifications to existing roads and infrastructure, it would not involve the extension of roads or other infrastructure into undeveloped areas. Therefore, the ESSCSP would not induce population growth indirectly through extension of roads or other infrastructure.

As shown in FEIR Table 5.9-8: Project Compared to Existing Conditions, the ESSCSP would increase the City's employment by 4,598 jobs, or approximately 5.1 percent over existing conditions in 2015. The ESSCSP's increase in employment could result in population growth within the City, as the potential exists that future employees could relocate to the City. However, estimating the number of employees who could relocate to the City would be highly speculative. Furthermore, numerous alternative housing opportunities would be available to future employees. The ESSCSP's potential population growth is considered less than significant, since it is anticipated that significantly fewer than 377 of the Proposed Project's future employees would chose to relocate to the City due to the availability of numerous alternative housing opportunities within the City and neighboring cities and jobs created by the Proposed Project could be filled in part by the approximately 20,200 unemployed persons who already reside in the City and neighboring cities. Therefore, impacts would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would not develop residential land uses, and therefore, would not induce population growth directly through housing. The Proposed Project would propose improvements/modifications to existing roads and infrastructure to serve the new uses on the Proposed Project site, but would not extend into undeveloped areas. Therefore, the Proposed Project would not induce population growth indirectly through extension of roads or other infrastructure.

As shown in **Table 4-4: Comparison of Existing and Proposed Employment Forecast**, Proposed Project implementation would increase the City's employment by approximately 377 jobs, or approximately 49 percent fewer jobs, as compared to 744 jobs estimated for the Approved Project. When compared to the existing conditions in the City as noted in the FEIR, the Proposed Project would increase the City's employment by approximately 0.74 percent (377 jobs) over existing conditions (50,902 jobs). The Proposed Project's potential population growth from new employees relocating to the City is considered less than significant, since the Proposed Project's future employees could also choose to relocate to available alternative housing opportunities in neighboring jurisdictions.

Table 4-4: Comparison of Existing and Proposed Employment Forecast

Land Use ¹	Employment Factor (SF per Employee) ¹	Square Feet (net)	Employment Estimate
Existing Conceptual Development Scenario			
Office	440	327,680	744
Proposed Conceptual Development Scenario			
Office	440	126,448	288
Warehouse	1,518	5,237	4
Special Staff		NA	85
<i>Total Proposed Project</i>		<i>131,685</i>	<i>377</i>
<i>Proposed Project Compared to Existing Conceptual Development Scenario (number)</i>			<i>-367</i>
<i>Proposed Project Compared to Existing Conceptual Development Scenario (percent)</i>			<i>-49%</i>
Note:			
1. Based on FEIR Table 5.9-7: Project Employment Forecast.			

The Proposed Project would not induce substantial unplanned population growth through employment in the City, either directly or indirectly, and impacts would be less than significant. Therefore, no new or more severe impact concerning population and housing would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.13b Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.13-2)

As indicated in the FEIR, no housing units exist in the ESSCSP. The ESSCSP would not displace housing or people, necessitating the construction of replacement housing elsewhere. Therefore, the FEIR concluded no impact in this regard.

Analysis of Proposed Project

No Impact: The Proposed Project would not displace housing or people in the ESSCSP. Therefore, the Proposed Project would have no impact on displacement and no mitigation is required. No new or more severe impact concerning displacement would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.14 Public Services

4.14a Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

(i) Fire protection?

Summary of Previous Environmental Analysis (FEIR pp. 5.10-7 – 5.10-8)

The FEIR indicated that the ESSCSP would not propose new or physically altered fire protection facilities. While the ESSCSP would increase the non-residential land uses, which would result in an increased demand for fire protection services, the ESFD confirmed there would be no need to add a new fire station as a result of the ESSCSP. The FEIR also concluded that the ESSCSP would not increase response times to the ESSCSP area or surrounding vicinity or require the construction of new or physically altered fire protection facilities. The ESSCSP would be required to comply with ESMC Chapter 15-27A, which requires payment of a development impact fee, to minimize, to the greatest extent practicable, the ESSCSP's development impact on the City's fire protection services. Compliance with ESMC Chapter 15-27A would ensure that applicants of future development projects within the ESSCSP area pay their fair share of the costs of providing the necessary public services and public facilities, including fire suppression facilities, vehicles, and equipment. All future development would also comply with the requirements set forth in

the California Fire Code, California Building Code, and ESMC Title 13, Building Regulations. Therefore, compliance with all applicable codes and regulations, as well as ESMC Chapter 15-27A, would ensure that the ESSCSP would result in less than significant impacts to fire protection services.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would not develop new or physically altered fire protection facilities. The Proposed Project's land uses would be similar to those permitted under the ESSCSP, but would involve approximately 58 percent less gross floor area when compared to the Approved Project. The Proposed Project would be required to comply with ESMC Chapter 15-27A, which requires payment of a development impact fee to minimize, to the greatest extent practicable, the Proposed Project's development impact on the City's fire protection services. The Proposed Project would be required to comply with the California Fire Code, California Building Code, and ESMC Title 13 to ensure that the Proposed Project would result in less than significant impacts to fire protection services. No new or more severe impact concerning fire protection services would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.14a Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

(ii) Police protection?

Summary of Previous Environmental Analysis (FEIR pp. 5.10-8 – 5.10-9)

The FEIR indicated that the ESSCSP would not propose new or physically altered police protection facilities. While the ESSCSP would increase the non-residential land uses, which would result in an increased demand for police protection services, the El Segundo Police Department (ESPD) confirmed there would be no need to add a new police station as a result of the ESSCSP. The FEIR noted that according to the ESPD, the ESSCSP would increase calls for service, which would increase response times and potentially require an additional officer or resources. The ESSCSP would be required to comply with ESMC Chapter 15-27A, which requires payment of a development impact fee, to minimize, to the greatest extent practicable, the ESSCSP's development impact on the City's police protection services. Compliance with ESMC Chapter 15-27A would ensure that applicants of future development projects within the ESSCSP area pay their fair share of the costs of providing the necessary public services and public facilities, including law enforcement facilities, vehicles, and equipment. All future development would also comply with the ESPD's security requirements, which include lighting, landscaping, addressing, bicycle racks, trash dumpsters, access control, doors and door hardware, parking structures, security cameras, and tenant improvement requirements for individual commercial/retail establishments, among others. The ESPD would review each future site plan before approval and impose standard conditions of approval to ensure adequate design features are included to minimize any potential increase in demand for police protection services. Therefore, compliance with ESPD's security requirements and ESMC Chapter 15-27A would ensure that the ESSCSP would result in a less than significant impact to police protection services.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would not develop new or physically altered police protection facilities. The Proposed Project's proposed land uses would be similar to those permitted under the ESSCSP, but would involve approximately 58 percent less gross floor area when compared to the Approved Project. The Proposed Project would include various types of lighting surrounding the parking lot perimeters and around the corporate headquarters and maintenance buildings to minimize darkened areas and potential hazards. The parking lots would be tended by a security booth, and all entrances to the buildings on-site would be through a secured gated area or main entry lobby. Six types of perimeter fencing would also be proposed around the Proposed Project site, corporate headquarters building, and surface parking lots. Given the Proposed Project's scope and nature, it is not anticipated to result in an increase in response times or require additional officers or resources. Also, the Proposed Project would be required to comply with ESMC Chapter 15-27A, which requires payment of a development impact fee to minimize, to the greatest extent practicable, the Proposed Project's development impact on the City's police protection services. The Proposed Project would be required to comply with the ESPD's security requirements and ESMC Chapter 15-27A to ensure that the Proposed Project would result in less than significant impacts to police protection services. No new or more severe impact concerning police protection services would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.14a Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

(iii) Schools?

Summary of Previous Environmental Analysis (FEIR pp. 5.10-9 – 5.10-10)

The FEIR indicated that the ESSCSP would be situated within the Wiseburn School District (WSD) and the Centinela Valley Union High School District (CVUHSD). The ESSCSP does not propose new or physically altered school facilities. However, the ESSCSP would increase the non-residential land uses, which could indirectly result in increased enrollment within the WSD and CVUHSD. As noted in the FEIR, the WSD does not base its attendance on student generation rates, and enrollment is regulated through inter-district permits. Therefore, any increase in enrollment in the WSD would be limited. The CVUHSD also does not utilize student generation rates. Under Education Code §§ 17620, *et seq.*, school districts collect impact fees from developers of new commercial/industrial building space. Pursuant to Government Code §65996, school fees imposed through the Education Code are deemed to be full mitigation for new development projects, and no additional mitigation measures would be imposed by the City. Developer impact fees would be imposed on future applicants within the ESSCSP area. Thus, compliance with the Education Code and Government Code would ensure that the ESSCSP would result in less than significant impacts to schools.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would not develop new or physically altered school facilities. The Proposed Project's proposed land uses would be similar to those permitted under the ESSCSP, but would involve approximately 58 percent less gross floor area when compared to the Approved Project. The Proposed Project would comply with the Education Code and Government Code, and the Project Applicant would pay the impact fee to offset the cost of providing services for any additional students generated by the Proposed Project. Therefore, the Proposed Project would result in less than significant impacts to schools. No new or more severe impact concerning schools would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.14a Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

(iv) Parks?

Summary of Previous Environmental Analysis (FEIR pp. 5.10-11 – 5.10-12)

The FEIR indicated that there are approximately 16 acres of privately-owned recreational resources in the northwest corner of the ESSCSP, which is available for private use by Raytheon's employees. The ESSCSP would remove those private outdoor recreational uses and provide approximately 7.5 acres of new recreational facilities at the southeast corner of the Raytheon Campus, which would also be available for private use by Raytheon's employees. The ESSCSP would not involve residential development and therefore, would not induce substantial population growth through new residential development that would generate a significant demand for park facilities. The existing employees in the ESSCSP would utilize the existing and new park and recreational facilities offered by the ESSCSP and would have minimal opportunity to use the City's facilities. The ESSCSP would be required to comply with ESMC Chapter 15-27A, which requires payment of a development impact fee, to minimize, to the greatest extent practicable, the ESSCSP's development impact on the City's parks and recreational facilities. Compliance with ESMC Chapter 15-27A would ensure that applicants of future development projects within the ESSCSP area pay their fair share of the costs of providing the necessary public services and public facilities, including parks/open space and recreational facilities and public use (community centers) facilities. Therefore, compliance with ESMC Chapter 15-27A would ensure that the ESSCSP would not result in substantial adverse physical impacts associated with the need for new or physically altered park facilities, and impacts would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project's proposed land uses would be similar to those permitted under the ESSCSP, but would involve approximately 58 percent less gross floor area when compared to the Approved Project. While the Proposed Project would not develop new or physically altered parks or recreational facilities, the proposed corporate headquarters building would include

various amenities, such as training and weight rooms, an auditorium, and natural grass fields for internal use.

Additionally, the ESSCSP included a private outdoor recreational facility for Raytheon employees totaling 7.54 acres within Lot 11. The Proposed Project would decrease the land available for this private facility to approximately 7.34 acres on Lots 10 and 11 (a decrease of 0.20 acres). This change would not generate the need for new or physically altered recreational facilities elsewhere to meet any parkland standard given it is a private facility. Additionally, the Proposed Project would not generate any demand for recreational facilities given it does not include residential uses but does include various private recreational amenities for internal use.

The Proposed Project would be required to comply with ESMC Chapter 15-27A, which requires payment of a development impact fee to minimize, to the greatest extent practicable, the Proposed Project's development impact on the City's parks and recreational facilities. Therefore, compliance with ESMC Chapter 15-27A would ensure that the Proposed Project would result in less than significant impacts to parks and recreational facilities. No new or more severe impact concerning parks and recreational facilities would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.14a Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

(v) Other Public Facilities?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.14-3)

The FEIR indicated that the ESSCSP would not include residential development or induce substantial population growth. Therefore, the ESSCSP would not generate a significant demand for new physically altered library facilities or result in adverse physical impacts associated with library facilities. The ESSCSP would be required to comply with ESMC Chapter 15-27A, which requires payment of a development impact fee, to minimize, to the greatest extent practicable, the ESSCSP's development impact on the City's libraries. Compliance with ESMC Chapter 15-27A would ensure that applicants of future development projects within the ESSCSP area pay their fair share of the costs of providing the necessary public services and public facilities. Therefore, compliance with ESMC Chapter 15-27A would ensure that the ESSCSP would result in less than significant impacts to library facilities.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would not include residential development that would generate substantial population growth generating a demand for library facilities. The Proposed Project's proposed land uses would be similar to those permitted under the ESSCSP, but would involve approximately 58 percent less gross floor area when compared to the Approved Project. The Proposed

Project would be required to comply with ESMC Chapter 15-27A, which requires payment of a development impact fee to minimize, to the greatest extent practicable, the Proposed Project's development impact on the City's libraries. The Proposed Project would be required to comply with ESMC Chapter 15-27A to ensure that the Proposed Project would result in less than significant impacts to library facilities. No new or more severe impact concerning libraries would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.15 Recreation

4.15a Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.15-1)

See Threshold 4.14a(iv) Summary of Previous Environmental Analysis above.

Analysis of Proposed Project

Less Than Significant Impact: See Threshold 4.14a(iv) Analysis of Proposed Project above.

FEIR Mitigation Measures

No mitigation required.

4.15b Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Summary of Previous Environmental Analysis (FEIR pp. 5.10-11 – 5.10-12)

See Threshold 4.14a(iv) Summary of Previous Environmental Analysis above.

Analysis of Proposed Project

Less Than Significant Impact: See Threshold 4.14a(iv) Analysis of Proposed Project above.

FEIR Mitigation Measures

No mitigation required.

4.16 Transportation

4.16a Would the Project conflict with program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Summary of Previous Environmental Analysis (FEIR pp. 5.2-34 – 5.2-110)

The FEIR studied 71 intersections that would be located in the cities of El Segundo, Manhattan Beach, Redondo Beach, Hawthorne, and Los Angeles, and the County of Los Angeles. The ESSCSP proposes to

establish a net additional 2,142,457 gross SF over existing conditions. As shown in FEIR Table 5.2-27: Forecast Long-Range With Project Buildout Conditions Peak Hour Study Intersection LOS, with the addition of the trips generated by ESSCSP buildout, 13 intersections would continue to operate at an acceptable Level of Service (LOS) (LOS D or better), and 11 intersections would result in significant impacts. Implementation of MM TRA-1 through TRA-7 would reduce traffic impacts at Intersections 29, 32, 48, 49, 50, 53, and 55; however, only Intersection 49 would be reduced to a less than significant level. No mitigation would be feasible due to right-of-way limitations and existing structures at Intersections 38, 51, 62, and 69. Therefore, impacts at Intersections 29, 32, 38, 48, 50, 51, 53, 55, 62, and 69 would remain significant and unavoidable. For the State Highway intersections, the ESSCSP would have potentially significant impacts at Intersections 7, 13, and 57. With implementation of MM TRA-8 and TRA-9, traffic impacts would be reduced at Intersection 57 to less than significant levels. However, Intersections 7, which would have no feasible mitigation measures due to right-of-way limitations and existing structures) and 13 would also remain significant and unavoidable.

The FEIR identified the following transit services available in the ESSCSP's vicinity:

- Metro Bus Line Route 125 travels along Rosecrans Avenue and intersects Sepulveda Boulevard
- Metro Bus Line Route 232 travels along Sepulveda Boulevard and intersects Rosecrans Avenue
- Metro C (Green) Line 801 travels alongside the ESSCSP and stops at El Segundo Station, located at El Segundo Boulevard and Nash Street

The ESSCSP is forecast to generate approximately 149 AM peak hour transit trips, approximately 153 PM peak hour transit trips, and approximately 1,303 daily transit trips. Since the ESSCSP transit trips can be accommodated by existing transit service in the vicinity, no significant transit impacts would occur, and impacts would be less than significant.

There are no bicycle facilities located in the ESSCSP's vicinity. ESMC Chapter 15-16 sets forth requirements for major new developments to provide facilities that encourage and accommodate the use of ridesharing, transit, pedestrian, and bicycle commuting as alternatives to single occupant motor vehicle trips. According to the ESCM Chapter 15-16-2, before approval of any development project, the Applicant must provide for, at a minimum, all of the applicable Transportation Demand Management (TDM) and trip reduction measures. As described in FEIR Table 5.1-1: General Plan Consistency Analysis, the ESSCSP proposes a 6.0-foot wide Class II, on-street bicycle lane, on each side of the street, within the Nash Street extension. Therefore, following compliance with the ESMC, impacts would be less than significant related to bicycle and pedestrian facilities.

Overall, the FEIR concluded that the ESSCSP would result in significant and unavoidable impacts related to conflicting with program, plan, ordinance or policy addressing the circulation system.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project's proposed land uses would be similar to those permitted under the ESSCSP, but would involve approximately 58 percent less gross floor area and approximately 55 percent fewer trips when compared to the Approved Project. The ESSCSP has a trip ceiling of 3,042 AM peak hour trips, 3,120 total PM peak hour trips, and 26,585 total daily trips; see ESSCSP Table III-3: Project Trip Ceiling for Trips Associated with New Development Within the ESSCSP Area. As of

October 21, 2021 (i.e., inclusive of Phase I entitled development), approximately 2,954 AM peak hour trips, approximately 2,965 PM peak hour trips, and approximately 24,756 total daily trips remain within the ESSCSP; see **Appendix A: ESSCSP Phase I Development Tracking Table**. As shown in the *Trip Generation Assessment - ESSCSP – Southeast Quad* (Fehr & Peers, October 28, 2021) (see **Appendix C: Trip Generation Assessment**)⁹ and in **Table 4-5: Comparison of Existing and Proposed Trip Generation**, the Proposed Project would generate a 267 AM peak hour trips, 230 PM peak hour trips, and 1,808 total daily trips. As shown in **Table 4-5**, the Proposed Project would result in approximately 55 percent fewer daily vehicle trips than the Approved Project.

Table 4-5: Comparison of Existing and Proposed Trip Generation

Land Use	ITE Code	Size	Daily	Estimated Trip Generation ¹					
				AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
ESSCSP									
ESSCSP All Uses	N/A		26,585	2,634	408	3,042	631	2,489	3,120
Existing Conceptual Development Scenario ²									
Office	710	367,002 SF	4,048 (48)	504 (0)	69 (0)	573 (0)	93 (1)	454 (4)	547 (5)
Proposed Conceptual Development Scenario									
Corporate Headquarters and Recreation Facility Internal capture (1% PM / 1% ADT) ³	710	148,050 SF	1,633 (16)	203 0	28 0	231 0	38 0	183 (2)	221 (2)
Special staff	-- ⁴	85 emp	170	34	0	34	0	9	9
<i>Subtotal Lots 7 and 8</i>	--	--	1,787	237	28	265	38	190	228
Warehouse	150	5,865 SF	21	2	0	2	1	1	2
Total Proposed Project Trips			1,808	239	28	267	39	191	230
Proposed Project Compared to Existing Conceptual Development Scenario (number)			-2,240						
Proposed Project Compared to Existing Conceptual Development Scenario (percent)			-55%						
Proposed Project Proportion of ESSCSP			6.8%						
Notes:									
1. Source: Institute of Transportation Engineers (ITE) <i>Trip Generation Manual</i> , 9th Edition									
2. Source: Fehr & Peers, <i>Trip Generation Assessment - ESSCSP – Southeast Quad</i> , October 28, 2021.									
3. Internal capture represents the percentage of trips occurring between land uses proposed or already operating within the site (Raytheon South Campus).									
4. All employees were assumed to travel in single occupancy vehicles. To be conservative, 40% of the employees were assumed to travel during the AM peak hour and 10% in the PM peak hour.									
PCE = Passenger Car Equivalent; KSF = Thousand Square Feet									
Source: Fehr & Peers, <i>Trip Generation Assessment – ESSCSP – Southeast Quad</i> , October 28, 2021. Provided in Appendix C.									

⁹ Kimley-Horn conducted a third-party review of the Proposed Project's *Trip Generation Assessment* on behalf of the City; see **Appendix C: Trip Generation Assessment**. The third-party review concluded the analyses meet the applicable provisions of CEQA and the State CEQA Guidelines.

With implementation of the Proposed Project, approximately 2,687 AM peak hour trips, approximately 2,735 PM peak hour trips, and approximately 22,948 total daily trips would remain within the ESSCSP. Therefore, the Proposed Project would not cause the ESSCSP trip ceiling, as detailed in ESSCSP Table III-3, to be exceeded, and impacts related to the circulation system would be less than significant.

See Threshold 4.10b Analysis of Proposed Project above concerning consistency with programs, plans, ordinances, and policies addressing the circulation system. The Proposed Project would comply with ESMC Chapter 15-16, which requires the Project to provide facilities that encourage and accommodate the use of ridesharing, transit, pedestrian, and bicycle commuting as alternatives to single occupant motor vehicle trips. The Proposed Project would also include applicable TDM and trip reduction measures. As noted in Threshold 4.10b Analysis of Proposed Project above, the Proposed Project would be required to implement the City's Public Works Department conditions of approval related to the Nash Street extension. Therefore, impacts related to conflicting with program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities would be less than significant. No new or more severe impact would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.16b Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Summary of Previous Environmental Analysis

Not applicable since this threshold was not analyzed in the FEIR.

Analysis of Proposed Project

Less Than Significant Impact: State CEQA Guidelines §15064.3 codifies the change from LOS to VMT as a metric for transportation impact analysis. Pursuant to SB 743, VMT analysis is the primary method for determining transportation impacts under CEQA. The City is in the process of developing SB 743 implementation guidelines related to VMT analysis. Therefore, the State Office of Planning and Research (OPR)'s *Technical Advisory on Evaluating Transportation Impacts in CEQA* will be utilized for the VMT analysis. OPR acknowledges that CEQA documents released for public review before July 1, 2020 are not required to incorporate a VMT analysis, and that CEQA analyses prepared after July 1, 2020 may rely on a previously certified EIR that analyzes traffic impacts using the LOS metric. Lead agencies may use their discretion to determine if a VMT analysis is not required for later-prepared documents.¹⁰ See, e.g., *CREED v. San Diego* (2011) 196 Cal.App.4th 515; *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320.) Therefore, a VMT analysis is not required for the Proposed Project. Notwithstanding, based on the VMT-based analysis provided below, the Proposed Project is presumed to result in a less than significant transportation impact concerning VMT.

The OPR Guidelines state that projects located within half mile from an existing major transit stop or within half of a mile from an existing stop along a high-quality transit corridor can be screened out, and

¹⁰ California Governor's Office of Planning and Research, SB 743 Frequently Asked Questions, <https://opr.ca.gov/ceqa/sb-743/faq.html#draft-docs>. Accessed November 3, 2021.

thus presumed to result in a less than significant transportation impact. As the Proposed Project would be located less than 0.5 miles south of the Metro C (Green) Line El Segundo station, the Proposed Project is screened out and is presumed to result in a less than significant transportation impact concerning VMT.

FEIR Mitigation Measures

No mitigation required.

4.16c Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Summary of Previous Environmental Analysis (FEIR pp. 5.2-34 – 5.2-110)

The FEIR concluded that while the proposed ESSCSP development would not result in incompatible uses, the ESSCSP's generated trips would result in impacts at study area intersections, which could lead to increased transportation hazards at study area intersections (e.g., a dangerous intersection). Therefore, ESSCSP implementation would result in significant and unavoidable impacts related to increased hazards due to a geometric design feature or incompatible use.

Analysis of Proposed Project

Significant and Unavoidable Impact: The Proposed Project would develop uses that are consistent with those assumed in the ESSCSP land use plan and evaluated in the FEIR. The Proposed Project land uses that would be consistent with the ESSCSP's land use plan and not result in incompatible uses. Additionally, the Proposed Project would result in approximately 55 percent fewer daily vehicle trips than the Approved Project. However, the Proposed Project would generate 1,808 total daily trips, which could lead to increased transportation hazards at study area intersections (e.g., a dangerous intersection). Therefore, the Proposed Project's uses could increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses, resulting in a significant and unavoidable impact, as concluded in the FEIR. It is noted that although the Proposed Project would result in a significant and unavoidable impact concerning increased transportation hazards, this significant and unavoidable impact was previously identified in the FEIR. No new or more severe impact concerning increased transportation hazards would occur, as a result of the Proposed Project. As described above, the Proposed Project would result in 55 percent less total daily trips, as compared to the Approved Project. Therefore, an additional finding concerning this significant impact is not required, since such a finding was already made in adopting the original FEIR, and this Addendum is the proper CEQA document per State CEQA Guidelines §§15162 and 15164 because no new significant environmental impacts have been identified.

The Proposed Project's modifications to realign the Nash Street extension would require minor utility relocations. The Proposed Project would also realign/relocate the Coral Circle connection to the Nash Street extension through Lots 20 and 22. The proposed modified circulation pattern would continue to provide for possible future connection from the Nash Street extension to Coral Circle (an easement through Lots 20 and 22) and capacity for additional parking for the Coral Circle businesses (Lots 20 and 22). As noted in Response to Threshold 4.10b Analysis of Proposed Project above, the City's Public Works Department analyzed the Nash Street extension and Coral Circle connection for compliance concerning function, capacity, and street classification and standards with the General Plan Circulation Element, the ESMC, and the ESSCSP, and found that the two proposed modifications would be in substantial

compliance.¹¹ The Proposed Project would implement the City's Public Works Department conditions of approval related to the Nash Street extension, which would also require that the design and construction of the Nash Street extension be subject to review and approval by the Director of Public Works and Director of Development Services. Complying with the conditions of approval would further ensure that the Proposed Project would not increase hazards due to a geometric design feature or incompatible uses. Impacts would be less than significant. No new or more severe impact concerning increasing hazards due to a geometric design feature or incompatible use would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.16d Would the Project result in inadequate emergency access?

Summary of Previous Environmental Analysis (FEIR pp. 5.7-27 – 5.7-34)

See Threshold 4.8f Summary of Previous Environmental Analysis above.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated: See Threshold 4.8f Analysis of Proposed Project above.

FEIR Mitigation Measures

See MM HAZ-8, above.

4.17 Utilities and Service Systems

4.17a Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Summary of Previous Environmental Analysis (FEIR pp. 5.11-24 – 5.11-28, 5.11-35 – 5.11-36)

See Threshold 4.9c Summary of Previous Environmental Analysis above concerning storm water drainage improvements.

See Threshold 4.9a Summary of Previous Environmental Analysis above concerning electric power and natural gas improvements.

Water

The FEIR quantified the proposed potable water use within the ESSCSP based on the proposed land uses to be 308,168 gallons per day (gpd) or 457.3 acre-feet per year (AFY). The ESSCSP proposed a potable water system with three connection points to serve the proposed land uses, and approximately 6,600 linear feet of water lines within the ESSCSP boundary. Regarding fire flow, the City defers to Los Angeles County Fire Department standards, and all final fire flows would be based on building size, construction

¹¹ L. Carver, personal communication, October 21, 2021.

type, and relationship to other structures. MM USS-1 was recommended to require an additional analysis to determine the most feasible method for reducing velocities in the City's existing water system, which would also indicate the potential need to parallel off-site City pipelines or add service connections points for the ESSCSP. The ESSCSP also proposed recycled water use for irrigating existing and new landscaped areas. Therefore, the ESSCSP would require and result in the construction of new water facilities; however, the construction would occur primarily within the road rights-of-way, and impacts would be less than significant with mitigation incorporated.

Wastewater

The FEIR quantified the ESSCSP's projected average daily wastewater generation to be 308,168 gpd. As identified in the FEIR, sufficient capacity exists to sewer the entire ESSCSP in the southerly trunk; therefore, the ESSCSP would not require or result in the construction of new wastewater facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. However, the FEIR also identified that the Applicant may discharge a portion of the wastewater for the ESSCSP to the northerly trunk in El Segundo Boulevard. The ESSCSP would require additional capacity to the northerly trunk and would upsize the critical pipe segment. In the event the City permits the Applicant to sewer a portion of the development in the ESSCSP to the northerly trunk, the ESSCSP would be required to implement MM USS-2 such that an adequately sized relief sewer be installed within Douglas Street that connects with the trunk line at Coral Circle and Douglas Street and diverts sufficient sewer flow from the northerly trunk to provide adequate capacity.

The FEIR concluded that implementation of the ESSCSP would not result in significant impacts concerning utilities and service systems. However, the implementation of the below referenced Mitigation Measures was recommended.

Telecommunication Facilities

The FEIR identified that telecommunications service to the ESSCSP area is proposed via the existing line located along the ESSCFSP's eastern boundary, within the property line. There would be one connection point to serve the ESSCSP, approximately mid-way along the eastern property line. All construction impacts would occur primarily within the road rights-of-way. The FEIR concluded that implementation of the ESSCSP would not result in significant impacts related to telecommunications, and no mitigation is required.

Analysis of Proposed Project

Less Than Significant With Mitigation Incorporated:

Water

The FEIR anticipated that the entire ESSCSP area would demand approximately 308,168 gpd or 457.3 AFY. The ESSCSP would include three new connection points to serve the ESSCSP. The Proposed Project would be located within the ESSCSP and would include similar uses already analyzed in the FEIR, but would develop approximately 58 percent less gross floor area than the Approved Project. As concluded in Threshold 4.17b Analysis of Proposed Project below, while the Proposed Project's water demand would be less than the Approved Project, the Proposed Project would still be required to implement MM USS-1

to require additional analysis of the regional system to reduce system velocities during peak system demands. With implementation of MM USS-1, impacts would be reduced to less than significant.

Wastewater

The FEIR anticipated that the entire ESSCSP area would generate approximately 308,168 gpd of wastewater. The Proposed Project would be located within the ESSCSP and would include similar uses but would develop approximately 58 percent less gross floor area than the Approved Project. This analysis assumes the Proposed Project would be serviced by the City's existing 21-inch trunk sewer (D-207) (i.e., the "southerly trunk sewer") located near the Proposed Project site's southeast corner; see FEIR Exhibit 5.11-3: Existing Sewer System. The FEIR concluded that the entire ESSCSP could be serviced by the southerly trunk, which would not require or result in the construction of new wastewater facilities or expansion of existing facilities. As concluded in Threshold 4.17c Analysis of Proposed Project below, the Proposed Project's wastewater generation would be less than the Approved Project. Therefore, impacts would be less than significant.

Telecommunication Facilities

The Proposed Project site is located in a developed and urbanized area in the City and the ESSCSP that is already served by existing telecommunication services. The Proposed Project would install telecommunication lines in El Segundo Boulevard and along the western boundary of the ESSCSP. Existing telecommunication lines exist along the eastern boundary of the ESSCSP. Construction impacts associated with the installation of new telecommunication infrastructure were already analyzed as part of the FEIR. Installation of the infrastructure would be limited to on-site distribution and minor off-site work associated with connections to the public systems. Therefore, it is anticipated that the Proposed Project would not require or result in the relocation or construction of new or expanded telecommunication facilities, the construction or relocation of which could cause significant environmental effects that have not already been addressed in the FEIR. Therefore, impacts would be less than significant.

Conclusion

Overall, impacts concerning water facilities would be less than significant with implementation of MM USS-1. Impacts concerning wastewater and telecommunication facilities would be less than significant. No new or more severe impacts concerning relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities would occur as a result of the Proposed Project.

FEIR Mitigation Measures

USS-1 Before the City issues a building permit, the Applicant's Engineering Representative must coordinate with the Director of Public Works, or designee, to increase capacity of the City's High Pressure Zone in the vicinity of the Project site. This will include, at a minimum, regional system analysis of the City's Water System using the City's system-wide computer model with the goal of reducing system velocities during peak demands adjacent to the Project site. The Director of Public Works, or designee, will determine the system improvement options that are required.

4.17b Would the Project have sufficient water supplies available to serve the project?

Summary of Previous Environmental Analysis (FEIR pp. 5.11-34 – 5.11-35)

The FEIR anticipated that the entire ESSCSP area would demand approximately 308,168 gpd or 457.3 AFY. In accordance with SB 610 and SB 221, a Water Supply Assessment (WSA) was prepared for the ESSCSP to verify that sufficient water supply is available to the water provider during normal, single dry, and multiple dry years within a 20-year projection that would meet the ESSCSP's projected demand, in addition to existing and planned future uses. The FEIR concluded there would be sufficient water supplies available to serve the ESSCSP from existing entitlement and resources, and no new or expanded entitlement would be needed. Impacts would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would develop land uses that would be similar to those permitted under the ESSCSP, although with approximately 58 percent less gross floor area than the Approved Project. As shown in **Table 4-6: Proposed Project Potable Water Demand**, the Proposed Project's water demand is estimated to be approximately 25,420.5 gpd. The Proposed Project's natural grass fields would utilize recycled water as proposed in the ESSCSP; therefore, the fields would not generate additional potable water demand that was not anticipated as part of the ESSCSP and analyzed in the FEIR.

Table 4-6: Proposed Project Potable Water Demand

Land Use ¹	Square Feet	Flow Factor	Average Flow (gpd)
Office	126,448	200 gpd/ksf	25,289.6
Warehouse	5,237	25 gpd/ksf	130.9
Total Proposed Project			25,420.5
Note:			
1. Based on FEIR Table 5.11-6: Project Potable Water Demand.			

As the Proposed Project would develop less square footage than the Approved Project, the Proposed Project would be adequately served by the water provider and impacts would be less than significant. No new or more severe impact concerning sufficient water supply would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.17c Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Summary of Previous Environmental Analysis (FEIR pp. 5.11-35 – 5.11-36)

The FEIR anticipated that the entire ESSCSP area would generate approximately 308,168 gpd of wastewater. The Joint Water Pollution Control Plant (JWPCP) was operating at approximately 66 percent capacity based on a design capacity of 400 million gallons per day (MGD) and the current (at time of EIR

preparation) treatment totaled approximately 265.4 MGD. Therefore, approximately 134.6 MGD of available capacity existed at the JWPCP to serve the ESSCSP. The ESSCSP’s 308,168 gpd (or 0.31 MGD) would not exceed the available capacity at the JWPCP and impacts would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would develop land uses that would be similar to those permitted under the ESSCSP and would involve approximately 58 percent less gross floor area when compared to the Approved Project. As shown in **Table 4-7: Proposed Project Wastewater Generation**, the Proposed Project is anticipated to generate 25,420.5 gpd (0.03 MGD) of wastewater.

Table 4-7: Proposed Project Wastewater Generation

Land Use ¹	Square Feet	Flow Factor	Average Flow (gpd)
Office	126,448	200 gpd/ksf	25,289.6
Warehouse	5,237	25 gpd/ksf	130.9
Total Proposed Project			25,420.5
Note:			
1. Based on FEIR Table 5.11-8: Project Wastewater Generation.			

As the Proposed Project would develop less square footage than the Approved Project, the JWPCP would have adequate and sufficient capacity to accommodate the Proposed Project, and the JWPCP would not be required to increase its design capacity. Therefore, the Proposed Project would have a less than significant impact on wastewater. No new or more severe impact concerning wastewater treatment provider and capacity would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.17d Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Summary of Previous Environmental Analysis (FEIR pp. 5.11-36 – 5.11-38)

The FEIR anticipated that the entire ESSCSP area would generate approximately 8,761 tons per year (tpy) of solid waste. Consolidated Disposal Inc. would provide solid waste collection services to the ESSCSP and would be able to serve the ESSCSP. The ESSCSP would be served by a landfill with permitted capacity to accommodate the ESSCSP’s solid waste disposal needs. Further, as described Threshold 4.17e Summary of Previous Environmental Analysis below, the ESSCSP would comply with the City’s Source Reduction and Recycling Element (SRRE) to divert solid waste. Some source reduction programs available to the commercial uses proposed within the ESSCSP include Commercial On-Site Greenwaste Pick-Up; Electronic Waste; Commercial On-site Pick-Up; and Business Waste Reduction Program. Compliance with the SRRE would reduce the volume of solid waste ultimately disposed of at the landfill. Compliance with the SRRE would also allow the ESSCSP to further the City’s goal of exceeding Assembly Bill (AB) 939’s 50 percent diversion requirement. Therefore, the ESSCSP would not result in solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts would be less than significant.

Analysis of Proposed Project

Less Than Significant Impact: The Proposed Project would develop land uses that would be similar to those permitted under the ESSCSP, and would involve approximately 58 percent less gross floor area when compared to the Approved Project. As shown in **Table 4-8: Proposed Project Solid Waste Generation**, the Proposed Project is anticipated to generate approximately 723.4 tpy, which would be accommodated at the same landfills with permitted capacity to accommodate the ESSCSP's 8,761 tpy of solid waste. The Proposed Project would be required to comply with the SRRE to divert solid waste, which would assist the City in meeting and exceeding the AB 939's diversion requirements.

Table 4-8: Proposed Project Solid Waste Generation

Land Use ¹	Employees ²	Generation Rate (lbs/day/emp)	Generation (lbs/day)	Generation (tpy)
Office	288	10.53	3,032.6	553.5
Warehouse	4	8.93	35.7	6.5
Special Staff	85	10.53	895.1	163.4
Total Proposed Project			3,963.4	723.4
Notes:				
1. Based on FEIR Table 5.11-6: Project Potable Water Demand.				
2. Based on Table 4-4: Proposed Project Employment Forecast.				

As the Proposed Project would develop less square footage than what was anticipated on the Proposed Project site under the ESSCSP, the Proposed Project would be adequately served by the identified landfills and impacts would be less than significant. No new or more severe impact concerning solid waste generation would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.17e Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Summary of Previous Environmental Analysis (FEIR pp. 5.11-36 – 5.11-38)

See Threshold 4.17d Summary of Previous Environmental Analysis above.

Analysis of Proposed Project

Less Than Significant Impact: See Threshold 4.17d Analysis of Proposed Project above.

FEIR Mitigation Measures

No mitigation required.

4.18 Wildfire

- 4.18a *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?*
- 4.18b *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- 4.18c *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*
- 4.18d *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Summary of Previous Environmental Analysis (FEIR Section 10.1: Notice of Preparation/Initial Study/Environmental Checklist, p. 4.8-3)

The revised State CEQA Guidelines include a new separate discussion for Wildfire hazards. Although not addressed as a separate threshold, the FEIR's Hazards and Hazardous Materials analysis (see Threshold 4.8g Summary of Previous Environmental Analysis above) noted that the ESSCSP area consists of, and is surrounded by, urban/developed land. Furthermore, the ESSCSP is not located within a Very High Fire Hazard Severity Zone. Therefore, no impacts would occur.

Analysis of Proposed Project

No Impact: The Proposed Project site is not located within a Very High Fire Hazard Severity Zone. Therefore, the Proposed Project would have no impact concerning wildfires, and no mitigation is required. No new or more severe impact concerning wildfires would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.19 Energy

- 4.19a *Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Summary of Previous Environmental Analysis (FEIR pp. 6-6 – 6-9)

The updated State CEQA Guidelines include a new separate threshold for Energy. Although not addressed as a separate threshold in the FEIR, the FEIR analyzed energy conservation in FEIR Section 6.4.1: Project Energy Consumption.

Regarding energy utilized during short-term construction, the ESSCSP would incorporate MM AQ-4 to ensure that development associated with the ESSCSP would utilize diesel construction equipment that complies with at least Tier 3-level emissions standards. The use of Tier-3 off-road engines would improve the fuel economy of the equipment fleet. There are no unusual characteristics of the ESSCSP that would necessitate the use of construction equipment that would be less energy-efficient than at comparable construction sites in the region or State. Implementation of MM AQ-4 would further minimize energy utilized during construction. Therefore, it is expected that fuel consumption associated with ESSCSP construction would not be any more inefficient, wasteful, or unnecessary than other similar development projects of this nature. Impacts would be less than significant.

During operations, the ESSCSP would not result in any unusual characteristics that would result in excessive long-term operational fuel consumption. The ESSCSP is located adjacent to the Metro C (Green) Line, which would reduce the use of transportation fuel. Future development within the ESSCSP would also be required to comply with ESMC Chapter 15-16, which would require developments to provide facilities that encourage and accommodate the use of ridesharing, transit, pedestrian, and bicycle commuting. The ESSCSP would also include bicycle network improvements. Therefore, the ESSCSP would reduce the use of transportation energy. For building energy, the ESSCSP would implement MM GHG-1 and include several energy efficiency measures, including exceeding Title 24 requirements as set forth in the CCR, high-efficiency lighting, shade trees, and high efficiency heating and cooling systems. The ESSCSP would adhere to all federal, State, and local requirements for energy efficiency, including Title 24 standards, the California Building Code, Energy Code, Mechanical Code, Fire Code, and CALGreen Code. Therefore, the ESSCSP would not result in inefficient, wasteful, or unnecessary consumption of energy during operation, and impacts would be less than significant.

Analysis of Proposed Project

The Proposed Project would require less construction on the Proposed Project site than assumed for the Approved Project. Therefore, energy used during construction would be less than the Approved Project. During operation, the Proposed Project's proposed land uses would be similar to those permitted under the ESSCSP, but would involve approximately 58 percent less gross floor area and would generate approximately 55 percent fewer trips when compared to the Approved Project. Therefore, the energy required for the Proposed Project and the transportation fuel associated with the Proposed Project vehicle trips would also be proportionately less than the Approved Project. The Proposed Project would be required to comply with ESMC Chapter 15-16 to provide facilities that encourage and accommodate multi-modal transportation. The Proposed Project would implement MM GHG-1 and several energy efficiency measures to further minimize the energy required for the Proposed Project. The Proposed Project would be required to comply with all federal, State, and local requirements for energy efficiency. Therefore, the Proposed Project would not result in inefficient, wasteful, or unnecessary consumption of energy and impacts would be less than significant. No new or more severe impact concerning the consumption of energy resources would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.19b Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Summary of Previous Environmental Analysis (FEIR pp. 6-6 – 6-9)

The updated State CEQA Guidelines include a new separate threshold for Energy. Although not addressed as a separate threshold in the FEIR, the FEIR analyzed energy conservation in FEIR Section 6.4.1: Project Energy Consumption. Regarding conflicting with or obstructing a State or local plan for renewable energy or energy efficiency, the ESSCSP would comply with all federal, State, and local requirements for energy efficiency. ESSCSP development would not preclude or conflict with plans or policies for renewable energy. Therefore, impacts would be less than significant.

Analysis of Proposed Project

The Proposed Project would comply with all federal, State, and local requirements for energy efficiency. Through implementation of MM GHG-1, the Proposed Project would comply with requirements of Title 24, which would include installing high efficiency lighting, HVAC systems, water-efficient fixtures, etc. Therefore, development of the Proposed Project would not preclude or conflict with plans or policies for renewable energy, and impacts would be less than significant. No new or more severe impact concerning conflicts with or obstruction of a State or local plan for renewable energy or energy efficiency would occur as a result of the Proposed Project.

FEIR Mitigation Measures

No mitigation required.

4.20 Tribal Cultural Resources

4.20a Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

4.20b Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Summary of Previous Environmental Analysis

Not applicable since tribal cultural resources were not analyzed in the FEIR.

Analysis of Proposed Project

This section briefly examines potential impacts related to tribal cultural resources that could result from the Proposed Project. This analysis is based primarily on the FEIR's Cultural Resources analysis and as described under Thresholds 4.5a through 4.5d above.

Public Resource Code (PRC) §21074 defines a tribal cultural resource as follows:

- (a) "Tribal cultural resources" are either of the following:
 - (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
 - (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
 - (2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- (b) A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- (c) A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

PRC §5020.1(k) states:

- (k) "Local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

PRC §5024.1(c) states:

- (c) A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:
 - (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
 - (2) Is associated with the lives of persons important in our past.

- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

As stated in the FEIR, the ESSCSP area has already been subject to extensive disruption and may contain artificial fill materials. Given the Proposed Project site's highly disturbed condition, the potential for ground-disturbing activities to impact an as yet unidentified tribal cultural resource is considered remote.

The ESSCSP Notice of Preparation was filed in 2009; therefore, AB 52, which was enacted on July 1, 2015, does not apply to this Proposed Project as the CEQA document is an Addendum to the FEIR and not subject to the provisions of AB 52.

Based on the above, the Proposed Project would result in a less than significant impact concerning tribal cultural resources; however, as discussed in Threshold 4.5d Analysis of Proposed Project, if human remains are discovered during excavation of a site, the Proposed Project would be required to comply with the same regulations as detailed in the FEIR as it relates to proper treatment, discovery, and notification. Impacts related to tribal cultural resources would be less than significant.

FEIR Mitigation Measures

No mitigation required.

ESSCSP Phase I Development Tracking Table



Prepared by
Kimley»Horn



South Campus Development Tracking Table - Square Feet and FAR
As of October 21, 2021

Land Use	Building Area (Net Square Feet)	Building Area (Gross Square Feet)
South Campus Specific Plan Entitled Square Feet		
Office	1,565,000	1,752,800
Warehouse/Storage	82,000	91,840
Light Industrial	150,000	168,000
Commercial	133,000	148,960
Subtotal Entitled Additional Development	1,930,000	2,161,600
Existing Campus Uses•	1,788,889	2,069,947
Total Campus Entitled Square Feet	3,718,889	4,231,547
Phase I - New Development		
Office	40,600	43,000
Warehouse/Storage	-	-
Light Industrial	-	-
Commercial	22,650	22,650
Total Phase I Square Feet	63,250	65,650
Phase II - New Development		
Office		
Warehouse/Storage		
Light Industrial	-	-
Commercial	-	-
Total Phase II Square Feet	-	-
Phase III - New Development		
Office	-	-
Warehouse/Storage	-	-
Light Industrial	-	-
Commercial	-	-
Total Phase III Square Feet	-	-
Phase IV - New Development		
Office	-	-
Warehouse/Storage		
Light Industrial	-	-
Commercial	-	-
Total Phase IV Square Feet	-	-
Remaining South Campus Specific Plan Entitled Square Feet		
Office	1,524,400	1,709,800
Warehouse/Storage	82,000	91,840
Light Industrial	150,000	168,000
Commercial	110,350	126,310
Subtotal Remaining Specific Plan Entitled Square Feet	1,866,750	2,095,950
Existing Campus Uses•	1,788,889	2,069,947
Total Campus Entitled Square Feet	3,718,889	4,231,547
South Campus Specific Plan FAR		
Total Entitled FAR	0.60	
Total FAR of Existing Development	0.29	
Total FAR of New Development	0.01	
Total FAR of Existing & New Development	0.30	
Total FAR Remaining	0.30	

**South Campus Development Tracking Table - Trip Generations
As of October 21, 2021**

South Campus Specific Plan Development Trip Ceiling		
AM Peak Hour Trips		
In	Out	Total
2634	408	3042
PM Peak Hour Trips		
In	Out	Total
631	2489	3120
Total Daily Trips		
26,585		

Phase I New Development Trip Counts		
AM Peak Hour Trips		
In	Out	Total
66	22	88
PM Peak Hour Trips		
In	Out	Total
56	99	155
Total Daily Trips		
1,829		

Phase II New Development Trip Counts		
AM Peak Hour Trips		
In	Out	Total
0	0	0
PM Peak Hour Trips		
In	Out	Total
0	0	0
Total Daily Trips		
0		

Phase III New Development Trip Counts		
AM Peak Hour Trips		
In	Out	Total
0	0	0
PM Peak Hour Trips		
In	Out	Total
0	0	0
Total Daily Trips		
0		

Phase IV New Development Trip Counts		
AM Peak Hour Trips		
In	Out	Total
0	0	0
PM Peak Hour Trips		
In	Out	Total
0	0	0
Total Daily Trips		
0		

Remaining Trips for El Segundo South Campus		
AM Peak Hour Trips		
In	Out	Total
2568	386	2954
PM Peak Hour Trips		
In	Out	Total
575	2390	2965
Total Daily Trips		
24,756		

Inventory of Applicable Mitigation Measures



Prepared by
Kimley»Horn



AQ-1 Before the City issues a Grading Permit, the Director of Public Works and Director of Planning and Building Safety must approve Grading Plan, Building Plans, and specifications that comply with SCAQMD Rule 403, excessive fugitive dust emissions must be controlled by regular watering or other dust prevention measures, and Rule 402, which requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site as specified in the SCAQMD's Rules and Regulations. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All active portions of the construction site must be watered every three hours during daily construction activities and when dust is observed migrating from the Project site to prevent excessive amounts of dust.
- Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to particulate matter generation.
- Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering must occur if dust is observed migrating from the site during site disturbance.
- Any on-site stockpiles of debris, dirt, or other dusty material must be enclosed, covered, watered twice daily, or non-toxic soil binders shall be applied.
- All grading and excavation operations must be suspended when wind speeds exceed 25 miles per hour.
- Disturbed areas must be replaced with ground cover or paved immediately after construction is completed in the affected area.
- Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) are required to reduce mud/dirt trackout from unpaved truck exit routes. Alternatively a wheel washer must be used at truck exit routes.
- On-site vehicle speed must be limited to 15 miles per hour.
- All material transported off-site must be either sufficiently watered or securely covered to prevent excessive amounts of dust before departing the job site.
- Reroute construction trucks away from congested streets or sensitive receptor areas.

AQ-2 During construction, all trucks hauling excavated or graded material on-site must comply with Vehicle Code § 23114 (Spilling Loads on Highways) regulating the manner for preventing material spilling onto public streets and roads. Before the City issues Grading Permits, the Project Applicant must demonstrate to the Director of Public Works how operations comply with Vehicle Code § 23114 during hauling activities, as applicable.

AQ-3 The following measures must be implemented by the contractor to reduce ROG emissions resulting from application of architectural coatings:

- Use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent;
- Use pre-painted construction materials; and

- VOC content of architectural coatings cannot exceed 35 grams per liter.

AQ-4 Before the City issues a Grading Permit, the construction contractor must provide evidence to the Public Works Director that the following measures are implemented during construction. See also MM GHG-1.

- Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.
- Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
- Improve traffic flow by signal synchronization, and ensure that all vehicles and equipment will be properly tuned and maintained according to manufacturers' specifications.
- Require the use of electricity from power poles rather than temporary diesel or gasoline power generators.
- Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Director determines that 2010 model year or newer diesel trucks cannot be obtained then trucks that meet EPA 2007 model year NO_x emissions requirements may be used.
- During Project construction, all internal combustion engines/construction, equipment operating on the project site must meet EPA-Certified Tier 3 emissions standards, or higher according to the following:
 - Project start, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower must meet Tier 3 off-road emissions standards. In addition, all construction equipment must be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor must achieve emissions reductions that are not less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
 - Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 horsepower must meet the Tier 4 emission standards, where available. In addition, all construction equipment must be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor must achieve emissions reductions that are not less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
 - A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit must be provided at the time of mobilization of each applicable unit of equipment.

GEO-1 Before the City issues a Grading Permit or Building Permit, a lot-specific Geotechnical/Soils Investigation must be conducted, to a satisfaction of the Director of Planning and Building Safety. The Geotechnical/Soils Investigation must:

- Be prepared in accordance with the latest edition of the California Building Code by a civil engineer registered in this State;

- Comply with the recommendations specified in the Geology, Soils, Seismicity Report in Support of Raytheon El Segundo South Campus Specific Plan (D. Scott Magorien, C.E.G., March 6, 2013); and
- Recommend the appropriate corrective action, which is likely to prevent structural damage to each structure proposed to be constructed in the area where geotechnical/soils problems exist.

GHG-1 The Project must incorporate the improvements listed below to ensure consistency with applicable law. The Project Applicant must demonstrate compliance with this measure to the satisfaction of the Building and Planning Safety Director before the City issues building permits or certificates of occupancy.

Energy Efficiency

- Design buildings to be energy efficient, 15 percent above Title 24 requirements (building permit).
- Install light colored “cool” roofs and cool pavements, and strategically placed shade trees (building permit).
- Install high efficiency lighting, and energy efficient heating and cooling systems (building permit).
- Reduce unnecessary outdoor lighting (building permit).

Water Conservation and Efficiency

- Install water-efficient fixtures (e.g., faucets, toilets, showers) (Building Permit).

Solid Waste

- Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) (Building Permit).
- Provide interior and exterior storage areas for recyclables and adequate recycling containers located in public areas (Occupancy Permit).

HAZ-1 Before a Grading Permit is issued, the actual location of onsite oil/gas wells must be verified with DOGGR. All onsite wells present must be properly plugged and abandoned per current DOGGR, DTSC, and RWQCB requirements. Further, an environmental consultant with Phase II/site characterization experience must verify through soil sampling that no residual contamination has resulted from historic oil/gas production activities onsite.

HAZ-2 Before a Grading Permit is issued, soil sampling must be conducted within the portions of the Project site that have historically been utilized for agricultural purposes and may contain pesticide residues in the soil, as determined by a qualified Phase II/site characterization specialist. The sampling, conducted in consultation with the El Segundo Fire Department, must determine if pesticide concentrations exceed established regulatory requirements and identify further site characterization and remedial activities, if necessary. Should further site characterization/remedial activities be required, these activities shall be conducted per the applicable regulatory agency requirements, as directed by the El Segundo Fire Department.

HAZ-3 Before a Grading Permit is issued, an environmental consultant with Phase II/site characterization experience must determine, based on the Current Conditions Report (CCR), RCRA Facility

Investigation Work Plan (RFI Work Plan), and sampling and analysis conducted in accordance with the RFI Work Plan, whether subsurface release of hazardous materials/waste to the soil/groundwater associated with the existing storage facilities has occurred. If subsurface release of hazardous materials/waste to the soil/groundwater has occurred, the environmental consultant must determine if contaminant concentrations exceed established regulatory requirements and identify further site characterization and remedial activities, if necessary. Should further site characterization/remedial activities be required, these activities must be conducted per the applicable regulatory agency requirements.

HAZ-4 Before a Grading Permit is issued, an environmental consultant with Phase II/site characterization experience must prepare a Worker Safety Plan to ensure construction worker safety during grading/excavation activities, based on their review the following documents:

- Current Conditions Report (CCR);
- RCRA Facility Investigation Work Plan (RFI Work Plan);
- Findings of the RFI Work Plan's Sampling and Analysis; and
- Existing Hazardous Materials Conditions Assessment.

HAZ-5 An environmental professional with Phase II/site characterization experience must conduct an inspection of existing onsite structures before building renovation/demolition activities. The inspection must determine whether or not testing is required to confirm the presence or absence of hazardous substances in building materials (e.g., sinks, drains, piping, flooring, walls, ceiling tiles). Should testing be required and results determine that hazardous substances are present in onsite building materials, the Phase II/site characterization specialist must determine appropriate prevention/remediation measures that are required and/or the methods for proper disposal of hazardous waste at an approved landfill facility, if required.

HAZ-6 If during construction unknown wastes or suspect materials are discovered by the contractor that are believed to involve hazardous waste or materials, the contractor must comply with the following:

- Immediately cease work in the vicinity of the suspected contaminant, and remove workers and the public from the area;
- Notify the Director of Public Works of the City of El Segundo;
- Secure the area as directed by the Director of Public Works; and
- Notify the El Segundo Fire Department (or other appropriate agency specified by the Director of Public Works). The Fire Department's Environmental Safety Manager can advise the responsible party of further actions that must be taken, if required.

HAZ-7 Before any Building Permit is issued, vapor intrusion investigations must be conducted by a qualified Environmental Professional, in consultation with the El Segundo Fire Department. Should the Environmental Professional determine that proposed buildings could be impacted by vapor intrusion, the Environmental Professional, in consultation with the El Segundo Fire Department, must recommend that specific measures be incorporated into the buildings' design

that would reduce these indoor air quality concentrations to below regulatory thresholds, as directed by the El Segundo Fire Department.

HAZ-8 At least three business days before any lane closure, the construction contractor must notify the El Segundo Fire Department, El Segundo Police Department, El Segundo Public Works Department, and the El Segundo Planning and Building Safety Department of construction activities that would impede movement (such as road or lane closures) along roadways immediately adjacent to the development area, to allow for uninterrupted emergency access and maintenance of evacuation routes.

HWQ-1 Before the City issues any grading permit, the Applicant must conduct a Construction Level Hydrology and Hydraulics Study to determine potential storm water runoff rates and peak flows from the Project site per County of Los Angeles methodology. The 50-year storm flows for both existing and proposed Project conditions must be included in the study. The Study must be completed by a qualified professional, approved by the Director of Public Works, and be consistent with standard engineering practices for the region, including the use of the Los Angeles County Manual. The Study must demonstrate the effect of storm water discharges to any City, County, or other agency-owned drainage or flood control facility, as mitigated and be designed and implemented to prevent an increase in the rate or amount of storm water runoff above the baseline condition.

The Study must also determine whether onsite detention is required. If the final hydrology calculations determine that onsite detention is required to avoid downstream impacts, the Study must also identify the necessary flood control mitigation, which may include a surface stormwater detention pond, subsurface detention structure, or subsurface detention pipes. The construction level hydrology calculations and Construction Level Hydrology and Hydraulics Study must be prepared and reviewed by the Director of Public Works and Building Official before any Grading Permit is issued.

HWQ-2 Before the City issues any permit for development of an individual parcel, the Construction Level Hydrology and Hydraulics Study must be updated and submitted to the Director of Public Works for review. The phasing must be implemented to prevent an increase in the rate or amount of storm water runoff above the baseline condition.

N-1 Before the City issues grading permits, the Project Applicant must demonstrate, to the satisfaction of the Director of Public Works that the Project complies with the following:

- All construction equipment must be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an un-muffled exhaust.
- The contractor must maintain and tune-up all construction equipment to minimize noise emissions.
- Stationary equipment must be placed so as to maintain the greatest possible distance to the sensitive receptors.
- All equipment servicing must be performed so as to maintain the greatest possible distance to the sensitive receptors.

- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction are required to be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler must be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves must be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures must be used, such as drills rather than impact equipment, whenever feasible.
- A qualified “Noise Disturbance Coordinator” will be retained amongst the construction crew to be responsible for responding to any local complaints about construction noise. When a complaint is received, the Disturbance Coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, malfunctioning muffler, etc.) and implement reasonable measures to resolve the complaint, as deemed acceptable by the Director of Planning and Building Safety.
- Select demolition methods to minimize vibration, where possible (e.g., sawing masonry into sections rather than demolishing it by pavement breakers).

USS-1 Before the City issues a building permit, the Applicant’s Engineering Representative must coordinate with the Director of Public Works, or designee, to increase capacity of the City’s High Pressure Zone in the vicinity of the Project site. This will include, at a minimum, regional system analysis of the City’s Water System using the City’s system-wide computer model with the goal of reducing system velocities during peak demands adjacent to the Project site. The Director of Public Works, or designee, will determine the system improvement options that are required.

Trip Generation Assessment



Prepared by
Kimley»Horn





TECHNICAL MEMORANDUM

To: Eduardo Schonborn, AICP, City of El Segundo
From: Rita Garcia
Date: November 9, 2021
Subject: **Professional Sports Headquarters and Training Facility Project, Trip Generation Assessment Peer Review**

Kimley-Horn has conducted a follow-up third-party peer review of the Project's *Trip Generation Assessment* (Fehr & Peers, October 2021) on behalf of the City of El Segundo to verify that Kimley-Horn's September 15, 2021 third-party peer review Technical Memorandum (TM) recommendations have been incorporated. The revised October 2021 *Trip Generation Assessment* addressed the third-party peer review comments and thus is in compliance with the TM recommendations. The analysis, as revised, meets the applicable provisions of CEQA and the State CEQA Guidelines and is adequate for inclusion in the Project Addendum.

Please do not hesitate to contact me at 714.786.6116 or Rita.Garcia@kimley-horn.com with any questions.

Memorandum

Date: October 28, 2021
To: Lionel Uhry, Senior Vice President, Mar Ventures, Inc
From: Anjum Bawa, AICP
Subject: Trip Generation Assessment – El Segundo South Campus Specific Plan – Southeast Quad

PT21-0060

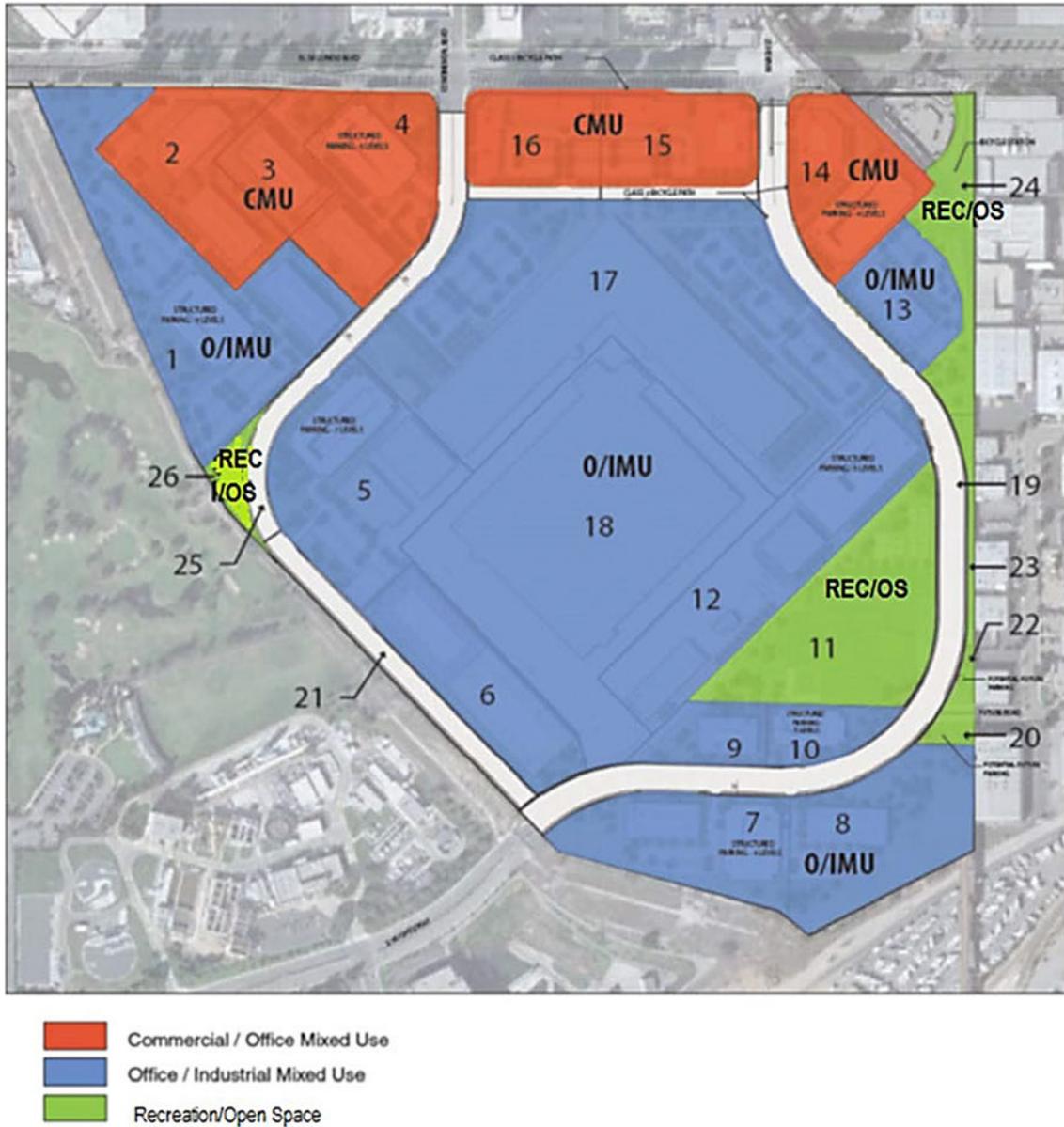
This memorandum summarizes a trip generation assessment conducted to evaluate construction of a corporate headquarters and a recreation facility on El Segundo South Campus Specific Plan Parcels 7 and 8. A separate trip generation assessment is also provided for the construction of a warehouse building (Butler Building) on Parcel 18. Provided below is a detailed summary of the proposed changes and results of our trip generation assessment.

Background

The October 2015 update to the El Segundo South Campus Specific Plan (ESSC-SP) provided Raytheon the flexibility to either expand its existing operations or develop a mixed-use project that would be compatible with the existing Raytheon Campus facilities and operations. The roughly 142.28-acre specific plan area is allowed a maximum development intensity of 3,718,889 net square feet. Figure 1 illustrates ESSC-SP land-use plan, which identified the various parcels and designated land-use types. Figure 2 shows a conceptual site plan of the approved development as part of the Specific Plan. Table 1 shows a summary of land-use type and maximum development allowable for each parcel.



Figure 1 – Current El Segundo South Campus Specific Plan - Land Use Plan



Source: Exhibit 5, El Segundo South Campus Specific Plan, Specific Plan No. 11-01, City of El Segundo, October 2015



Figure 2 – El Segundo South Campus Specific Plan – Conceptual Site Plan



Source: Exhibit 6 – El Segundo South Campus Specific Plan, Specific Plan No. 11-01, City of El Segundo, October 2015



Table 1 – El Segundo South Campus Specific Plan – Development by Parcel

Parcel	Use	Acreeage	Building Area (Net)	Building Area (Gross) ²	Assumed FAR ³
Commercial/Office Mixed Use (CMU)					
2	Office	4.87	380,040	425,644.80	1.79
3	Office	2.57	191,540	214,524.80	1.71
4	Office	5.20	191,540	214,524.80	0.84
14	Commercial	4.01	50,000	56,000	0.29
15	Commercial	3.99	46,000	51,520	0.26
16	Commercial	3.36	37,000	41,440	0.25
Subtotal		24.00	896,120	1,003,654.4	0.86
Office/Industrial Mixed Use (O/I MU)					
1	Office	10.02	191,540	214,524.8	0.44
5	Existing	7.17	67,465	82,412	0.22
6	Warehouse Light Ind.	4.53	82,000 150,000	91,840 168,000	1.18
7	Office	4.75	163,840	183,500.8	0.79
8	Office	5.81	163,840	183,500.8	0.65
9	Office	1.68	160,840	180,140.8	2.20
10	Parking structure	1.49	--	--	--
12	Existing	7.78	53,934	82,798	0.16
13	Office	2.71	121,820	136,438.4	1.03
17	Existing	22.32	996,871	1,121,048	1.03
18	Existing	18.36	670,619	783,689	0.84
Subtotal		86.62	2,822,769	3,227,892.6	0.75
TOTAL DEV		110.62	3,718,889⁴	4,231,547	0.77
19-26	Roads/OS	18.07	--	--	--
11	Recreation	7.54	--	--	--
El Segundo Blvd. New Dedication	Road and Bike Path	0.83	--	--	--
El Segundo Blvd. Existing Dedication	Road	5.22	--	--	--
TOTAL		142.28			0.60

² Gross building area of new construction is assumed to be 1.12% of net area. Twelve (12) percent of gross area is excluded, accounting for elevators, stairwells, and other non occupied space.

³ FAR calculation yields a net building area.

⁴ Total allowable intensity would be capped at a potential maximum of 3,718,889 net square feet.

Source: Table III-2 - Land Use – Project Development Scenario, El Segundo South Campus Specific Plan, Specific Plan No. 11-01, City of El Segundo, October 2015



The Specific Plan’s Development Regulation allow for transfers between land use types and planning areas, subject to the following requirements:

- The overall FAR of the Campus cannot exceed 0.60 based on the gross acreage of the site, resulting in a maximum development intensity of 3,718,889 net square feet of building area (4,231, 547 square feet gross building area);
- Land uses conform to allowable uses as outlined in the Permitted Use Table in the Development Standards section of this Specific Plan; and
- The total number of traffic trips cannot exceed the trip ceiling established for the Project. The trip ceiling for trip generation of new development within the Project area is:
 - 631 PM peak hour inbound trips and 2,489 PM peak hour outbound trips, for a total of 3,120 PM peak hour trips as outlined in the trip budget mechanism for the Project.
 - 2,634 AM peak hour inbound trips and 408 outbound AM peak hour trips, for a total of 3,042 AM peak hour trips as outlined in the trip budget mechanism for the Project.
 - 26,585 daily trips as outlined in the trip budget mechanism for the Project.

Table 2 summarizes the trip ceiling for the proposed development as provided in the approved ESSC-SP.

Table 2 – El Segundo South Campus Specific Plan – Development Trip Ceiling

AM Peak Hour Trips		
In	Out	Total
2634	408	3042

PM Peak Hour Trips		
In	Out	Total
631	2489	3120

Total Daily Trips	
26,585	

Source: Table III-3 - Project Trip Ceiling for trips associated with new development within the ESSCSP area. El Segundo South Campus Specific Plan, Specific Plan No. 11-01, City of El Segundo, October 2015



The subject of this analysis is the corporate headquarters and recreation facility proposed on El Segundo South Campus Specific Plan Parcels 7 and 8 considering the Specific Plan's permitted 367,000 square feet gross floor area (GFA) of office use. Provided below is a summary of the proposed use. To accommodate the proposed use, the ESSC-SP will also be updated. The Project's proposed land use plan, conceptual plan, and summary of development are provided in Appendix A.

Corporate Headquarters and Recreation Facility

The roughly 13.2-acre corporate headquarters is proposed to include a 3-story building with a partial basement, approximately 148,050 square feet GFA including in-house fitness facilities together with 5.8 acres of open, green space and 348 stall surface parking area. The facility will span roughly 14-acre within Parcels 7 and 8 of the ESSC-SP.

Primary vehicular access to the Project site is proposed via a primary driveway located along the southside of proposed Nash Street Extension. A secondary driveway access to the site is proposed along the east edge of the site, also along southside of Nash Street extension. Both driveways will provide bicycle and pedestrian access as well.

Typical hours of operation for the facility will be from 6:30 am to 5:30 pm, with selected periods of the year extending into the evening. Provided below is a detailed trip generation analysis for the proposed facility.

Trip Generation

ESSC-SP was approved for 3,718,889 net square feet of building area (4,231, 547 square feet gross building area (GFA)) and a trip ceiling within the Project area as follows:

- 631 PM peak hour inbound trips and 2,489 PM peak hour outbound trips, for a total of 3,120 PM peak hour trips as outlined in the trip budget mechanism for the Project.
- 2,634 AM peak hour inbound trips and 408 outbound AM peak hour trips, for a total of 3,042 AM peak hour trips as outlined in the trip budget mechanism for the Project.
- 26,585 daily trips as outlined in the trip budget mechanism for the Project.

Provided below is a detailed trip generation summary for both Phases 1 and Phase 2 – Full Buildout of the Specific Plan.

**TABLE 3
EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN - PHASE 1 (NASH STREET EXCHANGE)
TRIP GENERATION**

Land Use	ITE Land Use Code	Size	Trip Generation Rates [a]								Estimated Trip Generation							
			Daily Rate	AM Peak Hour			PM Peak Hour			Trip Rate Unit	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips			
				Rate	% In	% Out	Rate	% In	% Out			In	Out	Total	In	Out	Total	
PROPOSED PROJECT																		
Medical Office	720	43.000 ksf	34.80	2.78	78%	22%	3.46	28%	72%	per ksf	1,496	94	26	120	42	107	149	
Internal capture [b]			15%	15%			15%				(224)	(14)	(4)	(18)	(6)	(16)	(22)	
Transit credit [c]			15%	15%			15%				(191)	(12)	(3)	(15)	(5)	(14)	(19)	
Pass-by [d]			10%	10%			10%				(108)	(7)	(2)	(9)	(3)	(8)	(11)	
Net External Medical Office											973	61	17	78	28	69	97	
Retail (open after 10 am)	820	12.100 ksf	37.75	0.00	62%	38%	3.81	48%	52%	per ksf	457	0	0	0	22	24	46	
Internal capture [b]			5%	0%			5%				(23)	0	0	0	(1)	(1)	(2)	
Transit credit [c]			5%	5%			5%				(22)	0	0	0	(1)	(1)	(2)	
Pass-by [e]			0%	0%			34%				0	0	0	0	(7)	(7)	(14)	
Net External Retail											412	0	0	0	13	15	28	
Retail	820	13.025 ksf	37.75	0.94	62%	38%	3.81	48%	52%	per ksf	492	7	5	12	24	26	50	
Internal capture [b]			5%	5%			5%				(25)	(1)	0	(1)	(1)	(2)	(3)	
Transit credit [c]			5%	5%			5%				(23)	(1)	0	(1)	(1)	(1)	(2)	
Pass-by [e]			0%	0%			34%				0	0	0	0	(7)	(8)	(15)	
Net External Retail											444	5	5	10	15	15	30	
A. Total Project Trips											1,829	66	22	88	56	99	155	
B. Total trips approved for Phase I Development per Raytheon South Campus Specific Plan EIR (October, 2015)											3775			89			225	
Net trips available after proposed Phase I development (B-A)											1,946			1			70	

- Notes:**
- a. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 10th Edition*, 2017, unless otherwise noted.
 - b. Internal capture represents the percentage of trips occurring between land uses proposed or already operating within the site (Raytheon South Campus).
 - c. Trip generation adjustment discount associated with proximity to transit service for similar sites based on recommendations published by Los Angeles County Metropolitan Transportation Authority (LAMTA) and ITE.
 - d. Informed by City of Los Angeles Department of Transportation pass-by trip rate, derived from surveys published in the "Trip Generation Handbook: An ITE Recommended Practice," 2003.
 - e. Source: Appendix A - Table 2: Summary of Trip Generation Rates and Trip Credits within the Raytheon report for retail land use.



**Table 4 – El Segundo South Campus Specific Plan
 Phase 2 (Full Buildout) Trip Generation**

Land Use	AM Peak Hour Trips			PM Peak Hour Trips			Daily Trips
	In	Out	Total	In	Out	Total	
136.438 tsf General Office	187	26	213	34	169	203	1,505
<i>ITE Internal Trip Capture (1% PM, 1% ADT)</i>	0	0	0	0	-2	-2	-15
<i>ITE Transit Service & Light Rail Trip Adjustment (5%)*</i>	-9	-1	-10	-2	-8	-10	-75
Subtotal General Office	178	25	203	32	159	191	1,415
1,615.483 tsf General Office	2,213	307	2,520	404	2,003	2,407	17,819
<i>ITE Internal Trip Capture (1% PM, 1% ADT)</i>	0	0	0	-4	-20	-24	-178
Subtotal General Office	2,213	307	2,520	400	1,983	2,383	17,641
73.577 tsf Warehouse	18	4	22	6	18	24	262
<i>ITE Internal Trip Capture (1% PM, 1% ADT)</i>	0	0	0	0	0	0	-3
Subtotal Warehouse	18	4	22	6	18	24	259
168 tsf Light Industrial	136	18	154	20	143	163	1,171
<i>ITE Internal Trip Capture (1% PM, 1% ADT)</i>	0	0	0	0	-1	-1	-12
Subtotal Light Industrial	136	18	154	20	142	162	1,159
148.96 tsf Retail ¹	89	54	143	265	287	552	6,361
<i>ITE Internal Trip Capture (1% PM, 1% ADT)</i>	0	0	0	-3	-3	-6	-64
<i>ITE Pass-by Trip Reduction (34% PM)</i>	0	0	0	-89	-97	-186	-186
Subtotal Retail	89	54	143	173	187	360	6,111
Proposed Project Trip Generation	2,634	408	3,042	631	2,489	3,120	26,585

Note: tsf = thousand square feet; 1 = includes 92.96 tsf of retail land use associated with Phase 1 project;
 * = trip generation adjustment discount associated with proximity to transit service for similar sites based on recommendations published by LOS Angeles County Metropolitan Transportation Authority (LAMTA) and ITE.

Source: Table 12, Transportation Impact Study, El Segundo South Campus Specific Plan Environmental Impact Report, 2015

The trip generation analysis shown in Tables 3 was obtained from June 2019 site plan approval of proposed Phase 1 commercial development (also known as Nash Street Exchange). Information presented in Table 4 was obtained from the ESSC-SP Environmental Impact Report. The analyses were conducted using trip generation rates provided in Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition). Parcels 7 and 8 were determined to be located outside a convenient walking distance to the Green Line light rail transit (LRT), therefore, a transit trip credit of 5% was not applied to office use proposed for these two parcels.

Table 5 shows trip rates used to calculate trip generation for the proposed project.



Table 5 – Trip Generation Rates

Land Use	ITE Land Use Code	Trip Generation Rates [a]							
		Daily	AM Peak Hour			PM Peak Hour			Trip Rate
		Rate	Rate	% In	% Out	Rate	% In	% Out	Unit
General Office	710	11.03	1.56	88%	12%	1.49	17%	83%	per ksf

Notes:

a. Source: Institute of Transportation Engineers (ITE), *Trip Generation*, 9th Edition.

Table 6 summarizes trip generation estimates for general office use for Parcels 7 and 8 in the ESSC-SP. As shown in Table 6, Parcels 7 and 8 were expected to generate a total of 4008 daily trips, of which 573 trips (504 inbound/69 outbound) would occur in the AM peak hour and 542 trips (92 inbound/450 outbound) would occur in the PM peak hour.

**Table 6 – El Segundo South Campus Specific Plan
 Trip Generation for Parcels 7 and 8 (As Approved in 2015)**

Land Use	ITE Land Use Code	Size	Estimated Trip Generation [a]							
			Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips			
				In	Out	Total	In	Out	Total	
Parcels 7 and 8										
General Office	710	367.000 ksf	4,048	504	69	573	93	454	547	
<i>Internal capture</i>										
<i>1% PM/ 1% ADT[b]</i>			(40)	0	0	0	(1)	(4)	(5)	
Total Trips Estimated for Parcels 7 and 8			4,008	504	69	573	92	450	542	

Notes:

- Source: Consistent with the 2015 El Segundo South Campus Specific Plan, rates from Institute of Transportation Engineers (ITE), *Trip Generation*, 9th Edition were used.
- Internal capture represents the percentage of trips occurring between land uses proposed or already operating within the site (El Segundo South Campus).



Trip Generation – Proposed Corporate Headquarters and Recreation Facility

The proposed corporate headquarters would include a 148,050 square GFA corporate office, including in-house fitness facilities. Considering the general nature of the proposed use, we used the following approach to estimate daily, morning and afternoon peak hour trips for the facility:

1. Estimate trips for the 148,050 square feet corporate office using trip rates provided in ITE Trip Generation Handbook 9th Edition.
2. A special group of approximately 85 staff personnel will arrive at the project site in the morning between 6:30 AM and 8:00 AM and departing by 3:00 PM. These staff members are not part of corporate office functions and will travel to/from the project to use its fitness facilities and recreation area. Therefore, trips generated by these 85 staff members were accounted for separately from the office use.
3. Add the estimates from **1** and **2** to calculate total trips generated by the proposed facility.

To be consistent with the 2015 ESSC-SP, we used trip generation rates for general office provided in ITE Trip Generation Handbook, 9th Edition. All 85 early arriving/early departing staff members were assumed to travel to/from the facility in single occupancy vehicles (SOVs). Although majority of the early arriving/early departing staff would likely arrive at the facility between 6:30 AM and 8:00 AM and leave by 3:00 PM; for the purpose of this analysis, it is assumed that 40% will arrive during the morning peak commute hour¹ and 10% will depart the facility during the afternoon peak hour of commute.

Table 7 summarize total trips estimated to occur from the proposed corporate headquarters and recreation facility.

¹ Peak hour of commute is the one hour within the morning and evening commuter peak periods when the traffic on the adjacent street is the highest on a weekday. Morning and evening peak commuting periods are 7:00 AM – 9:00 AM and 4:00 PM – 6:00 PM, respectively. *Source: ITE Trip Generation Handbook, Appendix A – Glossary*



Table 7 – Trip Generation Estimates
Proposed Corporate Headquarters and Recreation Facility on Parcels 7 and 8

Land Use	ITE Land Use Code	Size	Estimated Trip Generation [a]						
			Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				In	Out	Total	In	Out	Total
Corporate Headquarters and Recreation Facility <i>Internal capture (1% PM/ 1% ADT) [b]</i>	710	148.050 ksf	1,633	203	28	231	38	183	221
			(16)	0	0	0	0	(2)	(2)
<i>Subtotal</i>			<i>1,617</i>	<i>203</i>	<i>28</i>	<i>231</i>	<i>38</i>	<i>181</i>	<i>219</i>
Special staff	[c]	85 emp	170	34	0	34	0	9	9
Total Trips from Corporate Headquarters and Recreation Facility			1,787	237	28	265	38	190	228
<i>Total Trips Approved for Parcels 7 and 8 in 2015 El Segundo South Campus Specific Plan</i>			<i>4,008</i>	<i>504</i>	<i>69</i>	<i>573</i>	<i>92</i>	<i>450</i>	<i>542</i>
Un-used Trips Available for Transfer to Other Parcels			2,221	267	41	308	54	260	314

Notes:

- Source: Institute of Transportation Engineers (ITE), *Trip Generation, 9th Edition*.
- Internal capture represents the percentage of trips occurring between land uses proposed or already operating within the site (Raytheon South Campus).
- All employees were assumed to travel in single occupancy vehicles. To be conservative 40% of the employees were assumed to travel during the AM peak hour and 10% in the PM peak hour.

Butler Building

A 5,865-sf warehouse is proposed on Parcel 18 of the ESSC-SP. Site plan for the proposed building is provided in Appendix B.

Trip Generation – Butler Building

The proposed Butler building would involve construction of a 5,865 square GBA of warehousing use. To be consistent with the 2015 ESSC-SP, we used trip generation rates for a warehouse use (ITE 150) provided in ITE Trip Generation Handbook, 9th Edition.

Table 8 summarize total trips estimated to occur from the proposed warehouse use.



**Table 8 – Trip Generation Estimates
 Proposed Butler Building (Warehouse) on Parcel 18**

Land Use	ITE Land Use Code	Size	Estimated Trip Generation						
			Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				In	Out	Total	In	Out	Total
Parcel 18 Warehouse <i>1% Internal capture [b]</i>	150	5.865 ksf	21	2	0	2	1	1	2
			0	0	0	0	0	(0)	(0)
Total Trips Estimated for Parcel 6			21	2	0	2	1	1	2

Notes:

- a. Source: Institute of Transportation Engineers (ITE), *Trip Generation, 9th Edition*.
 Trip generation rates for warehouse land use (ITE 150):
 Daily average rate= 3.56 per 1,000 sf; 50% inbound/50% outbound
 AM Peak Hour average rate = 0.30 per 1,000 sf; 79% inbound/21% outbound
 PM Peak Hour average rate = 0.32 per 1,000 sf; 25% inbound/75% outbound
- b. Internal capture represents the percentage of trips occurring between land uses proposed or already operating within the site (Raytheon South Campus).

Findings and Conclusion

As shown in Table 5, the proposed corporate headquarters and recreation facility will generate a total of 1,787 daily trips, of which 265 trips (237 inbound/28 outbound) would occur in the AM peak hour and 228 trips (38 inbound/190 outbound) would occur in the PM peak hour. When compared to the trips anticipated for Parcels 7 and 8 in the approved ESSC-SP (Table 4), the proposed training facility will generate 2,221 fewer daily trips, 308 fewer AM peak hour trips, and 314 fewer PM peak hour trips. Since, the 2015 ESSC-SP allowed for maximum flexibility within the Specific Plan area, with mechanisms in the Specific Plan’s Development Regulation to allow for transfers between land use types and planning areas, these un-used trips can be transferred towards future development of other parcels within the ESSC-SP.

The proposed Butler building, a warehouse use, will generate a total of 21 daily trips, of which 2 trips (2 inbound/0 outbound) would occur in the AM peak hour and 2 trips (1 inbound/1 outbound) would occur in the PM peak hour. Table 9 provides a summary of total trips added by the corporate headquarter/recreation facility and Butler Building together.



Table 9 – Summary of Total Net New Trip Generation

Proposed Use	Parcel #	Net New Trip Generation						
		Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Corporate Headquarters and Recreation Facility	Parcels 7 and 8	1,787	237	28	265	38	190	228
Butler Building	Parcel 18	21	2	0	2	1	1	2
Total Net New Trips		1,808	239	28	267	39	191	230

Appendix

- Appendix A-1 - El Segundo South Campus Specific Plan - Proposed Land Use Plan
- Appendix A-2 - El Segundo South Campus Specific Plan – Proposed Conceptual Site Plan
- Appendix A-3 - El Segundo South Campus Specific Plan – Proposed Development by Parcel
- Appendix B – Butler Building Proposed Site Plan

Appendix A-1

El Segundo South Campus Specific Plan - Proposed Land Use Plan



Source: Mar Ventures, Inc.

Appendix A-2

El Segundo South Campus Specific Plan – Proposed Conceptual Site Plan



Source: Mar Ventures, Inc.

Appendix A-3

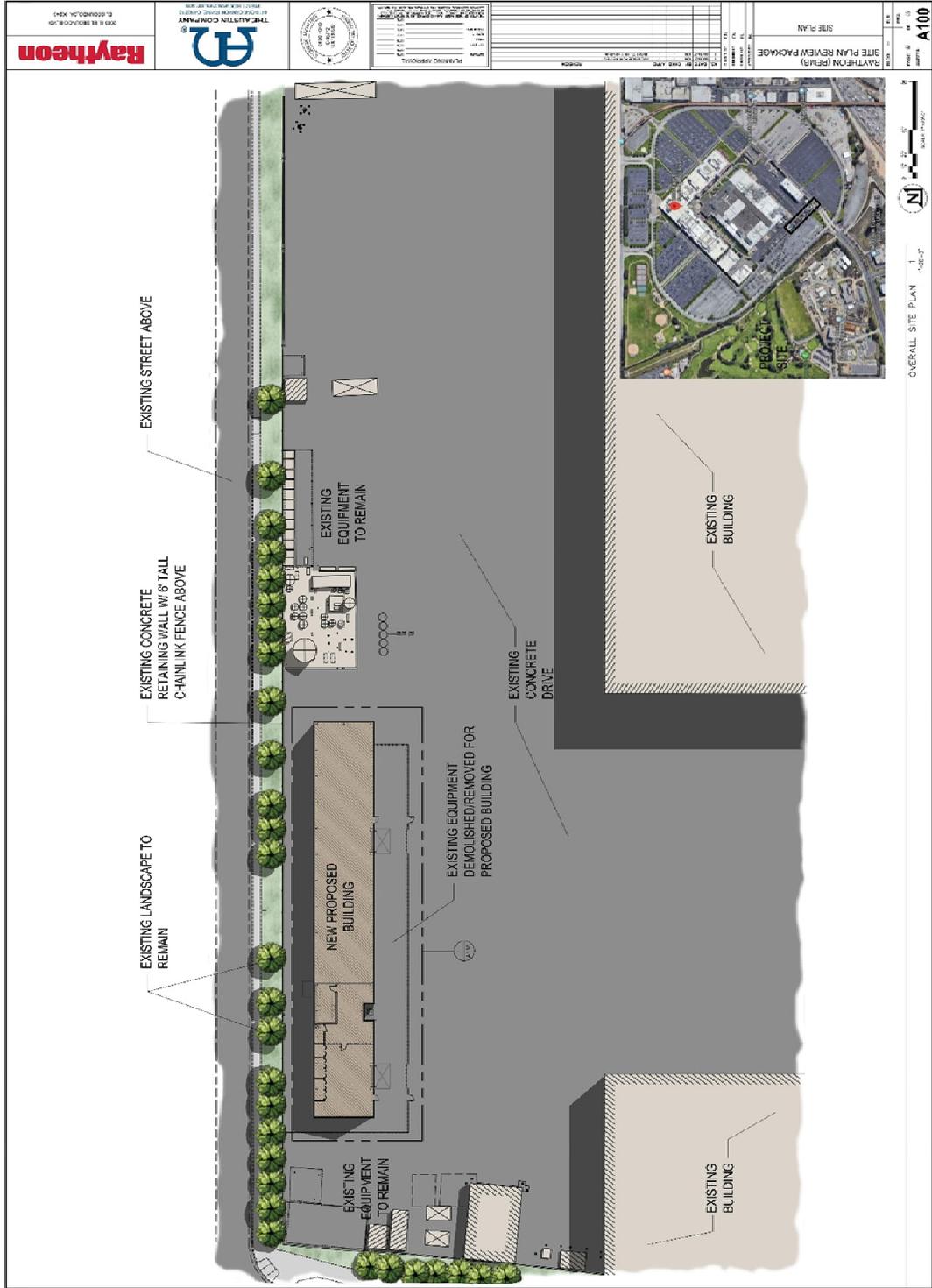
El Segundo South Campus Specific Plan – Proposed Development by Parcel

Parcel	Use	Acreage	Building Area (Net)	Building Area (Gross) 2	Assumed FAR 3
Commercial Office Mixed Use (CMU)					
2	Office	4.85	380,040	425,645	1.80
3	Office	2.57	191,540	214,525	1.71
4	Office	5.20	191,540	214,525	0.85
14	Commercial	3.93	50,000	56,000	0.29
15	Commercial	3.99	46,000	51,520	0.26
16	Commercial	3.35	37,000	41,440	0.25
<i>Subtotal</i>		23.90	896,120	1,003,654	0.86
Office/Industrial Mixed Use					
1	Office	10.01	191,540	214,525	0.44
5	Existing	7.17	228,305	262,553	0.73
6	Warehouse Light Ind.	4.57	82,000 150,000	91,840 168,000	1.17
7	Office	5.71	163,840	183,500.8	0.66
8	Office	8.07	163,840	183,500.8	0.47
12	Existing	7.78	53,934	82,798	0.16
13	Office	2.71	121,820	136,438.4	1.03
17	Existing	22.32	996,871	1,121,048	1.03
18	Existing	18.41	670,619	783,689	0.84
<i>Subtotal</i>		86.74	2,822,769	3,227,892.6	0.75
TOTAL DEV		110.65	3,718,889	4,231,547	0.77
19-26	Roads/OS	18.24	-	-	-
9-11	Recreation	7.34	0	0	-
El Segundo Blvd. New Dedication	Road and Bike Path	0.83	-	-	-
El Segundo Blvd. Existing Dedication	Road	5.22	-	-	-
TOTAL		142.28	-	-	0.60

Source: Mar Ventures, Inc.

Appendix B

Butler Building Proposed Site Plan



Raytheon
200 S. B. BROADWAY, 10th
FLOOR, SUITE 1000
DALLAS, TEXAS 75202

THE ALSTON COMPANY
1000 WEST END AVENUE, SUITE 200
DALLAS, TEXAS 75201



DATE: 08/11/2020	PROJECT: BUTLER BUILDING
SCALE: AS SHOWN	CLIENT: THE ALSTON COMPANY
DRAWN BY: [Name]	CHECKED BY: [Name]
APPROVED BY: [Name]	DATE: 08/11/2020

NO. 1	DATE	DESCRIPTION
1	08/11/2020	ISSUED FOR PERMIT
2	08/11/2020	ISSUED FOR CONSTRUCTION
3	08/11/2020	ISSUED FOR AS-BUILT

RAYTHEON (PERMITS)
SITE PLAN REVIEW PACKAGE
SITE PLAN
DATE: 08/11/2020
SCALE: AS SHOWN
PROJECT: BUTLER BUILDING
SHEET: A100

RESOLUTION NO. _____

A RESOLUTION APPROVING 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 City Council of the city of El Segundo does resolve as follows:

SECTION 1. *Recitals.* The City Council finds:

- 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 (“Project”).
- 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 Planning Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the proposed Site Plan Review No. 21-02.
- E. The Planning Commission considered the information provided by City staff, public testimony, and the applicant, and adopted its Resolution No. 2904 recommending City Council approval of Site Plan Review No. 21-02.

SECTION 2. *Factual Findings and Conclusions.* The City Council finds and concludes:

- 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.

D. With regard to the City's General Plan and ESSCSP, considering all of its aspects, the proposed Project will further the goals, objectives, and policies of the General Plan and ESSCSP and not obstruct their attainment. Specifically:

1. 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.
2. 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.
3. 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.
4. 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.

E. With regard to Site Plan Review Findings Under ESMC § 15-30, The City Council finds:

1. 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.
 - a. The Project is consistent with the El Segundo General Plan as identified above.
 - b. The proposed development will be located within the Office/Industrial Mixed Use (O/I MU) land use of the ESSCSP which allows for new light industrial and storage uses consistent with the existing Raytheon Campus facility.
 - c. The Project is consistent with the El Segundo South Campus Specific Plan Objective LU 5-6 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.

- d. 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.
 2. 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.
 3. The proposed Project 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 discussed above, the proposed project is also consistent with the El Segundo General Plan and the El Segundo South Campus Specific Plan.
- F. With regard to Site Plan Review Criteria Under Section VII.D.4 of the ESSCSP, The City Council finds that the Project’s site plan, architecture, and landscape design are consistent with the Specific Plan 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 storage building has been evaluated in the context of the standards from the ESSPSP and have been determined to be compliant and therefore the project is consistent with these guidelines and standards.

SECTION 3. *Environmental Review.* Concurrent with its review of this Resolution, the City Council will consider adoption of an Addendum to the El Segundo South Campus Specific Plan Environmental Impact Report prepared to analyze the environmental effects of the proposed Project. The factual findings and conclusions set forth in such Resolution are incorporated herein by reference.

SECTION 4. *Approval.* The City Council hereby approves Site Plan Review No. 21-02 subject to the conditions attached hereto as Exhibit “A.”

SECTION 5. *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 City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6. Severability. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 7. Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 8. Signature Authority. The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of El Segundo, and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

SECTION 9. Effective Date. This Resolution will take effect immediately upon the effective date of Ordinance No. [redacted] approving an amendment to associated Project's Development Agreement, and the Ordinance's adoption and effectiveness are conditions precedent to this Resolution taking effect. Thereafter, this Resolution will remain effective unless repealed or superseded.

SECTION 10. City Clerk Direction. The City Clerk will certify to the passage and adoption of this Resolution, enter it in the City's book of original Resolutions, and make a record of this action in the meeting's minutes.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2021.

Drew Boyles, Mayor

ATTEST:

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

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. ____ was duly passed and adopted by said City Council, approved and signed by the Mayor of said City, and attested to by the City Clerk of said City, all at a regular meeting of said Council held on the ____ day of ____ 2021, and the same was so passed

and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tracy Weaver, City Clerk

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

**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:
 - All light fixtures and supporting poles throughout the facility shall be architecturally compatible with the architecture of the building.
 - 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. 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:
 - 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).
 - 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.
 - 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).
 - 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. Prior to issuance of a building permit of the Raytheon storage building, the applicant shall enter into an agreement with the City committing to effectuate either Section 9.2

or Section 9.3 of Development Agreement No. 4972A regarding the recreation/open space area.

12. 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.
13. 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.
14. 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.
15. Landscaping must conform to the City's Water Conservation in Landscaping requirements as set forth in ESMC Chapter 15.
16. All utility lines installed to serve the new construction shall be placed underground.
17. The developer shall be responsible for the relocation of any existing utility resulting from the development.
18. Pedestrian walkways within the project must include admixture colored concrete and/or design that enhance and complement the project.
19. The project site shall be fenced and screened during construction.
20. All areas within the project site shall be maintained free of trash and debris.
21. 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.
22. 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.

23. The owner or contractor must conduct daily street sweeping along the streets abutting the project site(s).
24. 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

25. 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.
26. 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.
27. 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.
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 traffic mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

Building Safety Conditions

29. 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.
30. 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.
31. 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.
32. 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.

33. 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.
34. The applicant shall obtain a building, grading, mechanical, plumbing, electrical, demolition permit for the project.
35. 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.
36. Applicant shall submit a site-wide New Address Issuance request to the Building Division. Approved building addresses to be shown on the submitted plans.
37. Applicant shall pay all development fees, including school district developer fees, prior to issuance of building permits.

Fire Department Conditions

38. 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;
39. An automatic fire sprinkler system shall be provided, installed in accordance with CFC 903 and the currently adopted edition of NFPA 13.
40. A fire alarm system shall be provided, installed in accordance with CFC 907 and the currently adopted edition of NFPA 72.
41. 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".
42. Applicant shall submit a Hazardous Materials Management Plan prior to occupancy.
43. A knox boxes shall be provided for one of the man gates.
44. 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

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

Landscaping

46. 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.
47. 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.
48. Trees with high canopies are preferred when planted near light standards.

Lighting

49. All parking lots shall be illuminated with a maintained minimum of 1.25 footcandles of light on the ground surface during hours of darkness.
50. 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.
51. 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

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

Security Plan

53. 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

54. 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.

55. 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.
56. 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.
57. 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.
58. 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.
59. 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.
60. 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.
61. 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.
62. 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.
63. 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.
64. 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

65. 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.
66. 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.
67. 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.
68. 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.
69. 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.
70. Any obstruction located within existing curb ramps shall be relocated.
71. All unused driveways shall be removed and replaced with full-height curb, gutter and sidewalk per SPPWC standards and City standards.
72. The applicant shall provide a minimum 4' sidewalk clearance around any obstruction in the sidewalk i.e. posts, power poles, etc.
73. 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.
74. 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).
75. The applicant shall provide traffic control plans for all work requiring a lane closure.
76. 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.

77. 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.
78. 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.
79. 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.
80. 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

81. 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.
82. 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.
83. City water mains cannot be located on private property. The applicant must provide a main meter in the public right-of-way.
84. The applicant must submit plans for water system upgrades to the City of El Segundo Public Works Department for review and approval.
85. 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

86. 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.
87. 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.
88. 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.
89. 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

90. 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).
91. 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.
92. 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

93. 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.
94. All public landscape improvements shall be designed to City standards and approved by the Parks & Recreation Department.

95. The property owner shall maintain all landscaping and irrigation in the public ROW fronting the property.
96. The applicant shall coordinate any tree removals in the public right-of-way with the Parks & Recreation Department prior to the start of construction.
97. 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.
98. 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

99. 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.
100. 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.
101. 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.
102. 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.

Name, Title
(Raytheon Corporation)

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

RESOLUTION NO. _____

A RESOLUTION APPROVING (1) A VESTING TENTATIVE TRACT MAP NO. 83507, (2) A MINOR MODIFICATION TO THE EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (NO. 11-01), AND (3) SITE PLAN REVIEW NO. 21-01 FOR DEVELOPMENT OF A NEW PROFESSIONAL SPORTS HEADQUARTERS AND TRAINING FACILITY WITHIN THE SOUTH CAMPUS SPECIFIC PLAN AREA

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

SECTION 1. *Recitals.* The City Council finds:

- 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 (“SUB 21-03”), 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 East El Segundo Boulevard (Parcels 7 and 8) (“Project”).
- 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).
- 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.
- E. The Project 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.
- F. On November 18, 2021, the Planning Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the Project.
- G. The Planning Commission considered the information all comments made at the regularly scheduled meeting, and all other information in the administrative record, and adopted its Resolution No. 2903, recommending City Council approval of the Project entitlements and approvals referenced above.

SECTION 2. *General Plan and Specific Plan Findings.* The City Council finds that the proposed Project will further the goals, objectives, and policies of the General Plan and ESSCSP and will not obstruct their attainment. 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 3. *Findings for Approval of ESSCSP Minor Modifications.* The City Council finds:

- A. The proposed Project 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 not 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). Updated Exhibits 5 through 12 are contained in attached Exhibit B.

SECTION 4. *Findings for Approval of Site Plan Review Per ESMC § 15-30.* The City Council finds:

- A. The proposed Project 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 Project 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 5. *Findings for Approval of Subdivision-Vesting Tentative Tract Map.*

The City Council finds that grounds for denial findings cannot be made pursuant to ESMC § 14-1-6 for the following reasons:

- A. The proposed Project 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 Project 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 Project 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 Project.
- D. The Project 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 Project 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 Project 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 Project subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The proposed subdivision is not anticipated to conflict with any known easements located at or near the property. The proposed parcel configuration on the site has been oriented to avoid conflicts with existing easements, such as the existing Metro Green Line elevated rail alignment.

SECTION 6. *Environmental Review.* Concurrent with its review of this Resolution, the City Council will consider adoption of an Addendum to the El Segundo South Campus Specific Plan Environmental Impact Report, pursuant to EA No. 1305, prepared to analyze the environmental effects of the proposed Project. The factual findings and conclusions set forth in such Resolution are incorporated herein by reference.

SECTION 7. *Approval.* The City Council approves Vesting Tentative Tract Map No. 83507, Minor Modifications to the ESSCSP No. 11-01 Revision A, and Site Plan Review No. 21-01 subject to the conditions set forth in Exhibit "A" hereto.

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 City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9. *Severability.* If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 10. *Electronic Signatures.* This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 11. *Signature Authority.* The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of El Segundo, and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

SECTION 12. *Effective Date.* This Resolution will take effect immediately upon the effective date of Ordinance No. [redacted] approving an amendment to associated Project's Development Agreement, and the Ordinance's adoption and effectiveness are conditions precedent to this Resolution taking effect. Thereafter, this Resolution will remain effective unless repealed or superseded.

SECTION 13. *City Clerk Direction.* The City Clerk will certify to the passage and adoption of this Resolution, enter it in the City's book of original Resolutions, and make a record of this action in the meeting's minutes.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2021.

Drew Boyles, Mayor

ATTEST:

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

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. _____ was duly passed and adopted by said City Council, approved and signed by the Mayor of said City, and attested to by the City Clerk of said City, all at a regular meeting of said Council held on the _____ day of _____ 2021, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tracy Weaver, City Clerk

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

**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, 56-foot high building (from lowest grade adjacent to building to top of parapet) totaling approximately 143,702 gross square feet and 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 from LA Metro’s above-grade commuter line that abuts the site;
 - e) 347 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 Podocarpus, 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 building permit 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. 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:
 - 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).
 - 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.
 - 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).
 - 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

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 Way.
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.
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.
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}

CITY COUNCIL RESOLUTION NO. _____

Exhibit B

MINOR MODIFICATION TO ESSCSP



- Commercial / Office Mixed Use
- Office / Industrial Mixed Use
- Recreation / Open Space

EXHIBIT 5 LAND USE PLAN

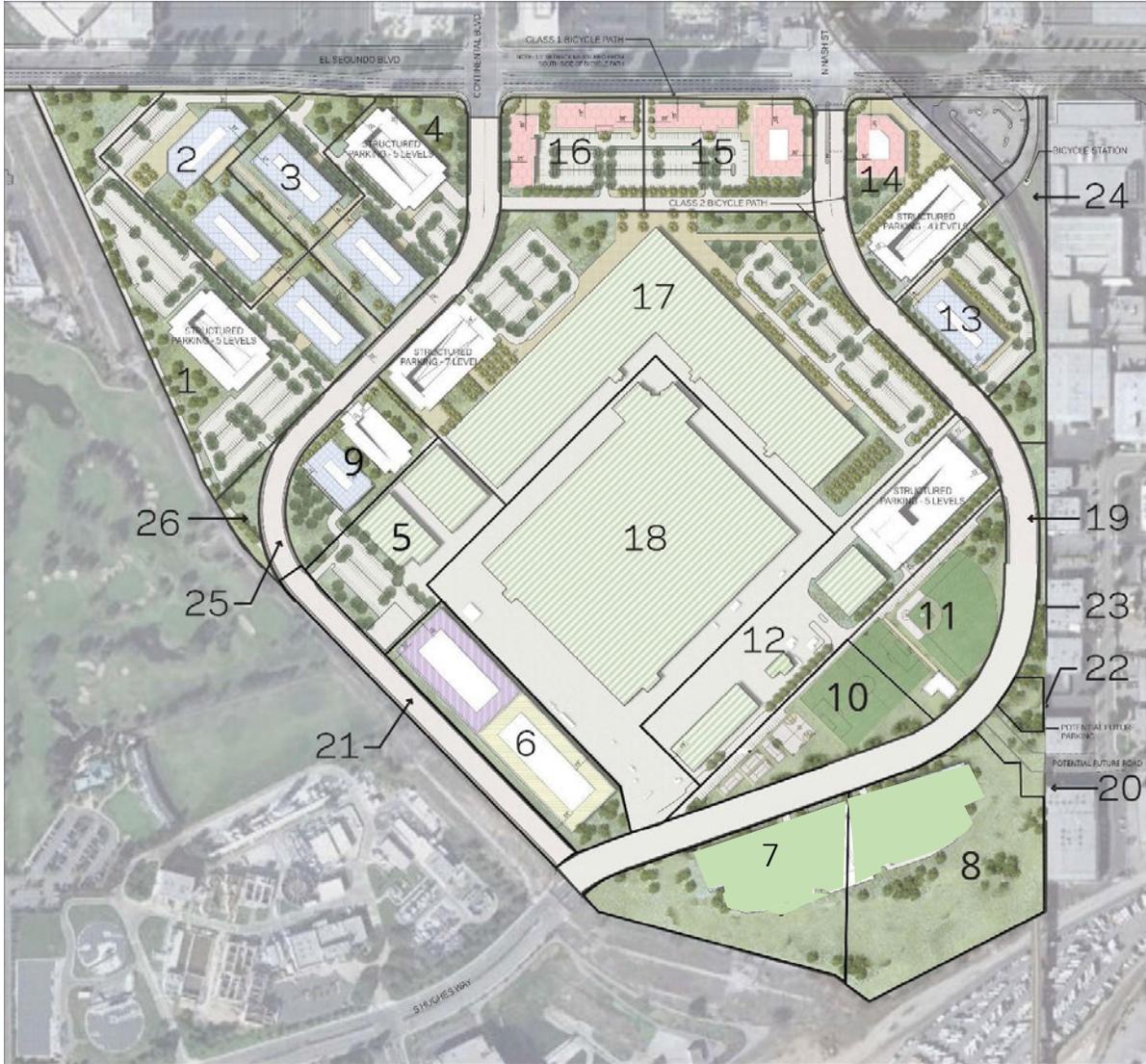


EXHIBIT 6 CONCEPTUAL SITE PLAN

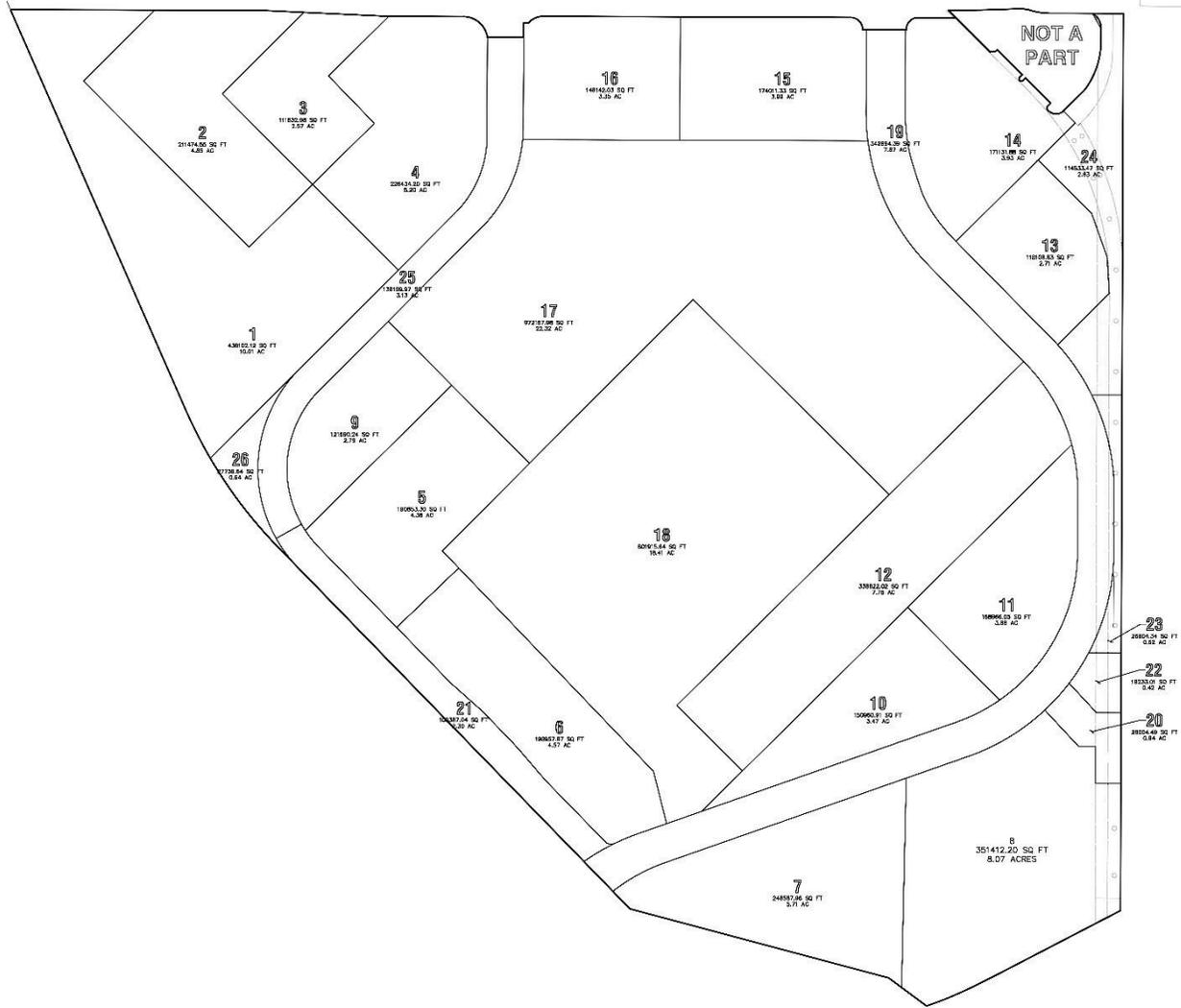


EXHIBIT 7A SPECIFIC PLAN PARCEL EXHIBIT INCLUSIVE OF VESTING TENTATIVE MAP NO. 83507

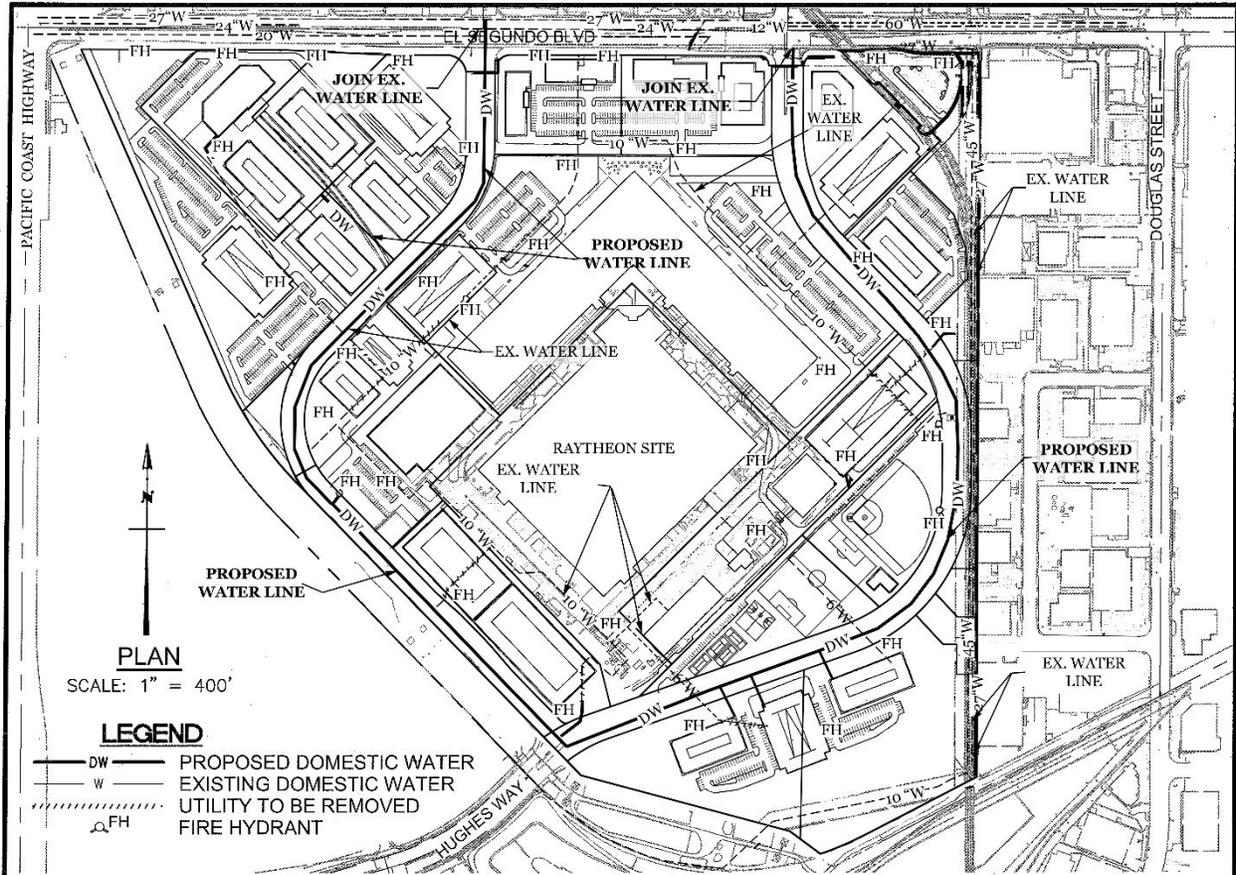
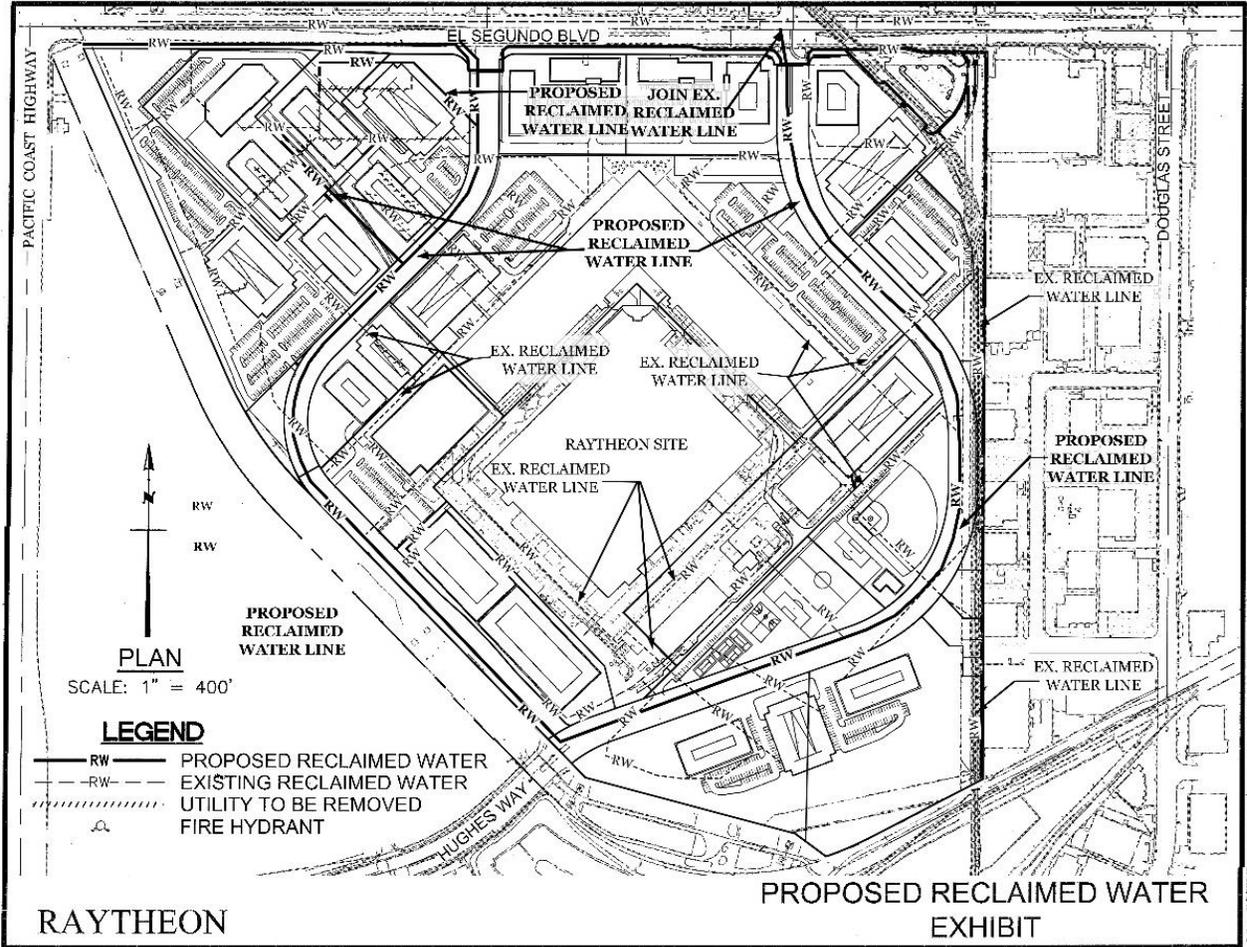
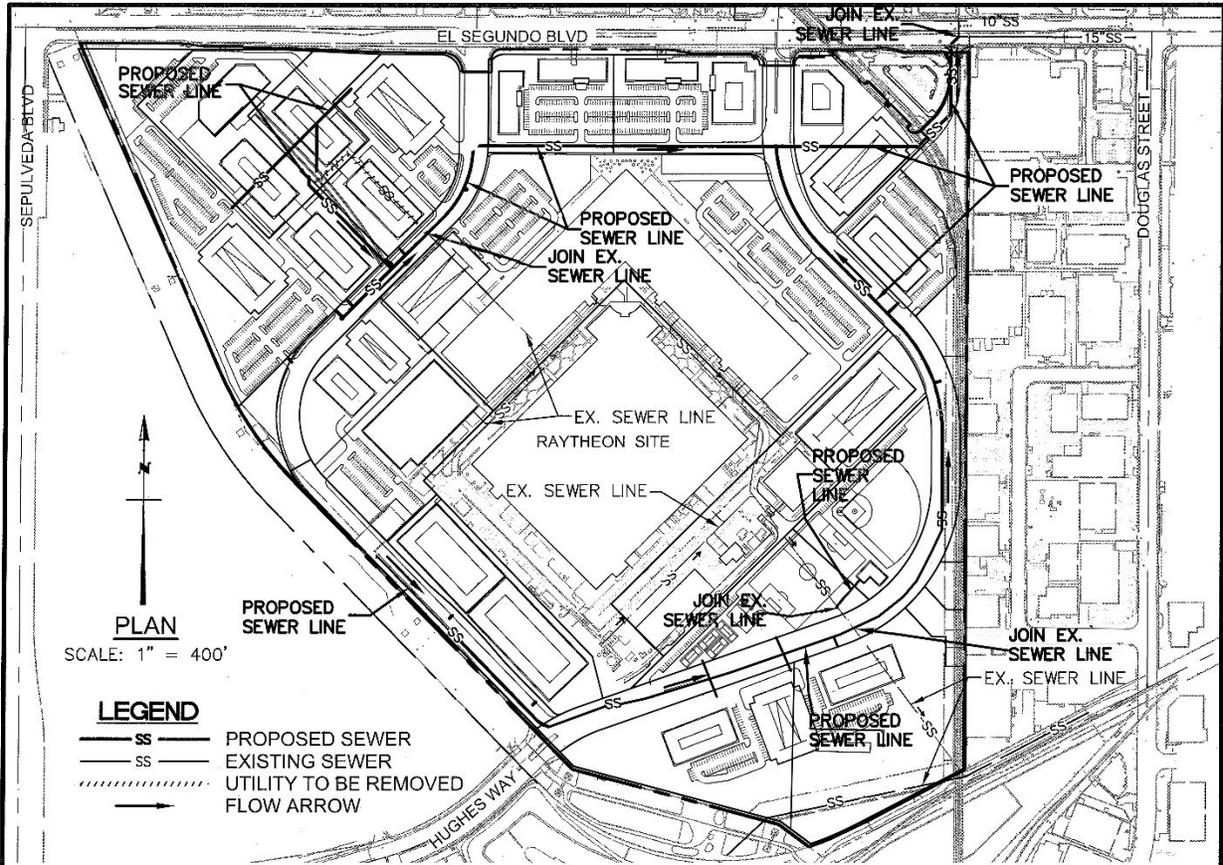


EXHIBIT 8
CONCEPTUAL WATER PLAN



**EXHIBIT 9
CONCEPTUAL RECLAIMED WATER PLAN**



**EXHIBIT 10
CONCEPTUAL SEWER PLAN**

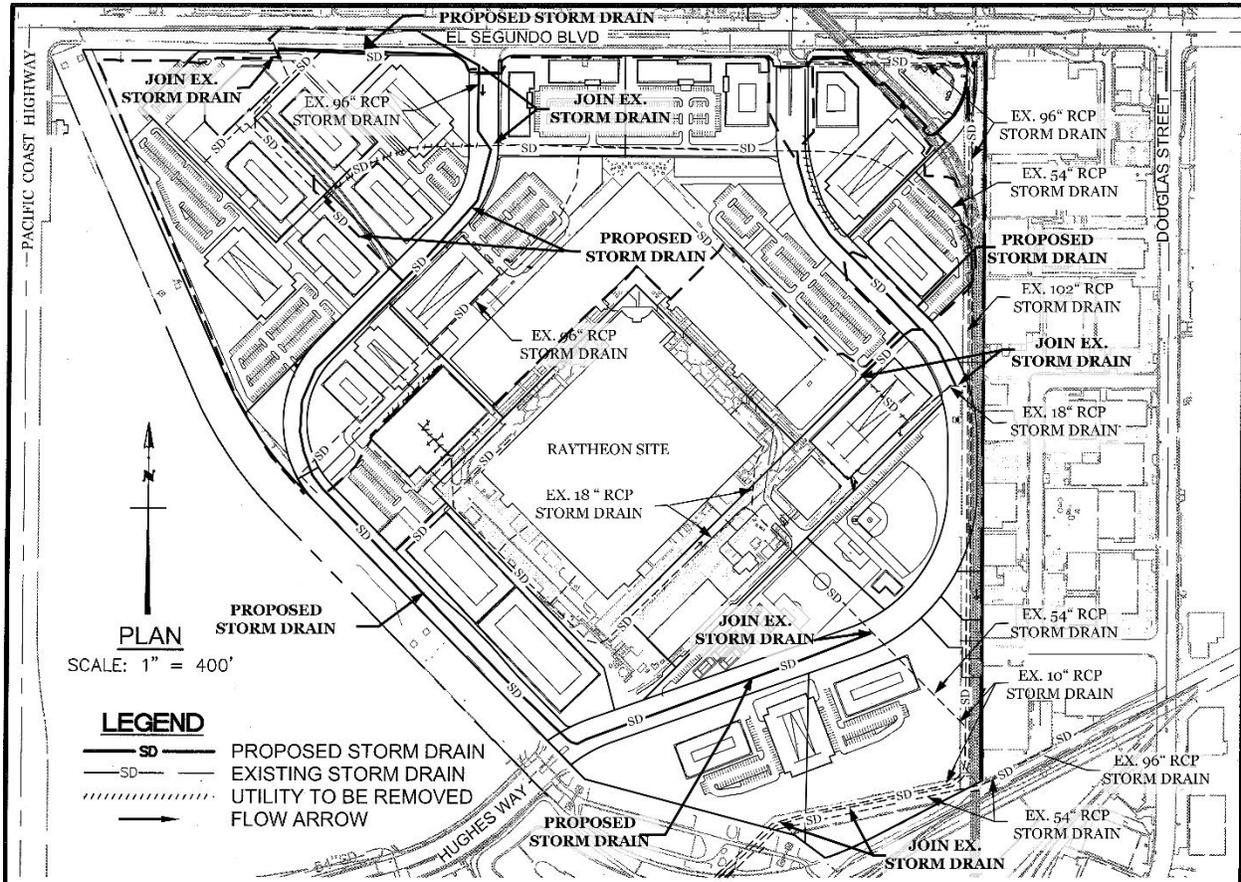


EXHIBIT 11
CONCEPTUAL DRAINAGE PLAN

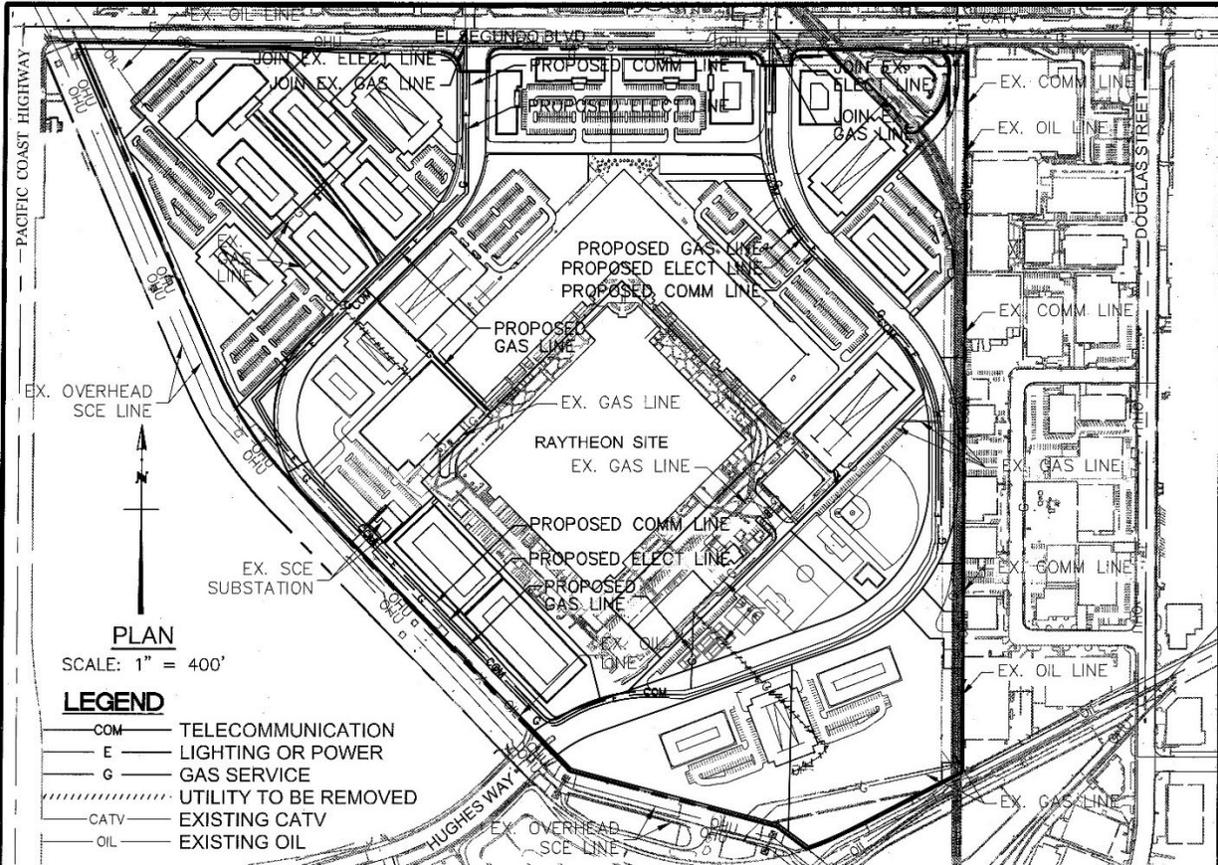


EXHIBIT 12
ELECTRIC, GAS AND TELECOMMUNICATION CONCEPTUAL PLAN

Raytheon

SITE PLAN REVIEW PACKAGE - SEPTEMBER 27, 2021

PRE-ENGINEERED MANUFACTURED BUILDING EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN, EL SEGUNDO, CALIFORNIA



Raytheon

2000 E. EL SEGUNDO BLVD
EL SEGUNDO, CA 90245

THE AUSTIN COMPANY
6410 OAK CANYON IRVINE, CA 92618
949-451-8000 www.theaustin.com

LICENSED ARCHITECT
GREG HONG
C-35772
REN. 11/30/2021
STATE OF CALIFORNIA

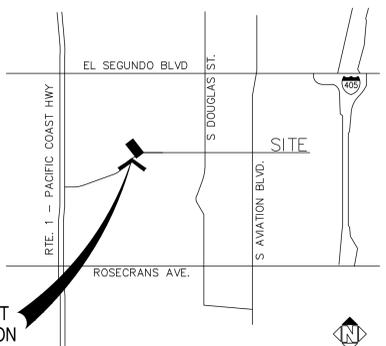
DATE	BY	REVISION

SITE PLAN



BUILDING
LOCATION

VICINITY MAP



PROJECT
LOCATION

BEST MANAGEMENT PRACTICES

- ALL PERSONS WORKING AT THE SITE SHOULD OBTAIN, READ AND UNDERSTAND THE BEST MANAGEMENT PRACTICES PAMPHLET FOR THE TYPE(S) OF CONSTRUCTION BEING DONE.
- STOCKPILES OF STORED OUTDOOR DEMOLITION DEBRIS, CEMENT, SAND, ETC. MUST BE COVERED WITH A WATER PROOF MATERIALS TO PREVENT BEING WASHED OFF SITE.
- FUELS, OILS, PAINTS, SOLVENTS, AND OTHER LIQUID MATERIALS MUST BE KEPT INDOORS OR KEPT INSIDE BERMED AREAS. SPILLS MUST NOT BE WASHED TO THE STREET.
- ANY CONSTRUCTION WASTE MUST NOT BE WASHED INTO STREET, STORM DRAIN CATCH BASINS, OR PUBLIC RIGHT-OF-WAY. ALL DUST AND SLURRY FROM CONCRETE CUTTING MUST BE REMOVED USING A WET-DRY VACUUM OR EQUIVALENT.
- TRASH AND OTHER CONSTRUCTION SOLID WASTES MUST BE PLACED IN A COVERED TRASH RECEPTACLE.
- THERE SHALL BE NO CONSTRUCTION VEHICLES WASHED ON SITE. THERE SHALL BE NO ERODED SOIL OR DISTURBED SLOPES ON THIS PROJECT.

SCOPE OF WORK

CONTRACTOR SHALL FURNISH ALL SUPERVISION, LABOR TOOLS, EQUIPMENT AND MATERIALS TO ACCOMPLISH THE FOLLOWING WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS:

- BUILD NEW PRE-ENGINEERED MANUFACTURED BUILDING (PEMB)
- CONCRETE PAD AND FOUNDATION UNDER PEMB
- ROUTING SPECIFIC ITEMS AS SHOWN ON THE DRAWINGS, REROUTE HHW PIPING, LEAVE TANKS, EQUIPMENT, PUMPS, PIPING, PIPING ACCESSORIES AND CONTROLS IN PLACE AS INDICATED TO PEMB.
- INSTALL CONCRETE AGGREGATE BASE, FENCE, AND GATE PER DETAILS.
- VACATE EXISTING CONTROL ROOM. BUILDING TO BE DEMOLISHED.
- PROVIDE COLD WATER SUPPLY VALVE TRAINS AND PRESSURE REGULATOR TO PEMB.
- PROVIDE EXHAUST FANS TO VENTILATE THE STORAGE AREAS AND OTHER INDOOR SPACES.
- PROVIDE AIR-CONDITIONING TO SERVE THE CHEMICAL STORAGE ROOM FOR TEMPERATURE CONTROL.

DRAWING SCHEDULE

NO.	DATE	BY	CHKD	APPD	DESCRIPTION
T001					TITLE SHEET
A100					SITE PLAN
A101					LANDSCAPE PLAN
A110					FLOOR PLAN
A111					EXTERIOR ELEVATIONS
A112					RENDERINGS & BUILDING MATERIALS
A113					EXTERIOR LIGHTING CALCULATIONS

PROJECT DATA

PROJECT: SITE PLAN REVIEW PACKAGE
ADDRESS: 2000 EAST EL SEGUNDO
EL SEGUNDO, CA 90245

ZONING DESIGNATION: EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN

LEGAL DESCRIPTION: PARCEL MAP 4138, SHEET 32, P.A. 4138-14, TRA 9888
APN: 4138-032-018

OWNER: RAYTHEON

DESIGN PROFESSIONALS: THE AUSTIN COMPANY
6410 OAK CANYON, SUITE 150
IRVINE, CA 92618
(949) 451-9000

GOVERNING CODES: 2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

NUMBER OF STORIES: 1 STORY PRE-ENGINEERED MANUFACTURED BUILDING
HEIGHT= 21'-2"±

CONSTRUCTION TYPE: II-B

FIRE PROTECTION: NONE

OCCUPANCY/USE: CURRENT-F (FACTORY AND INDUSTRIAL)
PROPOSED-S1

FLOOR AREA: 5,865 SF

THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF RAYTHEON. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF RAYTHEON. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

RAYTHEON PM: AMANDA ANGUIANO
(310) 529-1728

REVISION

PLANNED BY: CN
DESIGNED BY: CN
CHECKED BY: RL
APPROVED BY: RL

RAYTHEON (PEMB)
SITE PLAN REVIEW PACKAGE
TITLE SHEET

BLDG: FLR:
PKG:
PAGE: 01 OF 05
SHEET#: T001

COLORS & MATERIALS

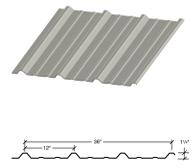




EXPOSED FASTENING SYSTEMS

PBR

The PBR panel is commonly used for a wide variety of architectural, agricultural, commercial and industrial applications. PBR is a structural panel and an exposed fastener panel that can be used for both roof and wall applications. The minimum roof slope for PBR is 1/2:12.



Features and Benefits:

- Numerous UL 580 ratings are available, as well as UL 790, Class A for external fire, roof assembly for UL 283 for internal fire and the UL 2218 Class 4 impact rating.
- PBR carries Florida approval, Dade county ratings and FM 4472 approval standard for Class 1 panel roofs.

Product Specifications

- Applications:** Roof and Wall
- Coverage Widths:** 36"
- Rib Spacing:** 12" on center
- Rib Height:** 1-1/4"
- Minimum Slope:** 1/2:12
- Panel Attachment:** Exposed Fastening System

- Gauges:** 26 (Standard); 29, 24, 22 (Optional)
- Finishes:** Smooth (standard); Embossed (optional)
- Coatings:** Galvalume Plus®, Signature® 200, Signature® 300

RENDERINGS

1



RENDERINGS

2

EXTERIOR BUILDING PANEL CUTSHEETS

COLOR CHARTS

					Wall Panels
CHINA WHITE	BRIGHT WHITE	POLAR WHITE	IVORY	LIGHTSTONE	
SEA WOLF	SAHARA TAN	TERRA COTTA	COUNTRY RED	COCOA BROWN	
ASH GRAY	OLD TOWN GRAY	CHARCOAL	BURNISHED SLATE	BURGUNDY	
PAVILION BLUE	TAHOE BLUE	PATINA GREEN	DENALI GREEN	EMERALD GREEN	
					Roof Panels
GALVANIZED	COPPER PENNY				

Raytheon

2000 E. EL SEGUNDO BLVD
EL SEGUNDO, CA 90245

AC

THE AUSTIN COMPANY
6410 OAK CANYON IRVINE, CA 92618
949-451-8000 www.theaustin.com

PLANNING APPROVAL

CUSTOMER:	DATE:
PROJECT:	DATE:
DESIGNER:	DATE:
CHECKER:	DATE:
APPROVER:	DATE:

THE INTERIOR OF THESE ARCHITECTURAL PLANNING DRAWINGS ARE THE PROPERTY OF THE AUSTIN COMPANY. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE AUSTIN COMPANY.

REVISION

NO.	DATE	BY	CHGD	APPD
1	08/20/21	CN		

75% ISSUE FOR REVIEW
50% CLIENT REVIEW

PLANNED BY: CN
DESIGNED BY: CN
CHECKED BY: RL
APPROVED BY: RL

RAYTHEON (PEMB)
SITE PLAN REVIEW PACKAGE

RENDERINGS & BUILDING MATERIALS

BLDG: -- FLR:
PKG:
PAGE: 04 OF 05
SHEET#: **A112**

PERMIT FOR INDUSTRIAL WASTEWATER DISCHARGE

PERMIT FOR INDUSTRIAL WASTEWATER DISCHARGE
 COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY
 1955 Workman Mill Road / Whittier, CA
 Mailing Address: P.O. Box 4998 / Whittier, California 90607-4998
 Robert C. Ferrante, Chief Engineer and General Manager
 (562) 699-7411

PERMIT NO. 014735
 Facility ID 2024182

01 CHECK ONE: New Sewer Connection Existing Sewer Connection
 02 Applicant Raytheon Company
 (Legal Company Name)
 03 Check one and fill in appropriate information
 Corporation Name Raytheon Company C0281489
 Year Incorporated 1953 State of Incorporation MA ID# 95-1778500
 Partnership Name _____ Partners _____
 Sole Proprietor Name _____ Business Names _____
 04 Situs Address 2000 E. El Segundo Blvd., El Segundo, CA 90245-0902
 (Street) (City) (State) (Zip)
 05 Mailing Address 2000 E. El Segundo Blvd., El Segundo, CA 90245-0902
 (Street) (City) (State) (Zip)
 06 Point of Discharge Connects to local sewer line on S. Aviation Blvd.
 07 Number of years applicant has been in business at present location 66
 (yrs) (months)
 08 Name of Property Owner Raytheon Company
 Address of Property Owner 870 Winter St., Waltham, MA 02451-1446 781.522.5000
 (Street) (City) (Zip) (Telephone Number)
 09 Assessors Map Book No. 4 1 3 8 Page No. 0 1 4 Parcel No. 0 4 7
 10 Type of Industry Aerospace (Electronic parts/ components assemb.) 3 4 7 1 3 6 7 8
 (General Description) (Federal SIC No.)
 11 Number of Employees (Full Time) 3538 (Part Time) _____
 12 Raw Materials Used Aluminum, Inorganic Acids, Paint, Oils, Non-Chlorinated Solvents, Aqueous Cleaners, Alkaline
 (General Description - Add Additional Sheets as Needed)
 13 Products Produced Research, Design and Test for Military Applications and Electronic Board Assembly
 (General Description - Add Additional Sheets as Needed)
 14 Wastewater Producing Operations Aqueous cleaning and deflusing, lab sinks, lab fume hood scrubbers, cooling tower bleed laboratory DI water, ion exchange regeneration and rainwater.
 (Full Description - Add Additional Sheets as Needed)
 15 Time of Discharge 6 AM PM 10 AM PM Shifts per day 2 Days per Week Sa Su
 16 Wastewater Flow Rate 79,000 Gallons per Day 409 Gallons per Minute
 (Average) (Peak)
 17 Constituents of Wastewater Discharge Metals, pH Neutralized Rinsewaters, Suspended Solids, BOD/COD and Sanitary Wastewater
 (General Description - Attach Chemical Analysis Results to the Application)
 18 Person in company responsible for industrial wastewater discharge
Manju Mohan EHSS Engineer 310.647.1204
 (Name) (Position) (Telephone Number)
 I affirm that all information furnished is true and correct and that the applicant will comply with the conditions stated on the back of this permit form.
 Date 11/5/19
 19 Signature for Applicant [Signature] Director, EHSS (Position)
 (Company Administrative Official) (Name)
 20 Approved/Reviewed by City or County Official
 Date February 18, 2021
 Expiration Date February 17, 2026
 City of EL SEGUNDO
 Name Robert C. Ferrante
 Position Senior Civil Engineer
 (City Administrative Official) (Name) (Position)
 (City Administrative Official) (Name) (Position)
 Note: Please submit application first to the applicable City or County agency in which the point of discharge is located. Please contact the local agency for the required permit-processing fee. Submit the original application (Do not send copies).
 DEC 26 '19 04:10:46 DOC # _____ CONTINUED ON NEXT PAGE

Pre-engineered Manufactured Building Project does not apply to LA County LID requirements. No water treatment conducted within building. See industrial wastewater discharge permit and separately attached NPDES Industrial General Permit Order to existing site wastewater treatment.

WATER SUPPLY & SEWER CALCULATION

WATER SUPPLY AND SEWER CALCULATION
 Date: September 29, 2021
 Calculated By: MAO
 Created By: MAO

Job Name: Raytheon Bldg E-22
 Location: El Segundo, CA
 W. O. No. 20406

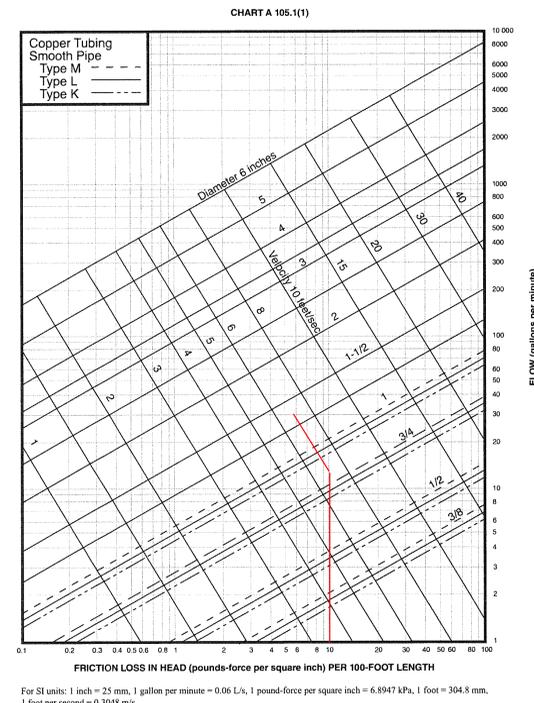
Building E 22
 *Fixture units based on California Plumbing Code 2019, Table 702.1 for Drainage and Table A103.1 for Water

FIXTURE	QTY	SANITARY SEWER		DOM. COLD WATER		DOM. HOT WATER		DOMESTIC WATER	
		DFU/Fixt*	Total DFU	FU/Fixt	Total FU	FU/Fixt	Total FU	WSFU/Fixt*	Total WSFU
Water closet, flush valve, 1.6 gpf		4.00	0.00	10.00	0.00	0.00	0.00	10.00	0.00
Urinal, wall hung, 1.0 gpf		2.00	0.00	10.00	0.00	0.00	0.00	10.00	0.00
Urinal, wall hung, waterless		0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lavatory, single (water)		0.00	0.00	1.50	0.00	1.50	0.00	2.00	0.00
Lavatory, single (sanitary)		1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lavatory, in sets of two or three (sanitary)		2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pantry Sink		2.00	0.00	1.00	0.00	1.00	0.00	1.40	0.00
Kitchen Sink		2.00	0.00	1.00	0.00	1.00	0.00	1.40	0.00
Hand Wash Sink		2.00	0.00	1.13	0.00	1.13	0.00	1.50	0.00
Drinking Fountain		0.50	0.00	0.25	0.00	0.00	0.00	0.25	0.00
Shower		3.00	0.00	1.00	0.00	1.00	0.00	1.40	0.00
Service sink, 3"	1	3.00	3.00	3.00	3.00	0.00	0.00	3.00	3.00
Floor drain, 2"		2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Floor sink, 2"	2	2.00	4.00	0.00	0.00	0.00	0.00	0.00	0.00
Hose bibb	1	0.00	0.00	2.50	2.50	0.00	0.00	2.50	2.50
Hose bibb, each additional	8	0.00	0.00	1.00	8.00	0.00	0.00	1.00	8.00
Dishwasher		2.00	0.00	0.00	0.00	1.40	0.00	1.40	0.00

Note: Quantity count includes shell & core and tenant improvement.

TOTAL FIXTURE UNITS	7,000	13,500	0,000	13,500
EQUIVALENT FLOW, GPM	Slope (in/ft) <u>1/4</u>	29,800	#N/A	29,800
Pipe Friction Loss (ft/100ft)		9,946	9,946	9,946
EQUIVALENT PIPE SIZE, in	<u>2"</u>	<u>1-1/2"</u>	#N/A	<u>1-1/2"</u>

APPENDIX A



PLANNING APPROVAL

CUSTOMER:	DATE:
PROJECT:	DATE:
DESIGNER:	DATE:
CHECKER:	DATE:
APPROVER:	DATE:

REVISION

NO.	DATE	BY	CHKD	APPD	75% ISSUE FOR REVIEW	100% FINAL REVIEW
1	08/02/21	CN				

PLANNED BY: CN
 DESIGNED BY: CN
 CHECKED BY: RL
 APPROVED BY: RL

RAYTHEON (PEMB) SITE PLAN REVIEW PACKAGE
 WATER SUPPLY & SEWER CALCULATION

BLDG: -- FLR: --
 PKG: --
 PAGE: 04 OF 05
 SHEET#: **A114**



LOS ANGELES CHARGERS HEADQUARTERS & TRAINING FACILITY

ENTITLEMENT PACKAGE

08/18/2021

<p>Gensler 500 SOUTH FIGUEROA STREET LOS ANGELES, CA 90071 213.327.3600</p>	<p>CLIENTS MAR VENTURES INC. 721 NORTH DOUGLAS STREET EL SEGUNDO, CA 90245</p>	<p>CONTINENTAL DEVELOPMENT CORP. 2041 ROSECRANS AVENUE EL SEGUNDO, CA 90245</p>	<p>LOS ANGELES CHARGERS TRAINING FACILITY BUSINESS OFFICE HOAG PERFORMANCE CENTER 3333 SUSAN STREET COSTA MESA, CA 92626</p>	<p>PROJECT LOS ANGELES CHARGERS HQ & TRAINING FACILITY</p>	<p>SHEET NAME COVER SHEET ENTITLEMENT PACKAGE</p>	<p>SHEET NUMBER E-A.1</p>
--	---	--	---	---	--	--------------------------------------

PROJECT DESCRIPTION

The Los Angeles Chargers Training Facility is a (3) story building with a partial mezzanine, approximately 143,250 sf, and houses the Los Angeles Chargers organization, which is comprised of the Team (Players and Coaches), Football Operations and Business Operations staff. The site is situated in El Segundo, on a 14-acre site, bounded to the north by S. Hughes Way, to the east by the Metro Green Line and to the west by a Southern California Edison easement.

It will have (3) full-size natural grass fields with an artificial turf perimeter. There will also be approximately 345 at-grade parking spaces, broken into two groupings with staff and visitors parking in the northwest, and players and coaches parking in the south. The Southern California Edison easement will potentially be utilized for overflow parking when training camp is being held.

A separate 4,800 sf of groundskeeping and maintenance building anchors the northeastern corner of the site and provides easy access to care for and maintain the three playing fields. Perimeter fencing with gates will prevent visibility into the training facility and the fields and will start at the East edge of the building and surround the entirety of the playing field areas.

Pedestrian and vehicle flow in and around the site is important to understand. Players & coaches will be entering the building from the South, through a secure gated area that allows them to remain separate and protected from other activities on site. The parking for both players and coaches will be through controlled access and incorporate both gates and security cameras. Any visitors, media or other staff will enter the building on the west facade, through the main entry lobby. A bus loading zone lines the western edge of the building, and will be used for the pick up and drop off of guests attending the LUX Club, as well as any team related events that require loading. A truck dock and loading / staging area is located in the southwest corner of the building and is equipped to receive large and small deliveries. It is adjacent to the building's main equipment storage area.

The exterior of the building is to be an iconic design that personifies the Los Angeles Chargers brand and incorporates graphic elements, signage and bolt-like shapes to create a one-of-a-kind training facility that is unmistakably "Chargers". Precast concrete, panels, profiled metal panels, and a mix of curtainwall and storefront glazing will be the primary materials on the exterior. The metallic sheen of the metal panels and the matte finish of the precast concrete work together to add sophistication and complexity to the facade. Exterior glazing will be a mix of clear vision glass and frosted glass to provide transparency and transmission of natural light, yet visual privacy and sun control when needed. A skylight stretches over the lobby atrium and brings daylight into the center of the building.

Exterior glass rails with a recessed stainless steel shoe will line the perimeter of the outdoor terraces and extra deep roof overhangs will help with shading. The outdoor terraces will feature pedestal pavers at the floor line with drainage below. An outdoor elevated turf area will line the southeast edge of the second floor above the locker room. It will be directly accessed from the team meeting rooms and will be utilized for walk-throughs.

Overall health and wellness is an important aspect of training facility design. In order for an organization to function at its optimal performance, health and wellness cannot only be geared toward the players, but toward the entirety of the staff and building occupants. Some of the most important features to be incorporated in the building are:

- Air Quality – creating opportunities for an indoor / outdoor experience, increasing air flow and movement
- Interaction with Nature – visual connectivity to the fields and landscaping from the majority of occupied spaces
- Lighting – using an appropriate level of lighting for each space, taking advantage of natural light and eliminating glare
- Social Interaction and Collaboration – creating spaces that allow for departmental overlap to spark creativity
- Acoustics – separation of spaces that require a lively and loud environment from spaces that need to be quiet or restorative
- Activity – encourage the use of stairs and walking through efficient planning and functional space arrangement
- Water & Nutrition – providing water bottle filling stations and food pantries in regularized locations throughout the building
- Restorative Environment – creating zones of quiet and relaxation to decompress and unwind
- Ergonomics – provide furniture and equipment that enhance the user experience, such as adjustable task chairs and task lighting
- Autonomy & User Control – allowing users to have control over their personal thermal comfort, lighting and noise levels

PROJECT INFORMATION

THE LA CHARGERS TRAINING FACILITY & HEADQUARTERS IS CLASSIFIED AS A THREE (3) STORY ABOVE GROUND + A MEZZANINE, MIXED-USE OCCUPANCY, WITH THE PRIMARY OCCUPANCY AS GROUP A-3.

OCCUPANCIES INCLUDED WITHIN THIS BUILDING:

- A-2 (DINING AREAS)
- A-3 (AUDITORIUM, CONFERENCE ROOMS, LOCKER ROOMS, TRAINING ROOM, WEIGHT ROOM, POOL)
- B (OFFICE SPACE)
- S-1 (STORAGE ROOMS, SERVICE AREAS)
- S-2 (MECHANICAL & ELECTRICAL ROOMS)

PROJECT FAR: 0.25

MAXIMUM BUILDING HEIGHT: 54'-0" AT TOP OF PARAPET AT ELEVATOR OVERRUN

DESIGN OBJECTIVES

- TO DESIGN A STATE-OF-THE-ART TRAINING FACILITY FOR THE LOS ANGELES CHARGERS, BUILT IN THE HEART OF LA
- TO PROVIDE THE BEST OPPORTUNITIES FOR TRAINING AND CONDITIONING WITH DIRECT ACCESS TO THE PRACTICE FIELDS, ENSURING TEAM EFFICIENCY
- TO PROVIDE AN INDOOR / OUTDOOR SOUTHERN CALIFORNIA ATMOSPHERE, WITH AN EMPHASIS ON THERMAL COMFORT, DAYLIGHTING AND VIEWS

CONTACT INFORMATION

CLIENT

CONTINENTAL DEVELOPMENT CORPORATION
CONTACT: ALEX ROSE
2041 ROSECRANS AVENUE, SUITE 200
EL SEGUNDO, CA 90245
D: (310) 640-1520 X227

CLIENT

MAR VENTURES, INC.
CONTACT: LINDSEY LIBRY
721 NORTH DOUGLAS STREET
EL SEGUNDO, CA 90245
D: (310) 781-6261

CLIENT

LOS ANGELES CHARGERS
CONTACT: FRED MAAS
HOAG PERFORMANCE CENTER
3333 SUSAN STREET
COSTA MESA, CA 92626
O: (714) 940-7100

ARCHITECT

GENSLER
CONTACT: RON TURNER
500 SOUTH FIGUEROA STREET
LOS ANGELES, CA 90071
O: (213) 327-3600
D: (213) 327-3780

CIVIL ENGINEER

MPFF
CONTACT: DAVID MCGRAW
700 SOUTH FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017
O: (213) 418-0201
D: (213) 266-5252

LANDSCAPE ARCHITECT

SWA
CONTACT: ROMAN CHIU
811 WEST 7TH STREET
LOS ANGELES, CA 90017
O: (213) 236-9090

MEP + LIGHTING ENGINEERS

HENDERSON ENGINEERS
CONTACT: BRIAN ONEIL
610 WEST 6TH STREET, SUITE 600
LOS ANGELES, CA 90014
O: (213) 254-4750
D: (213) 254-4708

TABLE OF CONTENTS

ARCHITECTURAL

- E-A.1 - COVER SHEET
- E-A.2 - PROJECT INFORMATION
- E-A.3 - ILLUSTRATIVE SITE PLAN
- E-A.4 - OVERALL ELEVATIONS
- E-A.5 - OVERALL ELEVATIONS
- E-A.6 - 3D VIEWS & RENDERINGS
- E-A.7 - 3D VIEWS & RENDERINGS
- E-A.8 - 3D VIEWS & RENDERINGS
- E-A.9 - SITE FENCING DIAGRAM + SECURITY BOOTH CUT SHEETS
- E-A.10 - MAIN BUILDING PLANS - B1 & L1
- E-A.11 - MAIN BUILDING PLANS - L2 & L3
- E-A.12 - GROUNDSKEEPING PLANS & ELEVATIONS
- E-A.13 - MATERIALS PALETTE

CIVIL

- E-C.1 - SITE PLAN
- E-C.2 - VEHICLE TURNING ANALYSIS

ELECTRICAL

- E-E.1 - PARKING LOT PHOTOMETRIC STUDY
- E-E.2 - FIELD PHOTOMETRIC STUDY
- E-E.3 - EXTERIOR LIGHTING DESIGN APPROACH
- E-E.4 - EXTERIOR LIGHTING DESIGN APPROACH
- E-E.5 - EXTERIOR LIGHTING DESIGN APPROACH
- E-E.6 - EXTERIOR LIGHTING DESIGN APPROACH

LANDSCAPE

- E-L.1 - ILLUSTRATIVE SITE PLAN
- E-L.2 - PLANT PALETTE

GRAPHICS

- E-G.1 - SIGNAGE OVERLAY ON ELEVATIONS
- E-G.2 - SIGNAGE OVERLAY ON ELEVATIONS
- E-G.3 - MONUMENT SIGN



VICINITY MAP

CLIENTS

MAR VENTURES INC.

721 NORTH DOUGLAS STREET
EL SEGUNDO, CA 90245

CONTINENTAL DEVELOPMENT CORP.

2041 ROSECRANS AVENUE
EL SEGUNDO, CA 90245

LOS ANGELES CHARGERS

TRAINING FACILITY BUSINESS OFFICE
HOAG PERFORMANCE CENTER
3333 SUSAN STREET
COSTA MESA, CA 92626

PROJECT

LOS ANGELES CHARGERS HQ & TRAINING FACILITY

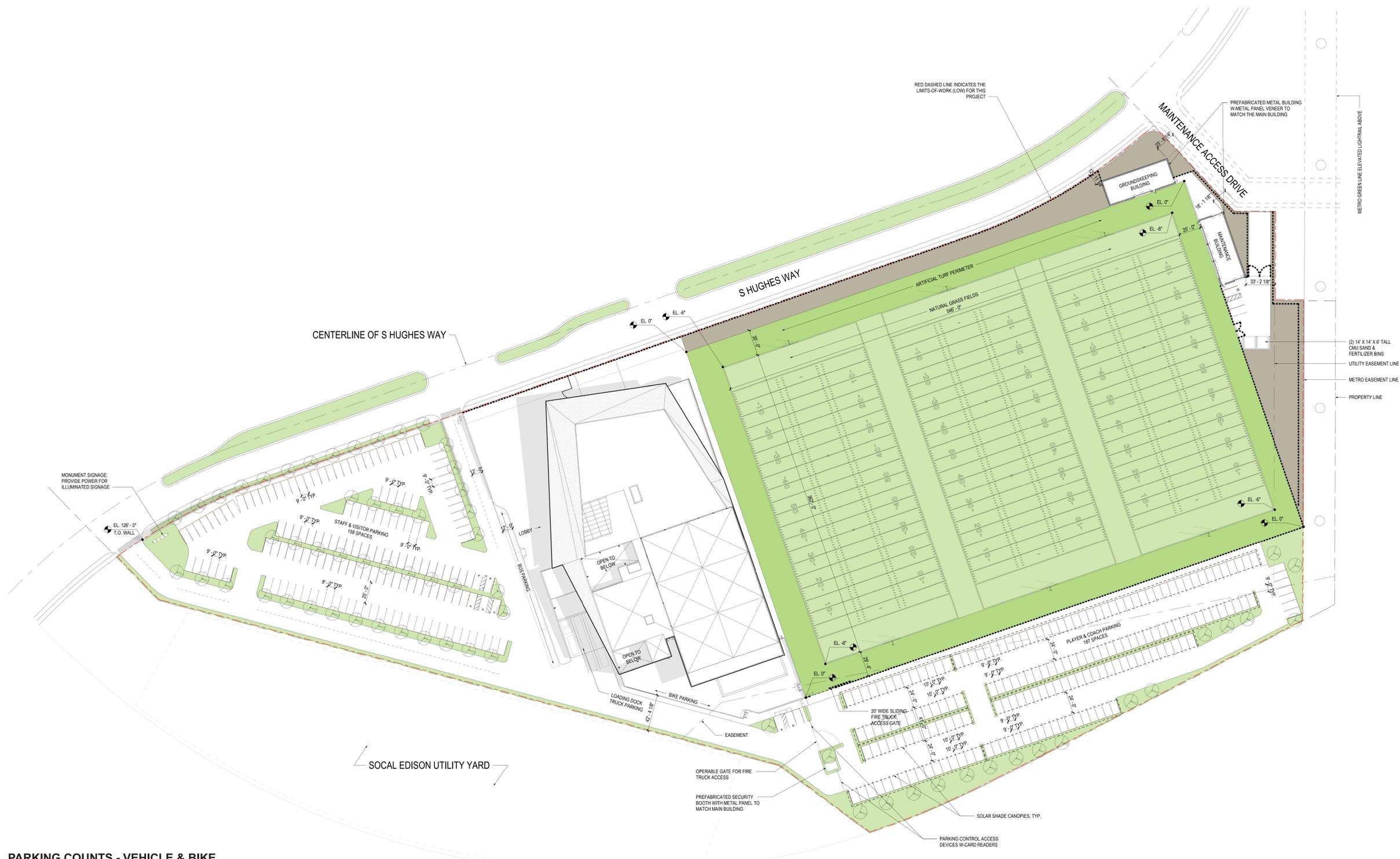
SHEET NAME

PROJECT INFORMATION

ENTITLEMENT PACKAGE

SHEET NUMBER

E-A.2



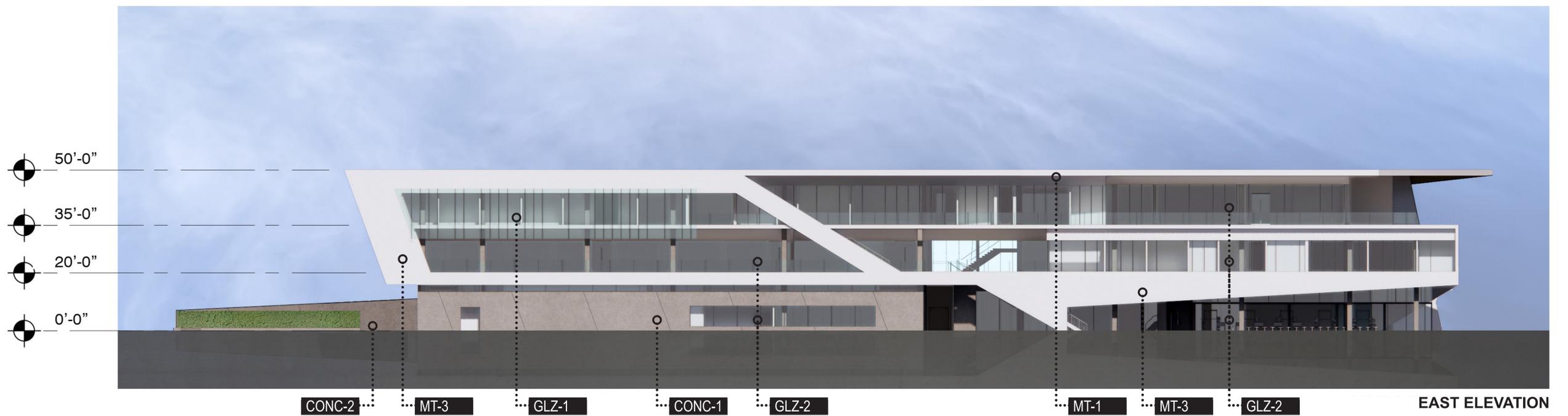
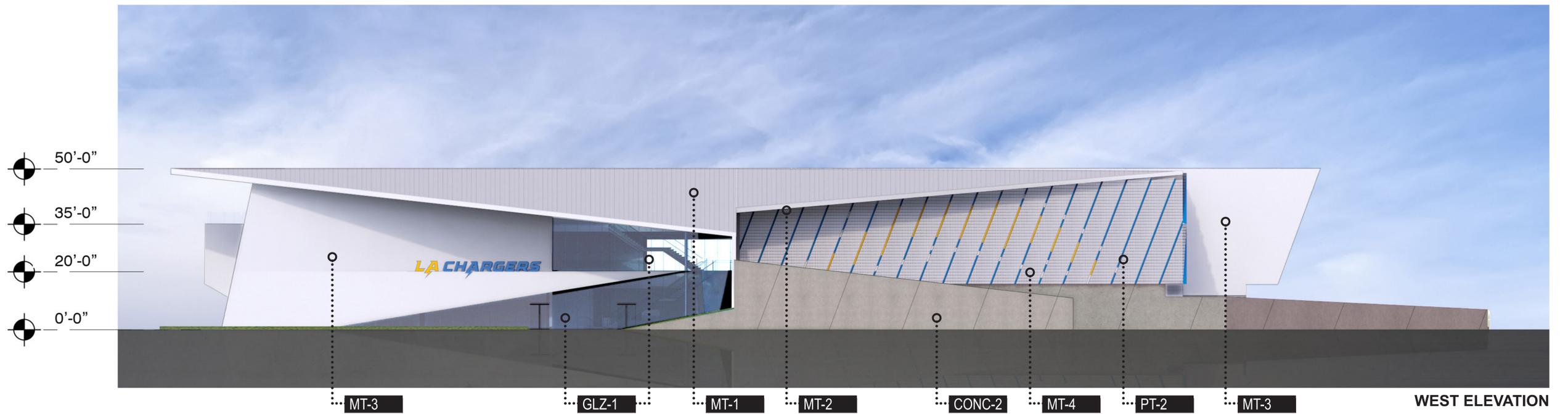
PARKING COUNTS - VEHICLE & BIKE

	TYPE / CLASSIFICATION	GROSS BUILDING SF	NET BUILDING SF	PARKING PER SF	SPACES / STALLS REQUIRED
MAIN BUILDING	OFFICE	143,250	122,080	1/300 FOR 1ST 25,000 SF	84
				1/350 FOR 2ND 25,000 SF	72
				1/400 FOR REST - 72,080 SF	181
GROUNDKEEPING BUILDING	MAINTENANCE & STORAGE	4,800	4,368	1 PER EA. 1,000 SF	5
TOTAL REQUIRED:					342
TOTAL PROVIDED:					348
SURPLUS / DEFICIT:					+6
ADA PARKING REQUIRED: (8) ADA SPACES, (2) OF WHICH ARE VAN PARKING					
ADA PARKING PROVIDED: (9) ADA SPACES, (2) OF WHICH ARE VAN PARKING					
BIKE PARKING REQUIRED (NONRESIDENTIAL):		15,000	4 FOR 1ST 15,000 SF		4
		111,448	5% FOR PORTION ABOVE 15,000		16
TOTAL BIKE PARKING REQUIRED:					20

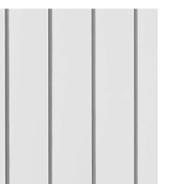
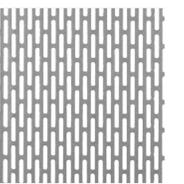
1 ENTITLEMENT PACKAGE - ILLUSTRATIVE SITE PLAN

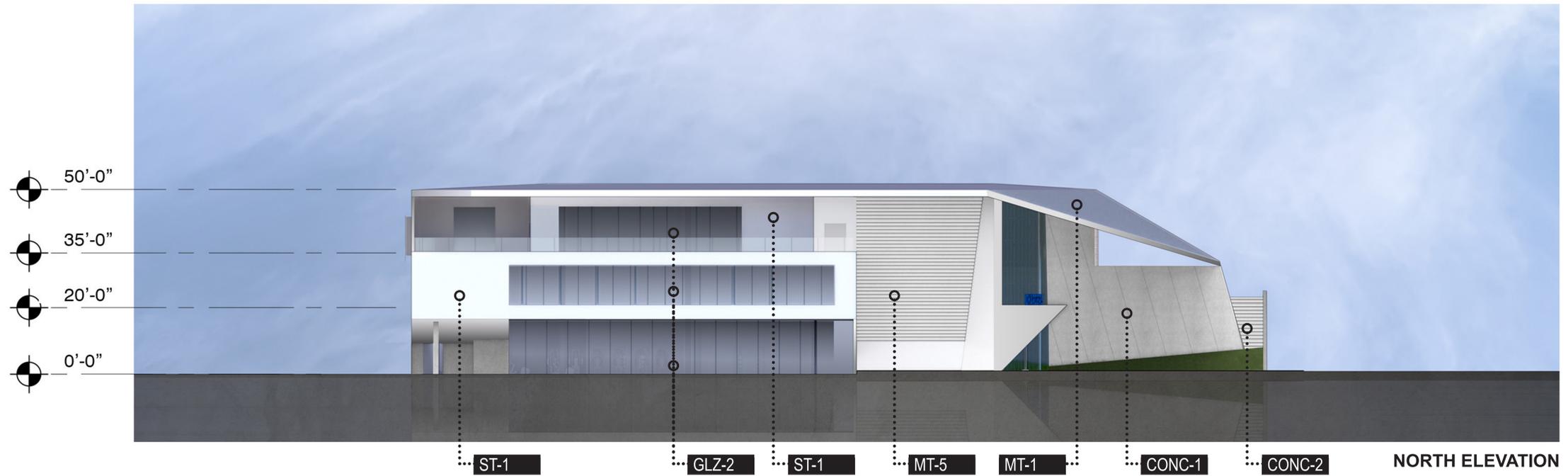
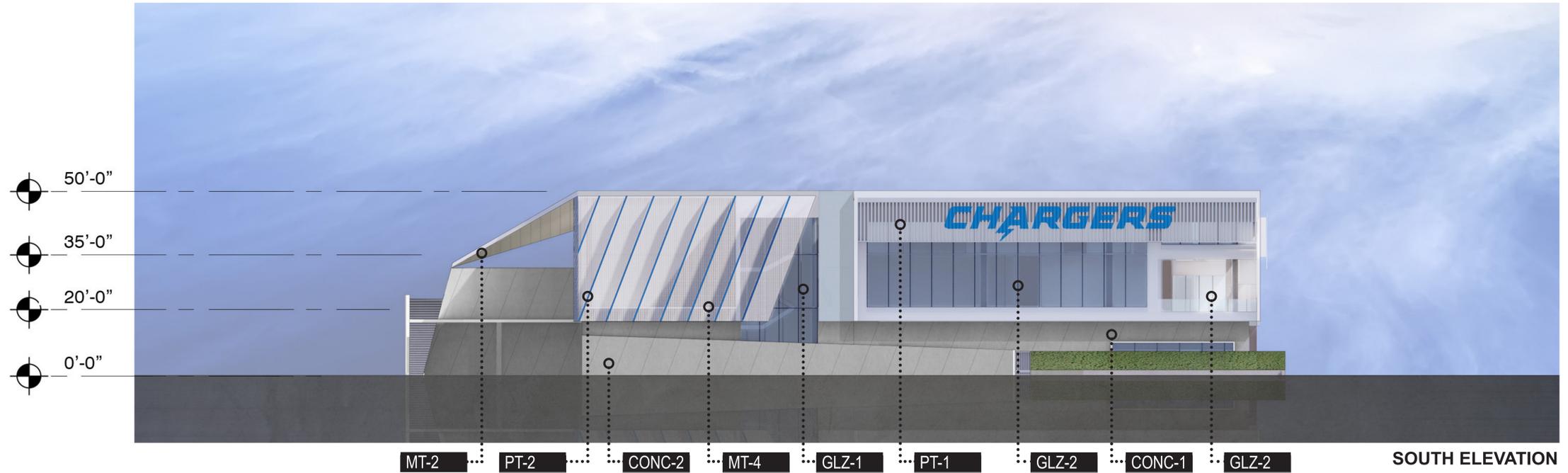
SCALE: 1" = 40'-0"



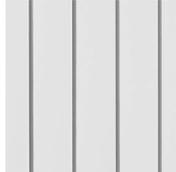
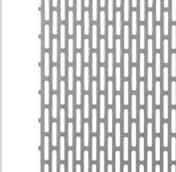


MATERIAL LEGEND

									
CONC-1 PRECAST CONCRETE WALL	CONC-2 CAST IN PLACE CONCRETE	ST-1 PAINTED STUCCO WHITE	GLZ-1 CLEAR GLASS SOLARBAN72	GLZ-2 LOW-E TINTED GLASS SOLARBAN90	MT-1 STANDING SEAM METAL ROOF PANEL WHITE	MT-2 FLAT SEAM METAL SOFFIT PANEL WOOD VENEER	MT-3 FLAT SEAM METAL WALL PANEL WHITE	MT-4 PERFORATED METAL PANEL SILVER	PT-2 ACCENT PAINT "CHARGERS" BLUE



MATERIAL LEGEND

											
CONC-1 PRECAST CONCRETE WALL	CONC-2 CAST IN PLACE CONCRETE	ST-1 PAINTED STUCCO WHITE	GLZ-1 CLEAR GLASS SOLARBAN72	GLZ-2 LOW-E TINTED GLASS SOLARBAN90	MT-1 STANDING SEAM METAL ROOF PANEL WHITE	MT-2 FLAT SEAM METAL SOFFIT PANEL WOOD VENEER	MT-3 FLAT SEAM METAL WALL PANEL WHITE	MT-4 PERFORATED METAL PANEL SILVER	MT-5 PAINTED METAL LOUVERS SILVER	PT-1 SILVER PAINT TO MATCH METAL PANEL	PT-2 ACCENT PAINT "CHARGERS" BLUE



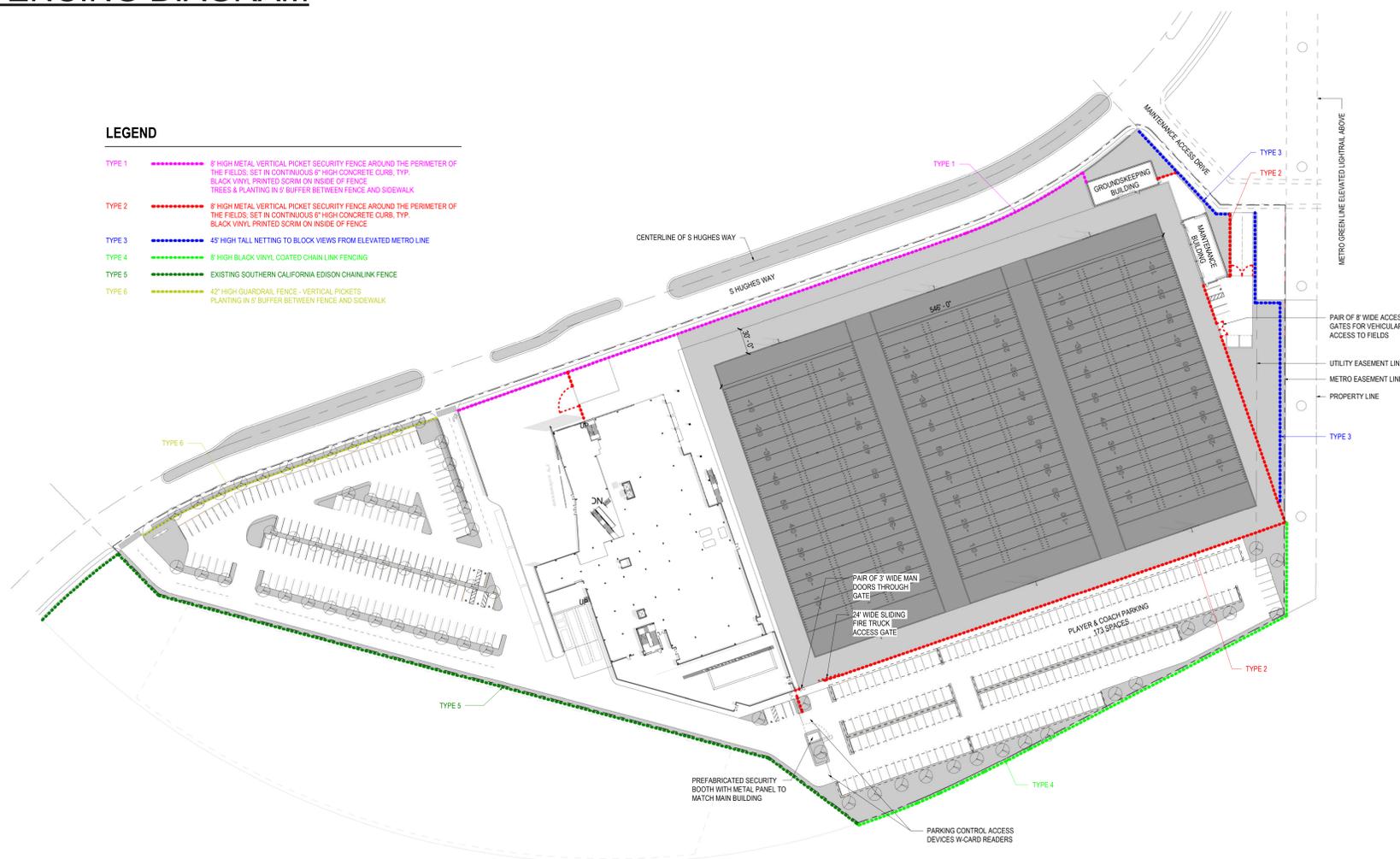




FENCING DIAGRAM

LEGEND

- TYPE 1 8" HIGH METAL VERTICAL PICKET SECURITY FENCE AROUND THE PERIMETER OF THE FIELDS, SET IN CONTINUOUS 8" HIGH CONCRETE CURB, TYP. BLACK VINYL PRINTED SCRIM ON INSIDE OF FENCE. TREES & PLANTING IN 5' BUFFER BETWEEN FENCE AND SIDEWALK
- TYPE 2 8" HIGH METAL VERTICAL PICKET SECURITY FENCE AROUND THE PERIMETER OF THE FIELDS, SET IN CONTINUOUS 8" HIGH CONCRETE CURB, TYP. BLACK VINYL PRINTED SCRIM ON INSIDE OF FENCE
- TYPE 3 45' HIGH TALL NETTING TO BLOCK VIEWS FROM ELEVATED METRO LINE
- TYPE 4 8" HIGH BLACK VINYL COATED CHAIN LINK FENCING
- TYPE 5 EXISTING SOUTHERN CALIFORNIA EDISON CHAINLINK FENCE
- TYPE 6 42" HIGH GUARDRAIL FENCE - VERTICAL PICKETS PLANTING IN 5' BUFFER BETWEEN FENCE AND SIDEWALK



FENCING TYPES



TYPE 1 & TYPE 2
FENCE PRODUCT - MONTAGE COMMERCIAL
MANUFACTURER - AMERISTAR
COLOR - BLACK
HEIGHT - 8' HIGH PANEL



SCRIM PRODUCT - VINYL WINDSCREEN - 100% BLOCKAGE - 130Z
MANUFACTURER - COLLINS COMPANY
COLOR - ROYAL BLUE WITH CHARGERS COLOR GRAPHICS
HEIGHT - 6' TALL



TYPE 3
FENCE PRODUCT - WOODLAND PRO CAMO NETTING - FIRE RETARDANT (BULK ROLL)
MANUFACTURER - CAMO NETS USA
COLOR - GREEN / BROWN
HEIGHT - 7'-10"W X 255'L



TYPE 4
FENCE PRODUCT - VINYL COATED CHAIN LINK
MANUFACTURER - N/A
COLOR - BLACK
HEIGHT - 8' HIGH



TYPE 5
FENCE PRODUCT - EXISTING CHAIN LINK FENCE
MANUFACTURER - N/A
COLOR - GALVANIZED, SILVER
HEIGHT - 8' HIGH

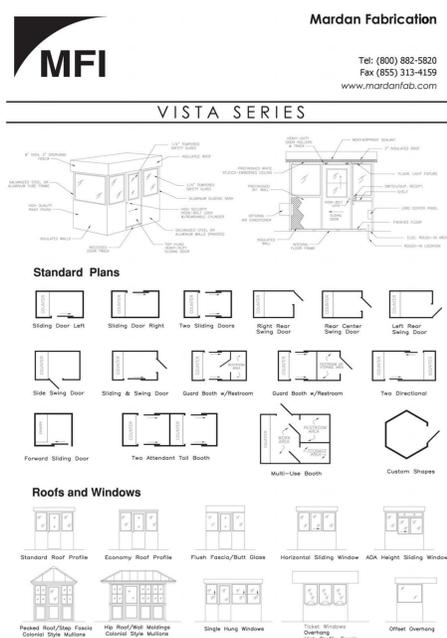


TYPE 6
FENCE PRODUCT - MONTAGE PLUS
MANUFACTURER - AMERISTAR
COLOR - BLACK
HEIGHT - 42" HIGH

SECURITY BOOTH DESIGN



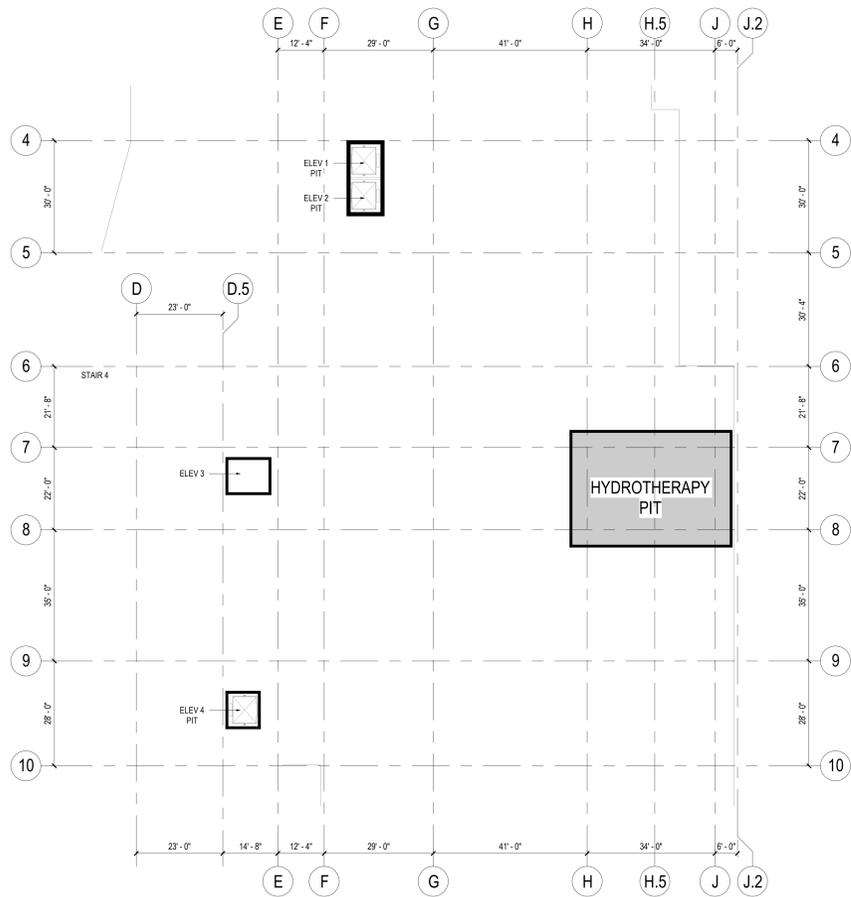
TYPE 6
FENCE PRODUCT - VISTA SERIES, CUSTOM BOOTH DESIGN
MANUFACTURER - MFI
COLOR - WHITE





3 FLOOR PLAN - MEZZANINE
SCALE: 1/16" = 1'-0"

NET SF: 5,122 SF



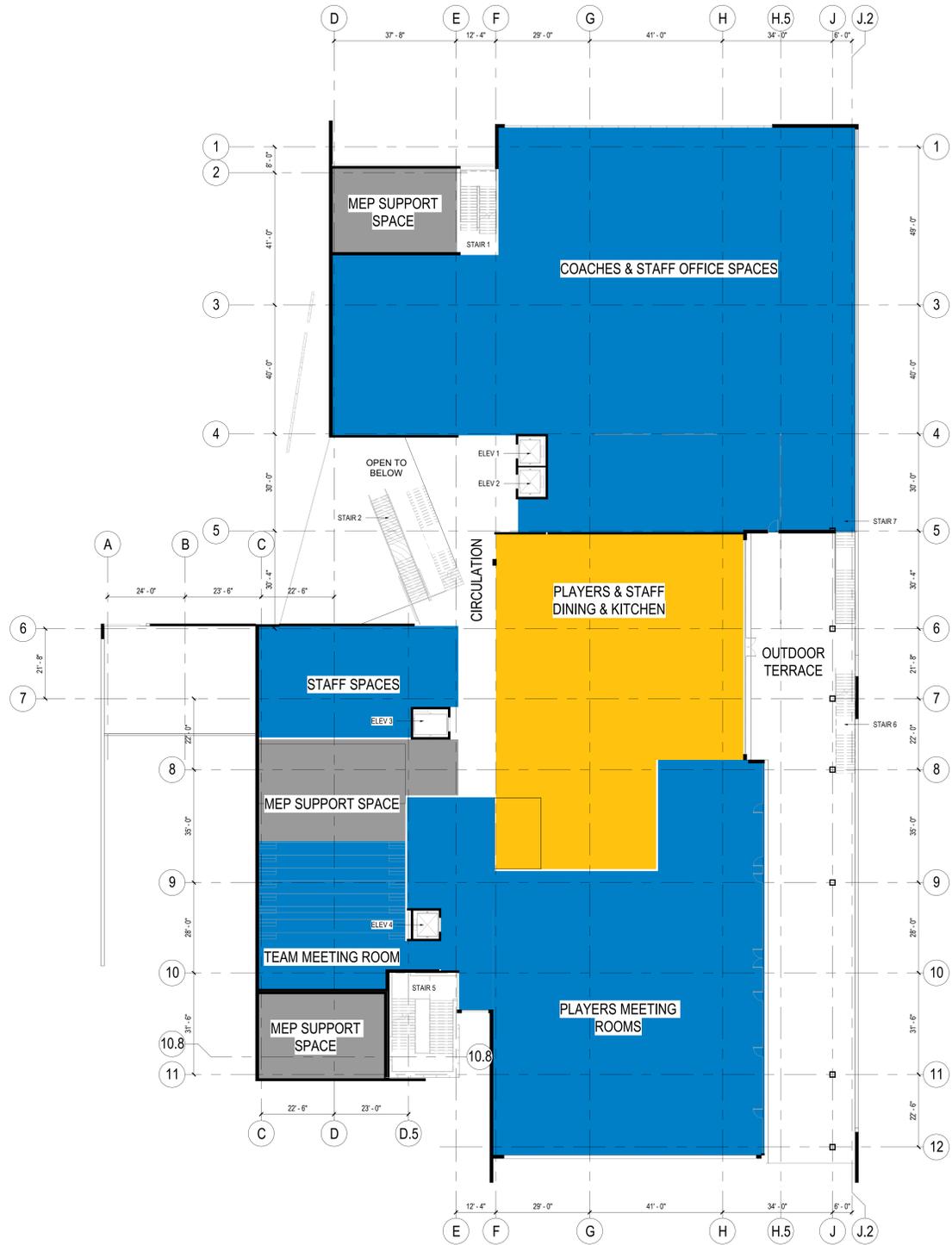
1 FLOOR PLAN - BASEMENT
SCALE: 1/16" = 1'-0"

NET SF: 1,770 SF



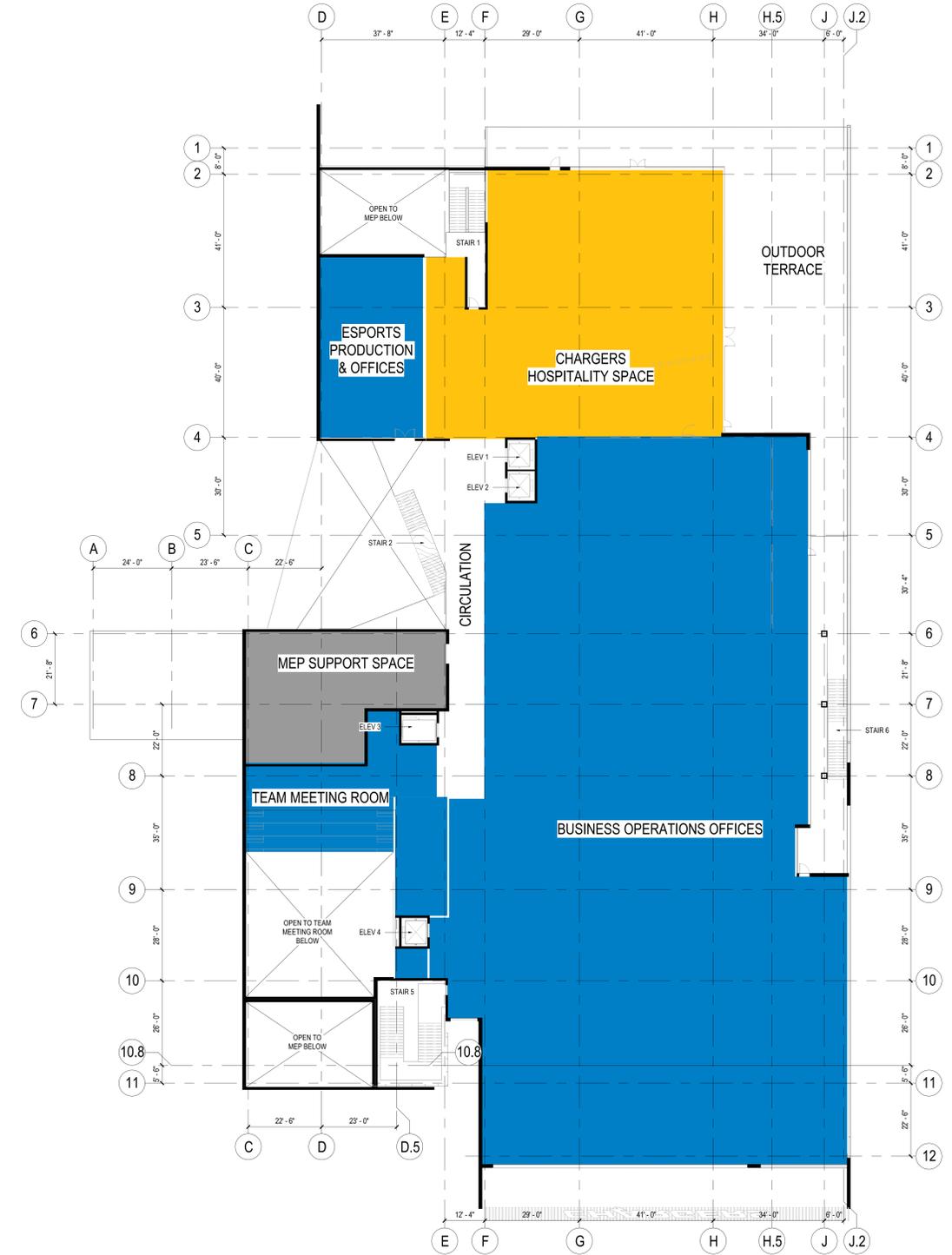
2 FLOOR PLAN - FIELD LEVEL
SCALE: 1/16" = 1'-0"

NET SF: 49,357 SF



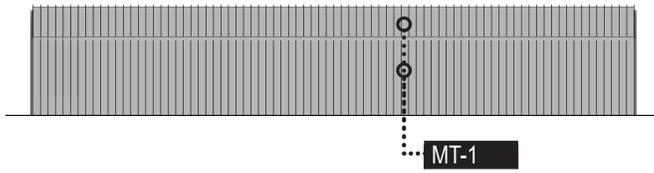
1 FLOOR PLAN - LEVEL 02
SCALE: 1/16" = 1'-0"

NET SF: 44,569 SF

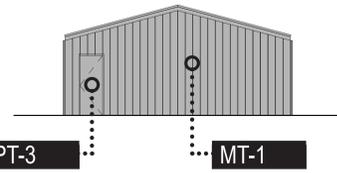


2 FLOOR PLAN - LEVEL 03
SCALE: 1/16" = 1'-0"

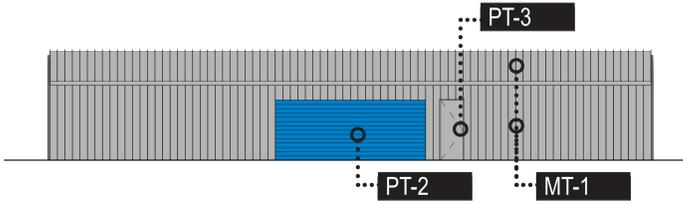
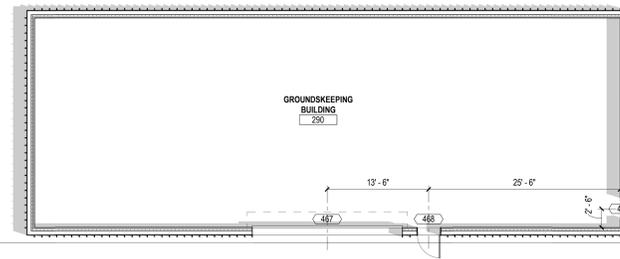
NET SF: 39,784 SF



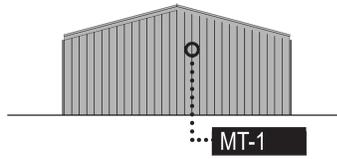
10 ENTITLEMENT PACKAGE - GROUNDSKEEPING NORTH
SCALE: 1/8" = 1'-0"



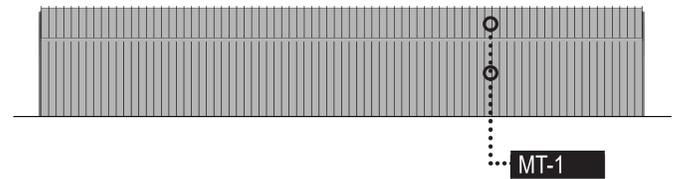
5 ENTITLEMENT PACKAGE - GROUNDSKEEPING EAST
SCALE: 1/8" = 1'-0"



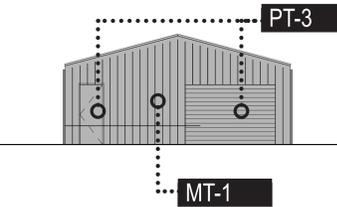
9 ENTITLEMENT PACKAGE - GROUNDSKEEPING SOUTH
SCALE: 1/8" = 1'-0"



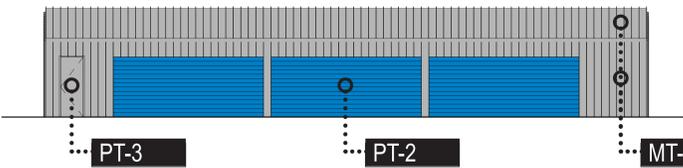
4 ENTITLEMENT PACKAGE - GROUNDSKEEPING WEST
SCALE: 1/8" = 1'-0"



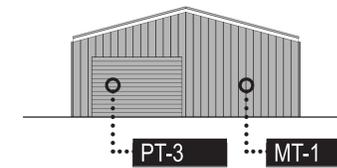
8 ENTITLEMENT PACKAGE - MAINTENANCE EAST
SCALE: 1/8" = 1'-0"



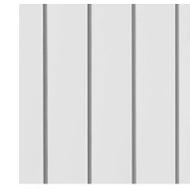
3 ENTITLEMENT PACKAGE - MAINTENANCE SOUTH
SCALE: 1/8" = 1'-0"



7 ENTITLEMENT PACKAGE - MAINTENANCE WEST
SCALE: 1/8" = 1'-0"



2 ENTITLEMENT PACKAGE - MAINTENANCE NORTH
SCALE: 1/8" = 1'-0"



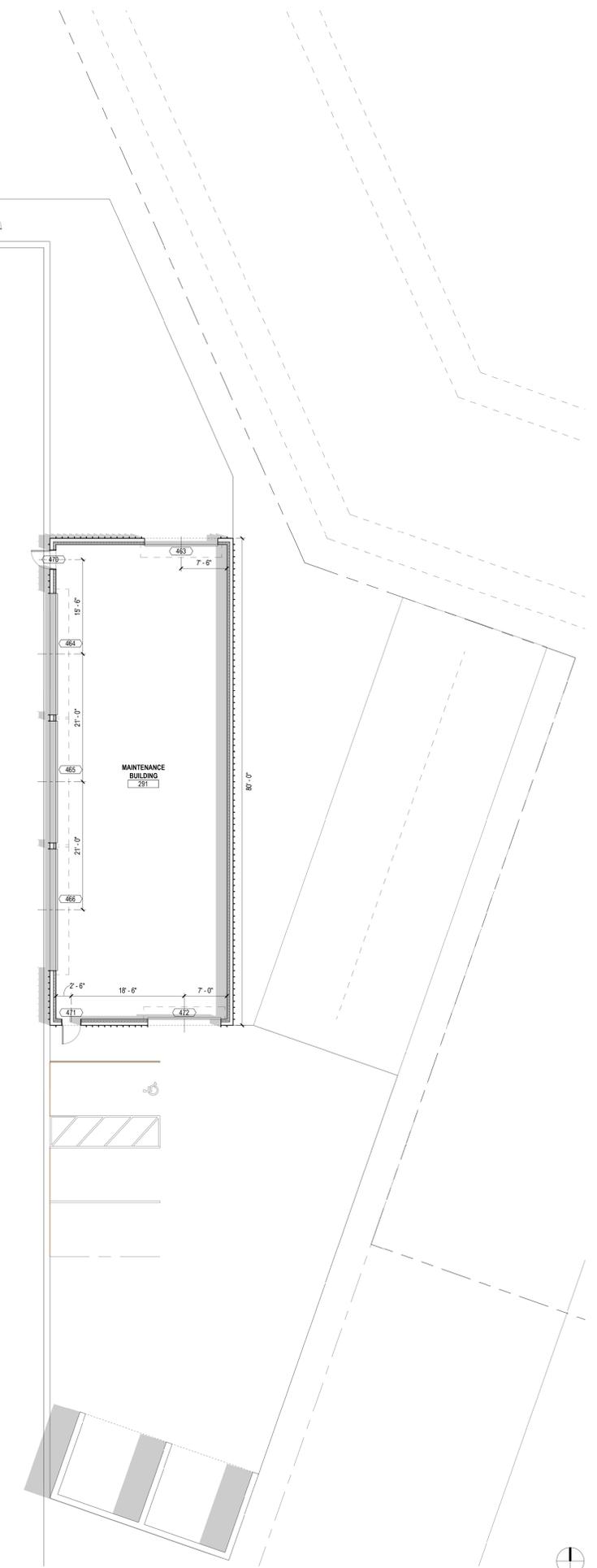
MT-1
STANDING SEAM METAL
PANEL - WALL & ROOF
COLOR: SILVER



PT-3
PAINT TO MATCH
STANDING SEAM METAL
PANEL
COLOR: SILVER



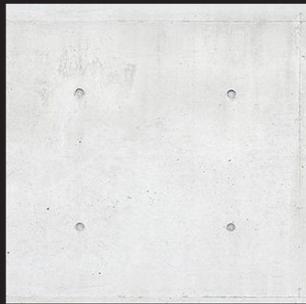
PT-2
ACCENT PAINT
COLOR: CUSTOM
'CHARGERS BLUE'



6 GROUNDSKEEPING PERSPECTIVE
SCALE: 1/8" = 1'-0"

1 ENTITLEMENT PACKAGE - GROUNDSKEEPING PLAN
SCALE: 1/8" = 1'-0"

NET SF: 4,800 SF



CONC-1



CONC-2



GLZ-1



GLZ-2

GLZ-1

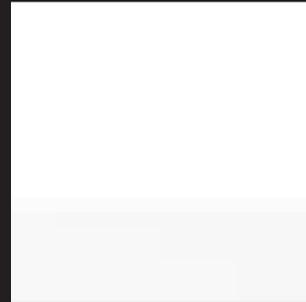
GLZ-2



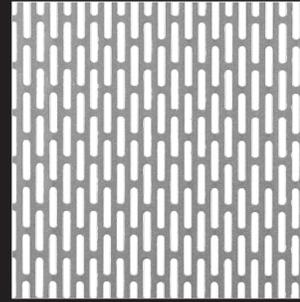
MT-1



MT-2



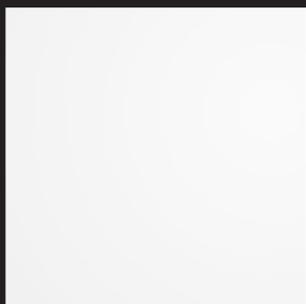
MT-3



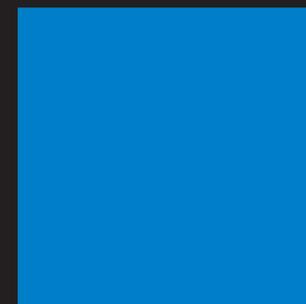
MT-4



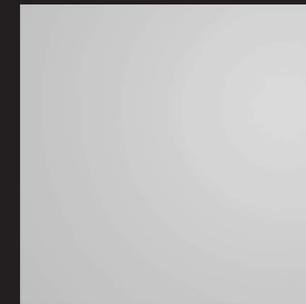
MT-5



PT-1



PT-2



PT-3



ST-1

MATERIALS

CONC-1 PRECAST CONCRETE WALL
CONC-2 CAST IN PLACE CONCRETE WALL

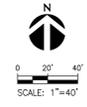
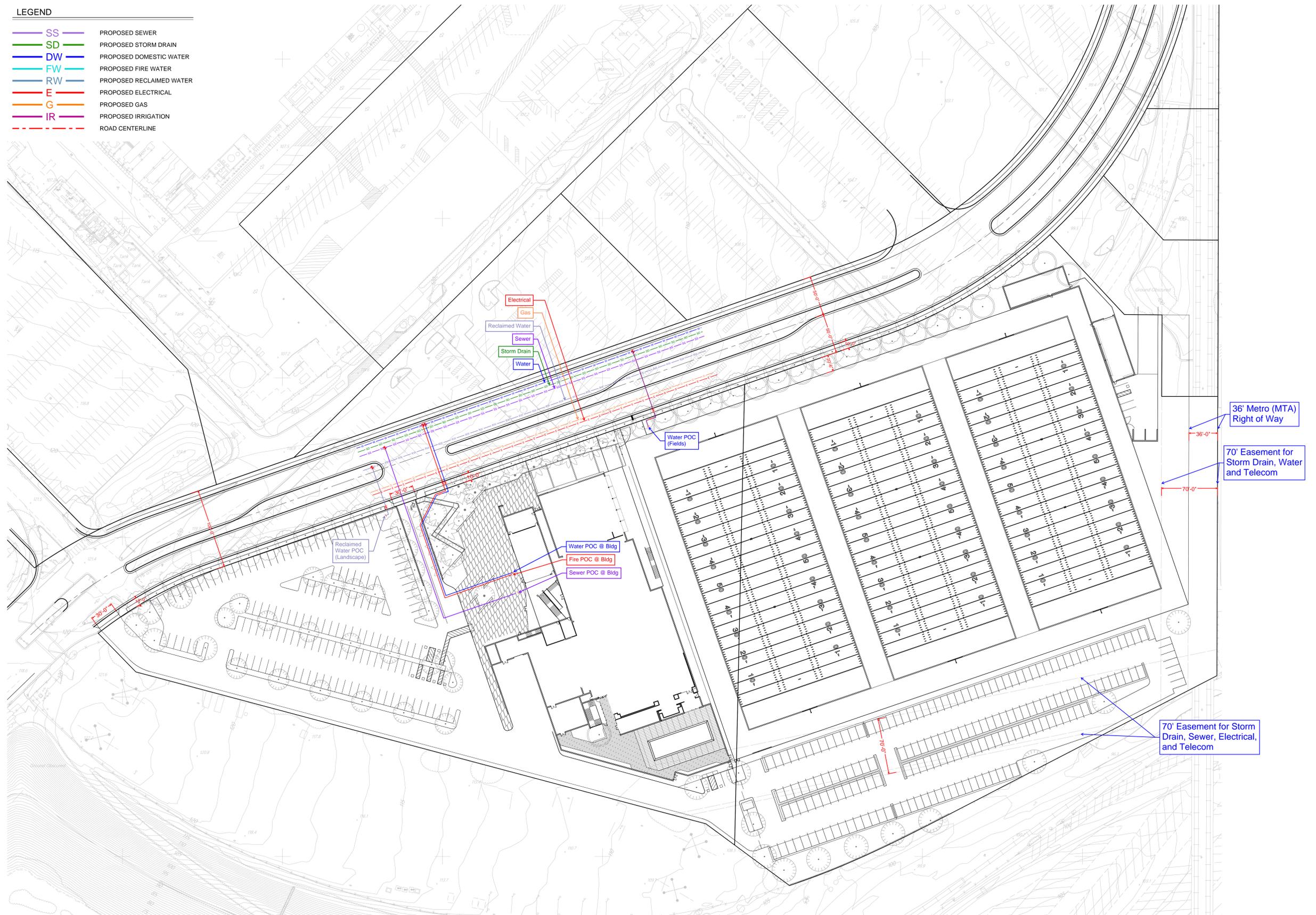
GLZ-1 CLEAR GLASS SOLARBAN72
GLZ-2 LOW-E GLASS SOLARBAN90

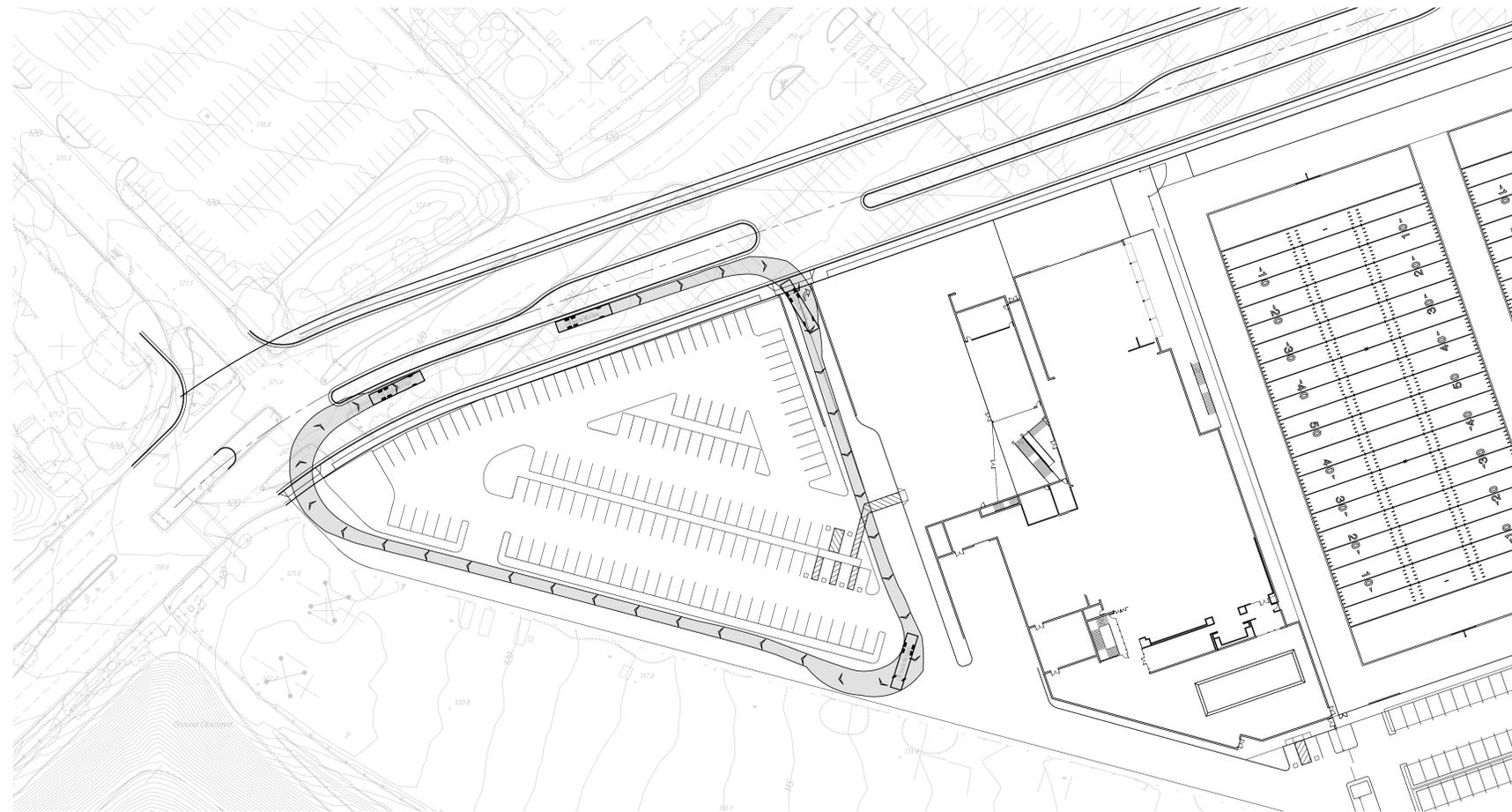
MT-1 STANDING SEAM METAL ROOF PANEL - SILVER
MT-2 FLAT SEAM METAL SOFFIT PANEL - WOOD VENEER
MT-3 FLAT SEAM METAL WALL PANEL - WHITE
MT-4 PERFORATED METAL PANEL - 43% OPEN
MT-5 PAINTED METAL LOUVERS - WHITE

PT-1 WHITE PAINT TO MATCH METAL WALL PANEL
PT-2 ACCENT PAINT "CHARGERS" BLUE
PT-3 SILVER PAINT TO MATCH STANDING SEAM METAL PANEL

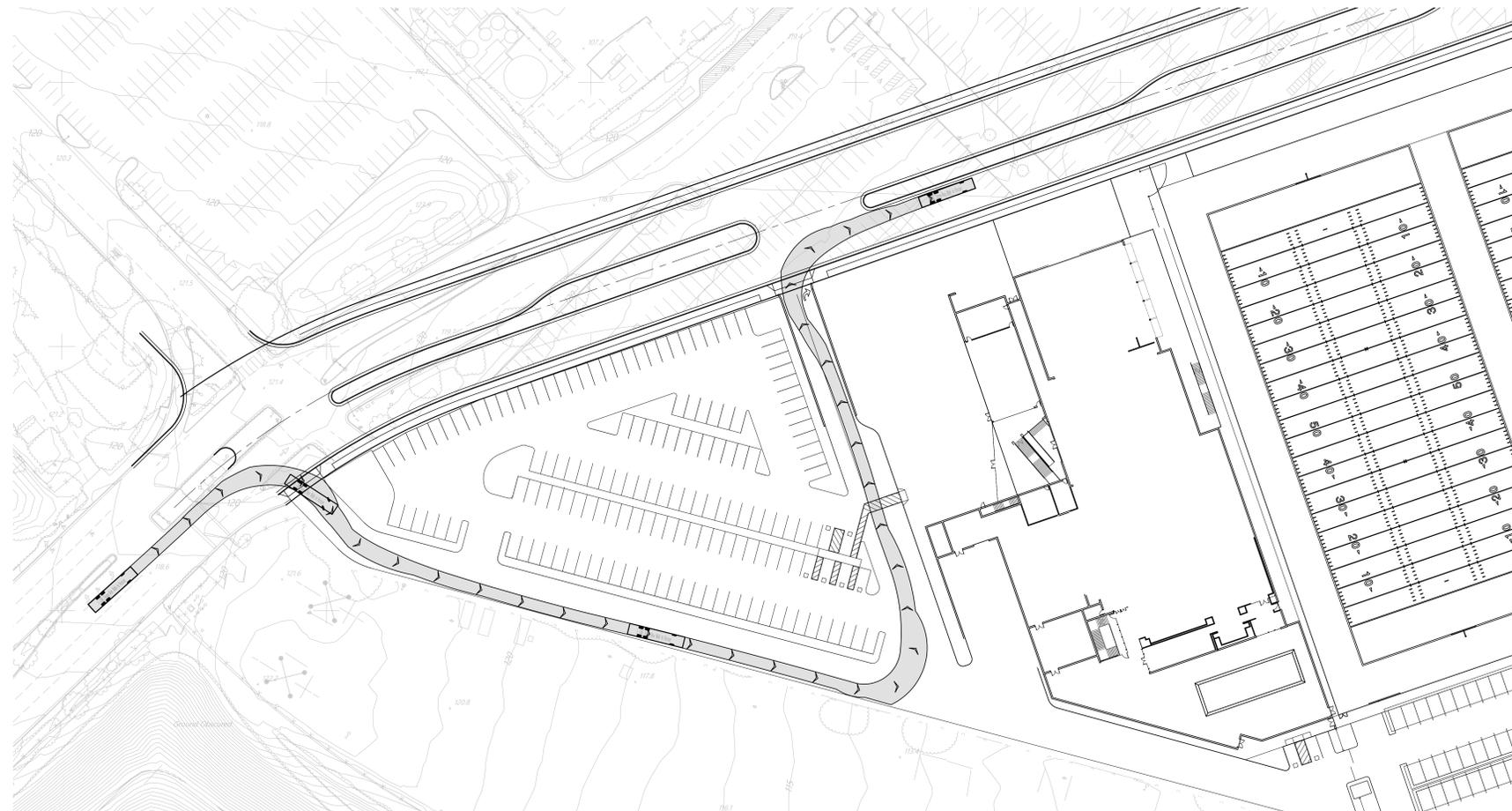
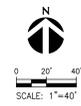
ST-1 SMOOTH ACRYLIC STUCCO - WHITE

LEGEND	
SS	PROPOSED SEWER
SD	PROPOSED STORM DRAIN
DW	PROPOSED DOMESTIC WATER
FW	PROPOSED FIRE WATER
RW	PROPOSED RECLAIMED WATER
E	PROPOSED ELECTRICAL
G	PROPOSED GAS
IR	PROPOSED IRRIGATION
- - -	ROAD CENTERLINE

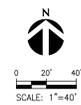


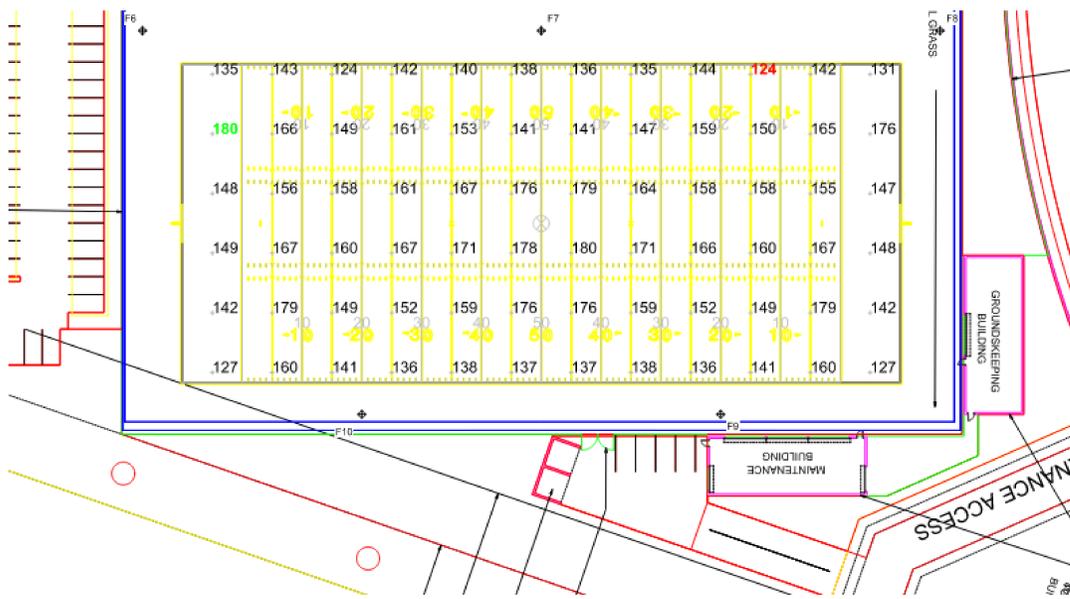
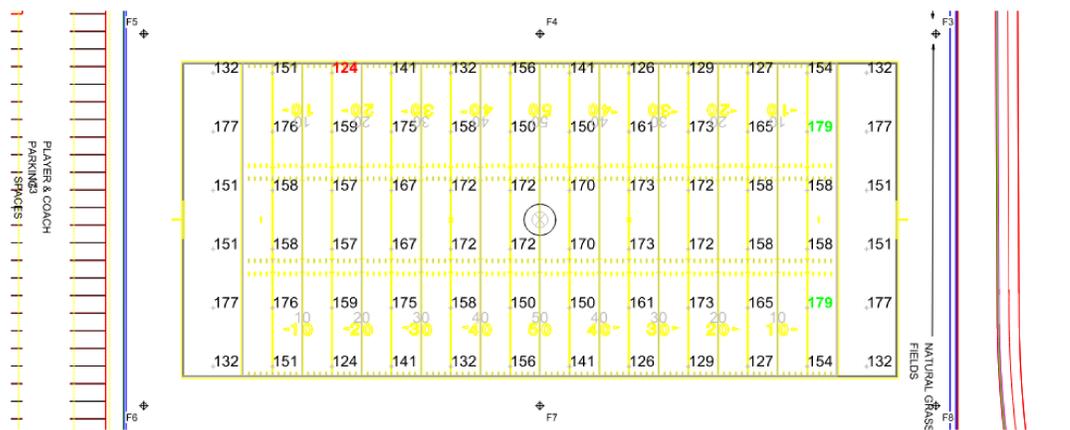
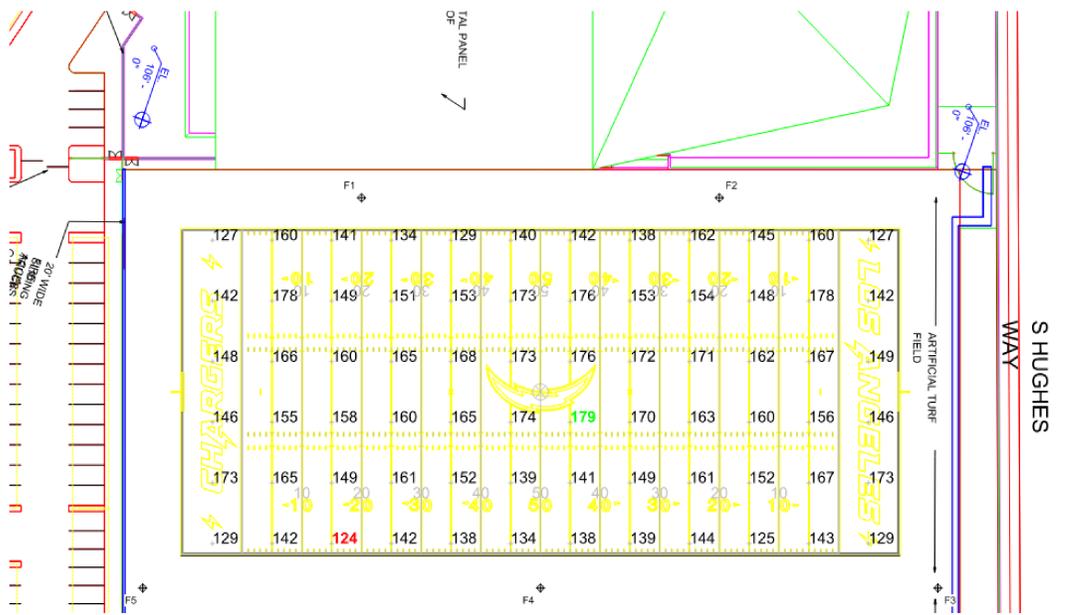


FIRE TRUCK ACCESS – OPTION 1



FIRE TRUCK ACCESS – OPTION 2





GRID SUMMARY
 Name: Football-1
 Size: 360' x 160'
 Spacing: 30.0' x 30.0'
 Height: 3.0' above grade

ILLUMINATION SUMMARY
 MAINTAINED HORIZONTAL FOOTCANDLES
 Entire Grid
 Guaranteed Average: 150
 Scan Average: 153.03
 Maximum: 179
 Minimum: 124
 Avg / Min: 1.24
 Max / Min: 1.44
 UG (adjacent pts): 1.34
 CU: 0.77
 CV: 0.10
 No. of Points: 72

LUMINAIRE INFORMATION
 Applied Circuits: A
 Color / CRI: 5700K - 75 CRI
 No. of Luminaires: 89
 Total Load: 117.01 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.
 Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.
 Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.
 Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

GRID SUMMARY
 Name: Football-2
 Size: 360' x 160'
 Spacing: 30.0' x 30.0'
 Height: 3.0' above grade

ILLUMINATION SUMMARY
 MAINTAINED HORIZONTAL FOOTCANDLES
 Entire Grid
 Guaranteed Average: 150
 Scan Average: 155.72
 Maximum: 179
 Minimum: 124
 Avg / Min: 1.26
 Max / Min: 1.45
 UG (adjacent pts): 1.34
 CU: 0.78
 CV: 0.11
 No. of Points: 72

LUMINAIRE INFORMATION
 Applied Circuits: B
 Color / CRI: 5700K - 75 CRI
 No. of Luminaires: 90
 Total Load: 118.44 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.
 Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.
 Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.
 Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

GRID SUMMARY
 Name: Football-3
 Size: 360' x 160'
 Spacing: 30.0' x 30.0'
 Height: 3.0' above grade

ILLUMINATION SUMMARY
 MAINTAINED HORIZONTAL FOOTCANDLES
 Entire Grid
 Guaranteed Average: 150
 Scan Average: 153.17
 Maximum: 180
 Minimum: 124
 Avg / Min: 1.23
 Max / Min: 1.45
 UG (adjacent pts): 1.34
 CU: 0.78
 CV: 0.10
 No. of Points: 72

LUMINAIRE INFORMATION
 Applied Circuits: C
 Color / CRI: 5700K - 75 CRI
 No. of Luminaires: 89
 Total Load: 117.01 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.
 Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.
 Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.
 Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LAYOUT
 INCLUDES:
 - Football-1
 - Football-2
 - Football-3

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
4	F1-F2	70"	-	70'	TLC-LED-1500	19
3	F9-F10	70"	-	15.5'	TLC-BT-575	3
2	F3, F8	70"	-	70'	TLC-LED-1500	26
2	F4, F7	70"	-	20'	TLC-BT-575	2/2*
2	F4, F7	70"	-	70'	TLC-LED-1500	13/13*
1	F5	70"	-	17.5'	TLC-BT-575	2
1	F5	70"	-	20'	TLC-BT-575	2
1	F5	70"	-	70'	TLC-LED-1500	26
1	F6	70"	-	17.5'	TLC-BT-575	2
1	F6	70"	-	20'	TLC-BT-575	2
1	F6	70"	-	70'	TLC-LED-1500	26
10	TOTALS					268

* This structure utilizes a back-to-back mounting configuration

SINGLE LUMINAIRE AMPERAGE DRAW CHART
 Ballast Specifications (90 min power factor)

Single Phase Voltage	Line Amperage Per Luminaire (max draw)						
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1500	8.5	8.1	7.4	6.4	5.1	4.7	3.7
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8	1.5



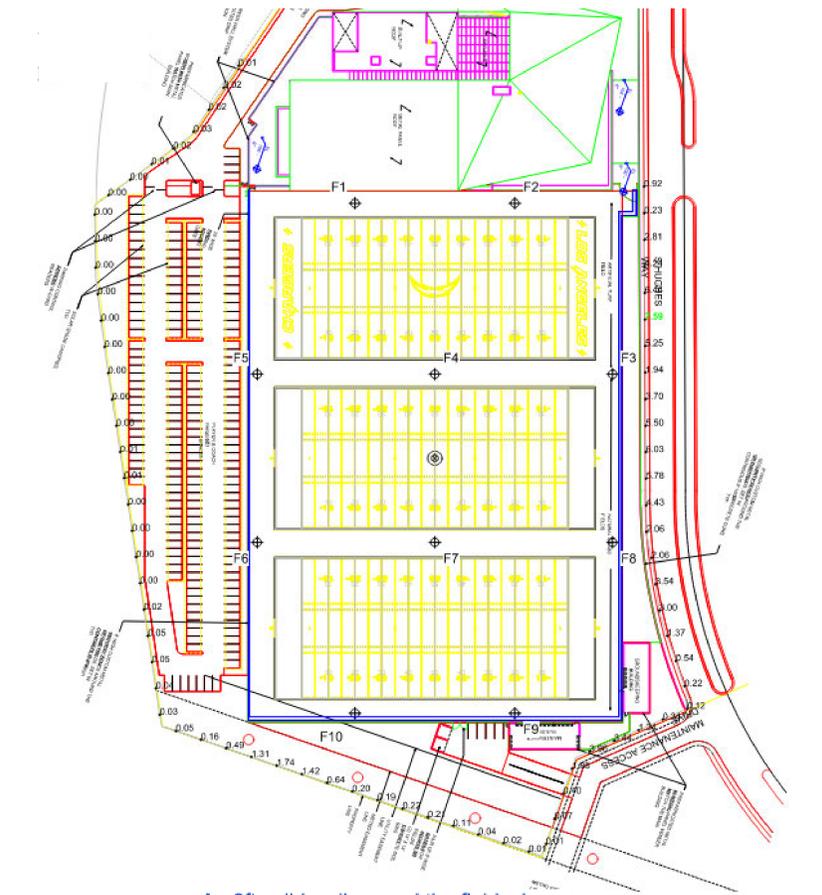
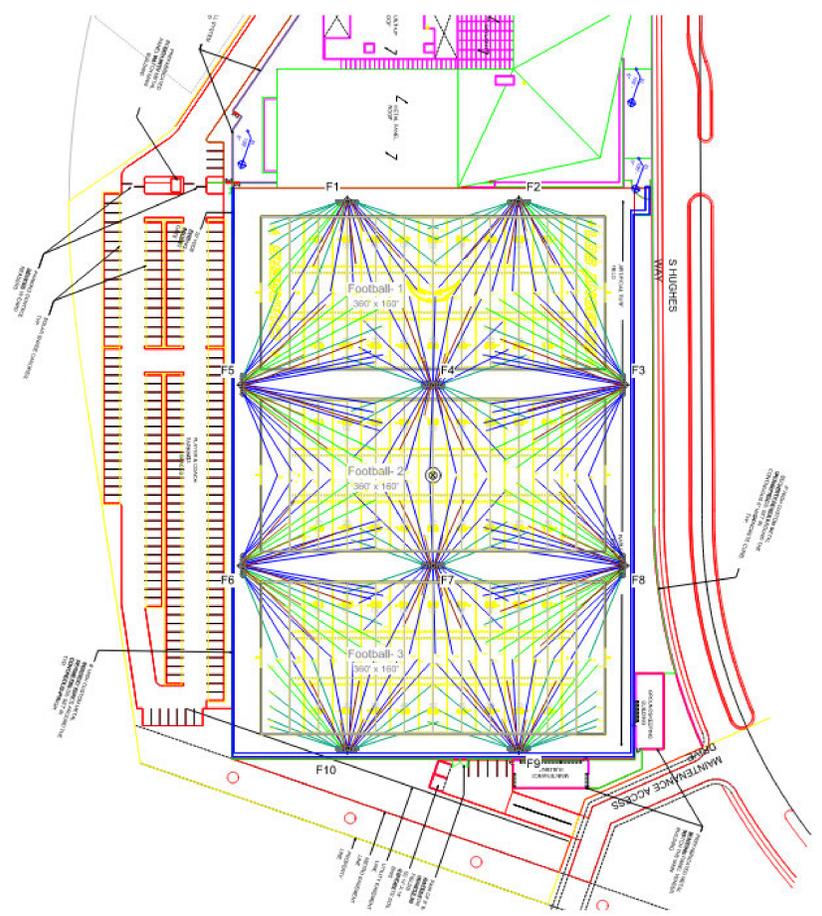
TLC for LED
 Total Light Control

GRID SUMMARY
 Name: spill
 Spacing: 30.0'
 Height: 3.0' above grade

ILLUMINATION SUMMARY
 HORIZONTAL FOOTCANDLES
 Entire Grid
 Scan Average: 1.1989
 Maximum: 7.59
 Minimum: 0.00
 No. of Points: 72

LUMINAIRE INFORMATION
 Applied Circuits: A, B, C
 No. of Luminaires: 268
 Total Load: 352.46 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.
Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.
Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



NOTES: An 8ft solid wall around the fields, have been included into the spill scans.

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2021 Musco Sports Lighting, LLC.

LIGHT FIXTURE TYPES



TYPE SL1 - OPTION A
15' TALL PEDESTRIAN POLE
SYMMETRIC TYPE V DISTRIBUTION
3000K



TYPE SL1 - OPTION B



TYPE SL1 - OPTION C



TYPE SL1 - OPTION D



TYPE SL2
ADJUSTABLE INGRADE UPLIGHT
WITH ASYMMETRIC WALL WASH
15X90-DEGREE DISTRIBUTION
RGB+3000K



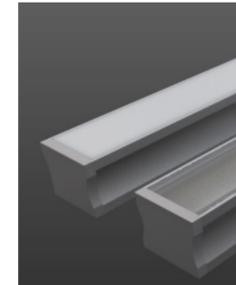
TYPE SL3
BUILDING MOUNT FLOODLIGHT
WITH GLARE CONTROL SNOOT
40-DEGREE DISTRIBUTION
3000K



TYPE SL4
FACADE GRAZE FIXTURE WITHIN
CEILING SLOT
30X30 DISTRIBUTION
3000K



TYPE SL5
UPLIGHT COVE FIXTURE MOUNTED
BEHIND FACADE SCREEN
60X60 DISTRIBUTION
3000K



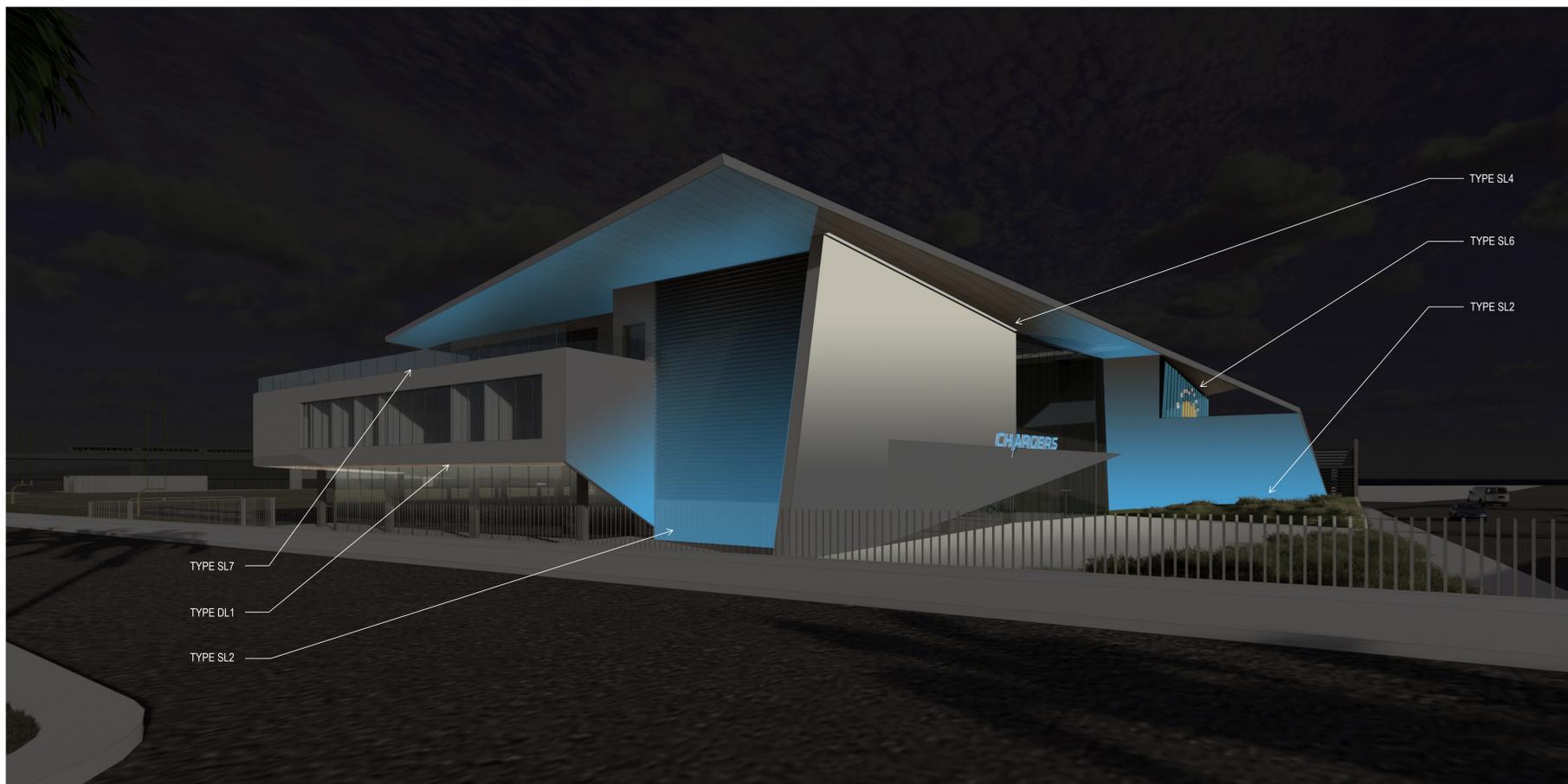
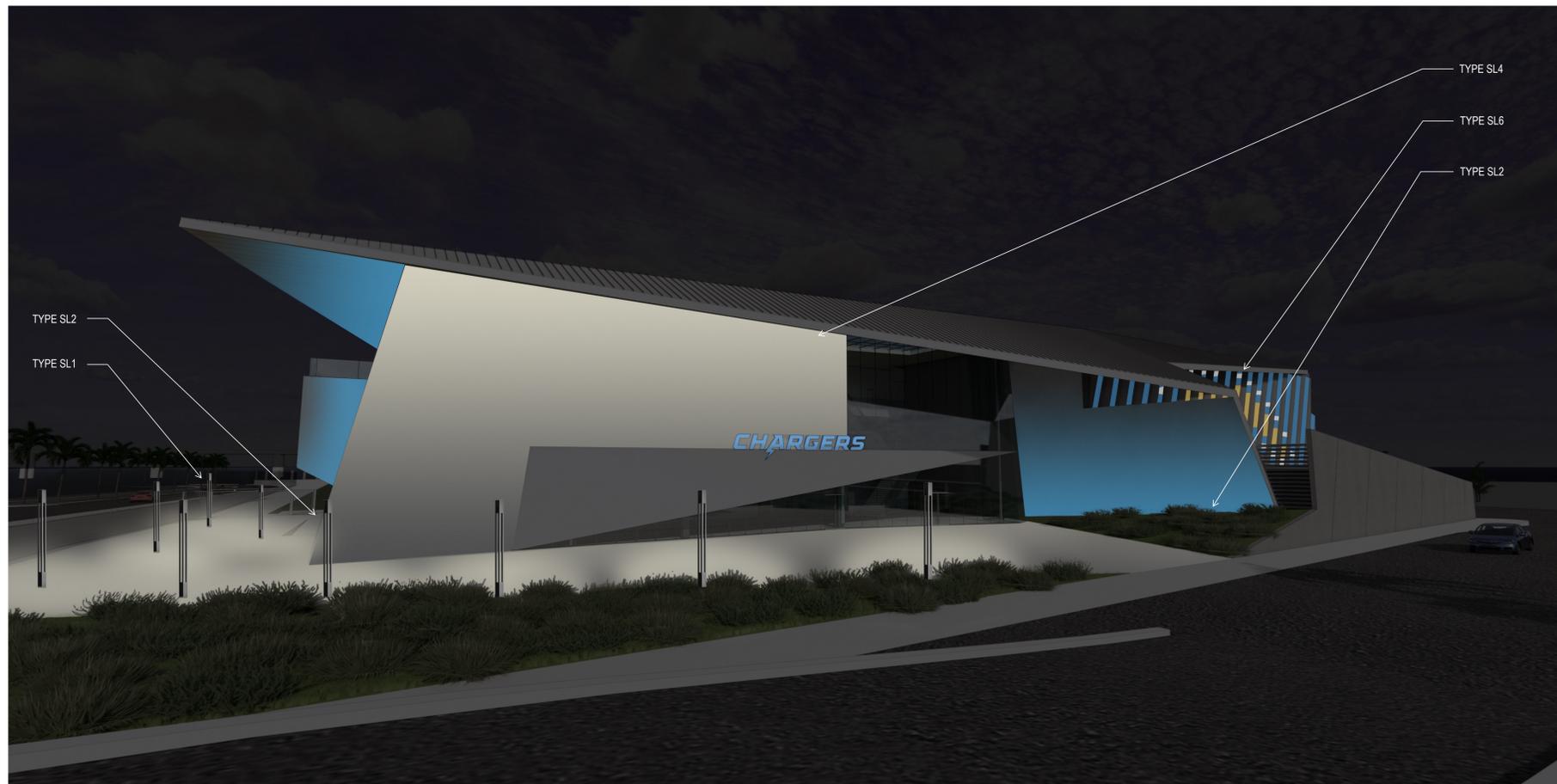
TYPE SL6
LINEAR LOW-VOLTAGE LENSED
LIGHT FIXTURE BEHIND ACRYLIC
PANEL OF FACADE SCREEN
62-DEGREE DISTRIBUTION
4000K



TYPE WL1
WALL MOUNT LIGHT FIXTURE
WITH TYPE III DISTRIBUTION
4000K



LIGHT FIXTURE TYPES



TYPE SL1 - OPTION A
15' TALL PEDESTRIAN POLE
SYMMETRIC TYPE V DISTRIBUTION
3000K



TYPE SL1 - OPTION B



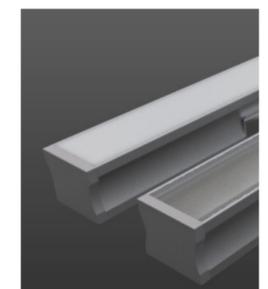
TYPE SL1 - OPTION C



TYPE SL1 - OPTION D



TYPE SL4
FACADE GRAZE FIXTURE WITHIN
CEILING SLOT
30X30 DISTRIBUTION
3000K



TYPE SL6
LINEAR LOW-VOLTAGE LIGHT
FIXTURE BEHIND ACRYLIC PANEL
OF FACADE SCREEN
62-DEGREE DISTRIBUTION
4000K



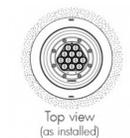
TYPE SL2
ADJUSTABLE INGRADE UPLIGHT
WITH ASYMMETRIC WALL WASH
15X90-DEGREE DISTRIBUTION
RGB+3000K



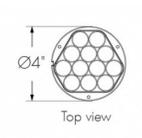
TYPE DL1
2" RECESSED ADJUSTABLE
DOWNLIGHT
3000K



TYPE SL7
ADJUSTABLE INGRADE UPLIGHT
WITH HEX-CELL LOUVER GLARE
CONTROL
60-DEGREE DISTRIBUTION
RGB+3000K

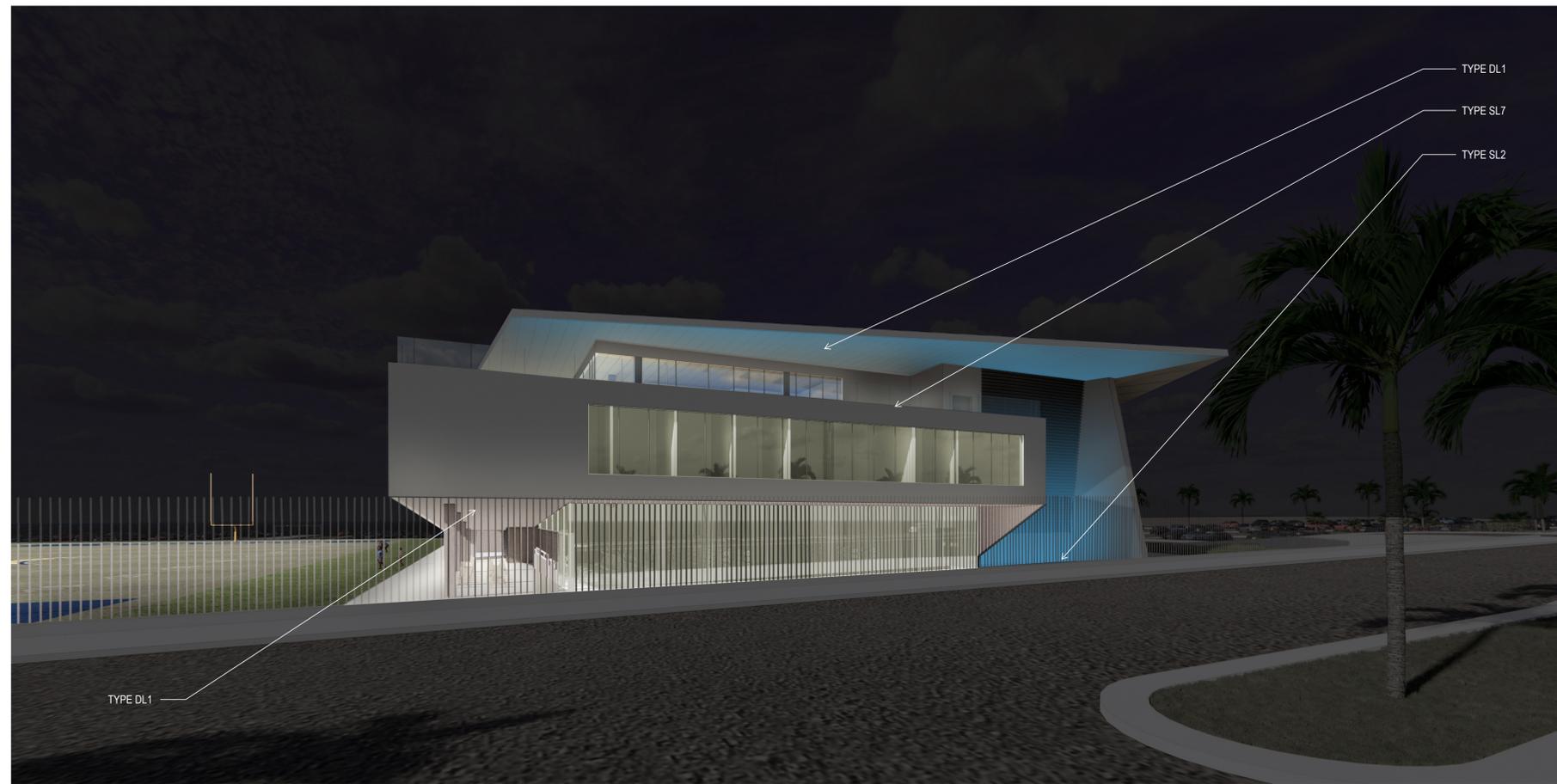


Top view
(as installed)



Top view
Ø4"

LIGHT FIXTURE TYPES



TYPE SL1 - OPTION A
15' TALL PEDESTRIAN POLE
SYMMETRIC TYPE V DISTRIBUTION
3000K



TYPE SL1 - OPTION B



TYPE SL1 - OPTION C



TYPE SL1 - OPTION D



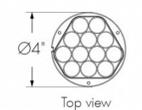
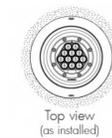
TYPE SL2
ADJUSTABLE INGRADE UPLIGHT
WITH ASYMMETRIC WALL WASH
15X90-DEGREE DISTRIBUTION
RGB+3000K



TYPE DL1
2" RECESSED ADJUSTABLE
DOWNLIGHT
3000K



TYPE SL7
ADJUSTABLE INGRADE UPLIGHT
WITH HEX-CELL LOUVER GLARE
CONTROL
60-DEGREE DISTRIBUTION
RGB+3000K



LIGHT FIXTURE TYPES



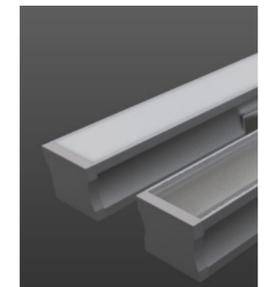
TYPE SL3
BUILDING MOUNT FLOODLIGHT
WITH GLARE CONTROL SNOOT
40-DEGREE DISTRIBUTION
3000K



TYPE SL5
UPLIGHT COVE FIXTURE MOUNTED
BEHIND FACADE SCREEN
60X60 DISTRIBUTION
3000K



TYPE SL4
FACADE GRAZE FIXTURE WITHIN
CEILING SLOT
30X30 DISTRIBUTION
3000K



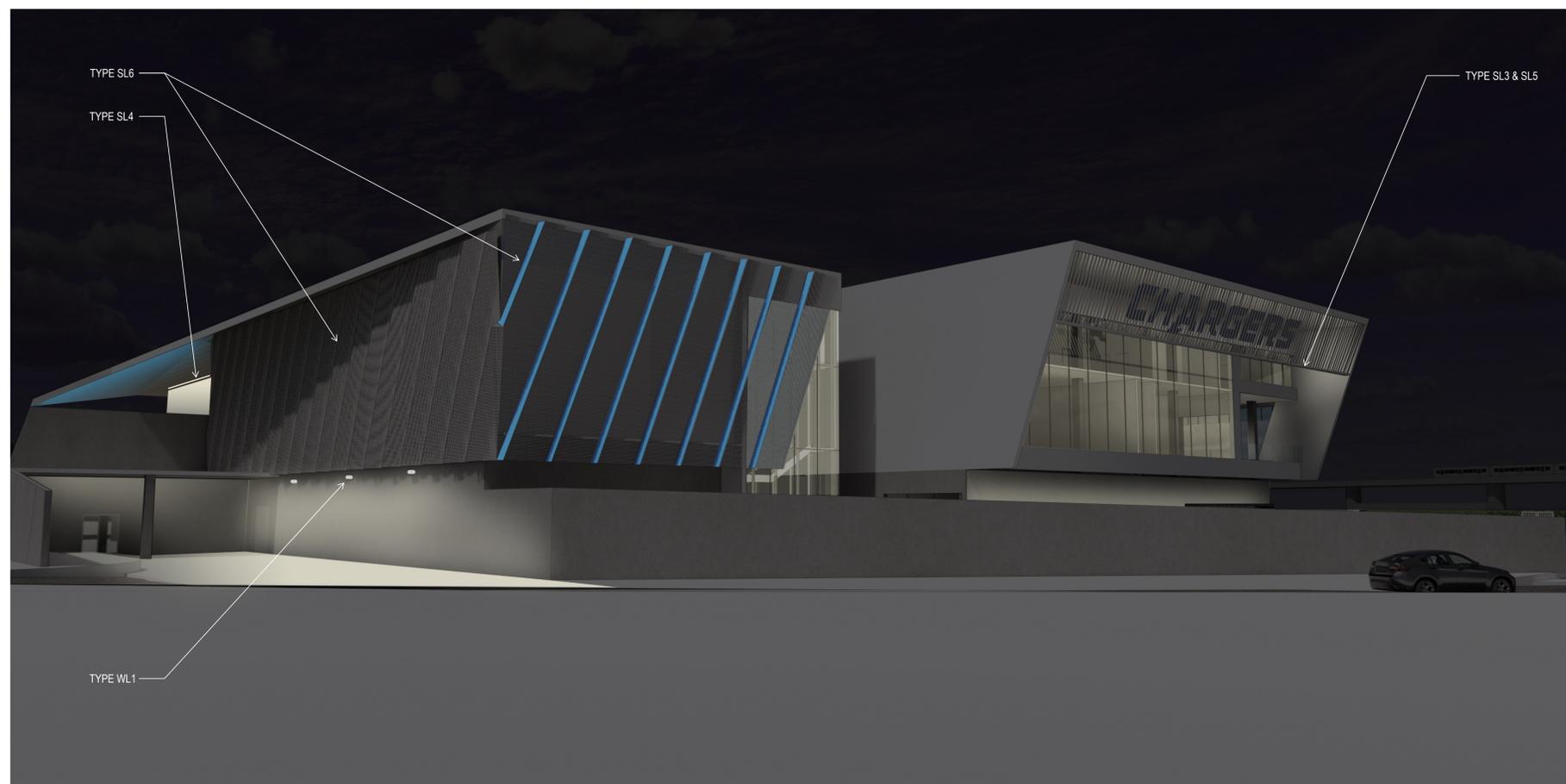
TYPE SL6
LINEAR LOW-VOLTAGE LIGHT
FIXTURE BEHIND ACRYLIC WITHIN
FACADE SCREEN DETAIL
62-DEGREE DISTRIBUTION
4000K



TYPE WL1
WALL MOUNT LIGHT FIXTURE
WITH TYPE III DISTRIBUTION
4000K



TYPE DL1
2" RECESSED ADJUSTABLE
DOWNLIGHT
3000K





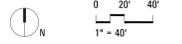
LANDSCAPE AREA	
PLANTED AREAS	40,814 SQFT
HARDSCAPE AREAS	30,030 SQFT
SPORTS FIELD EDGE - ARTIFICIAL TURF	56,962 SQFT
SPORTS FIELD - NATURAL LAWN	197,652 SQFT
TOTAL LANDSCAPE AREAS	325,458 SQFT

PROPERTY PERIMETER	
REQUIREMENTS PER GENERAL AND SOUTH CAMPUS PLAN: (1) SHADE TREE MUST BE PROVIDED FOR EVERY (25') OF STREET FRONTAGE.	
STREET FRONTAGE: 1,046 LF = 42 TREES REQUIRED	
TREES PROVIDED: 47	

BUILDING PERIMETER	
REQUIREMENTS PER GENERAL AND SOUTH CAMPUS PLAN: A MINIMUM HORIZONTAL DEPTH OF (5') OF LANDSCAPE SHALL BE PROVIDED AROUND THE BUILDING.	
PROVIDED: LANDSCAPE MATERIALS ARE PROVIDED A MINIMUM OF (5') AROUND THE PERIMETER OF THE BUILDING (REFER TO THIS SHEET FOR LANDSCAPE AREA).	

VEHICULAR USE AREA (VUA)	
GENERAL PLAN REQUIREMENTS: THERE SHALL BE ONE (1) TREE FOR EVERY THREE THOUSAND (3,000) SQUARE FEET OF VUA, WITH LANDSCAPE AREAS TO COVER FIVE PERCENT (5%).	
(VUA) SQUARE FEET: 194,142	LANDSCAPE AREA PROVIDED: 26,077 PERCENTAGE: 13.4%
(VUA) SQUARE FEET: 194,142 / 3,000 = 64 TREES REQUIRED	
GENERAL PLAN: TREES PROVIDED: 32 32 TREES SUBSTITUTED BY OVERHEAD PHOTOVOLTAIC PANELS	
SOUTH CAMPUS PLAN REQUIREMENTS: LANDSCAPE AREAS TO COVER FIVE PERCENT (5%) OF THE VUA, WITH A MINIMUM OF (5') BUFFERS AT ALL PARKING LOT EDGES. EACH PARKING SPACE MUST BE LOCATED WITH (30') OF A TREE, AND ALL PLANTING AREAS CONTAINING TREES MUST HAVE A MINIMUM (5') WIDTH.	
SOUTH CAMPUS PLAN: 22 TREES SUBSTITUTED BY OVERHEAD PHOTOVOLTAIC PANELS	

- ① VEHICULAR USE AREA
- ② PLANTED SLOPE
- ③ PAVED PLAZA
- ④ PAVED PASEO AND MAINTENANCE ACCESS
- ⑤ POOL AREA
- ⑥ PLANTED BUFFER
- ⑦ SPORTS FIELDS



Gensler
500 SOUTH FIGUEROA STREET
LOS ANGELES, CA 90071
213.327.3600

CLIENTS
MAR VENTURES INC.
721 NORTH DOUGLAS STREET
EL SEGUNDO, CA 90245

CLIENTS
CONTINENTAL DEVELOPMENT CORP.
2041 ROSECRANS AVENUE
EL SEGUNDO, CA 90245

CLIENTS
LOS ANGELES CHARGERS
TRAINING FACILITY BUSINESS OFFICE
HQ&G PERFORMANCE CENTER
3333 SUSAN STREET
COSTA MESA, CA 92626

PROJECT
LOS ANGELES CHARGERS HQ & TRAINING FACILITY

SHEET NAME
ILLUSTRATIVE SITE PLAN
ENTITLEMENT PACKAGE

SHEET NUMBER
E-L.1

TREES



CERCIS CANADENSIS
Eastern Redbud



CORYMBIA CITRIODORA
Lemon Scented Gum



EUCALYPTUS SIDEROXYLON
Red Iron Bark



OLEA EUROPAEA "SWAN HILL"
Swan Hill Olive



PHOENIX DACTYLIFERA
Date Palm



PINUS CANARIENSIS
Canary Island Pine



QUERCUS AGRIFOLIA
Coast Live Oak



RHUS LANCEA
African Sumac

SUCCULENTS



AGAVE AMERICANA
Century Agave



AGAVE ATTENUATA
Foxtail Agave



HESPERALOE PARVIFLORA
Red Yucca

SHRUBS AND GROUNDCOVER



CHONDROPETALUM ELEPHANTINUM
Large Cape Rush



DIETES IRIDIOIDES
Fortnight Lily



FICUS PUMILA
Creeping Fig



JUNCUS PATENS
California Grey Rush



LEYMUS CONDENSATUS
Sand Ryegrass



CAREX PRAEGRACILIS
California Field Sedge



CEANOTHUS THYRSIFLORUS
Yankee Point



PHORMIUM COLENZOI
Mountain Flax



SALVIA CLEVELANDII
salvia Cleveland



SENECIO MANDRALISCAE
Blue Chalksticks

SELECTED PLANTS FROM WUCOLS LIST.



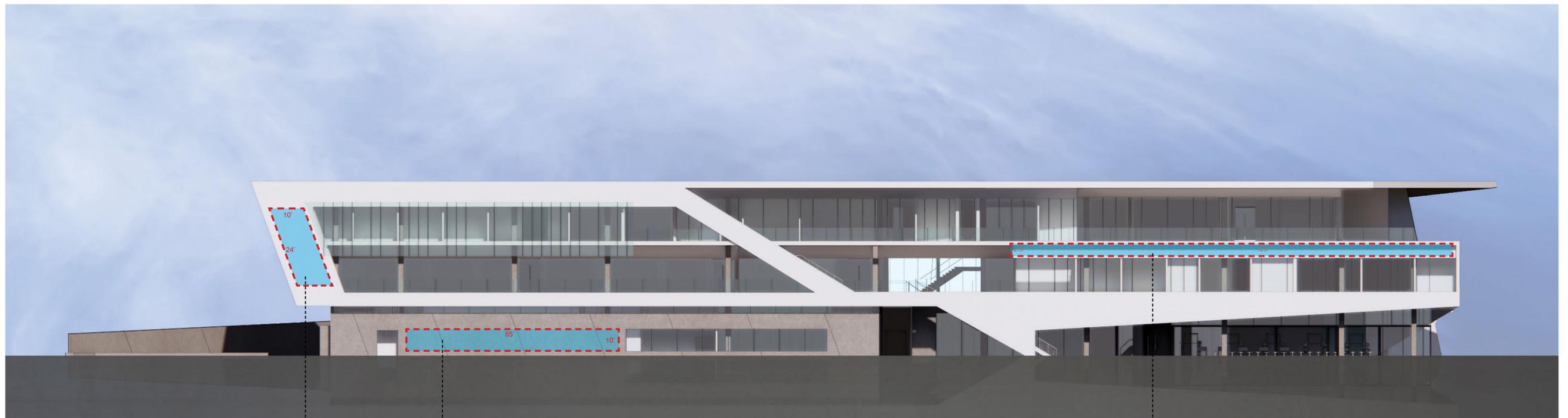
SIGNAGE
1,250 SF

SIGNAGE
300 SF

SIGNAGE
4,760 SF

SIGNAGE
108 SF

WEST ELEVATION - FACING TOWARD THE PARKING LOT
TOTAL FACADE AREA: 17,732 SF

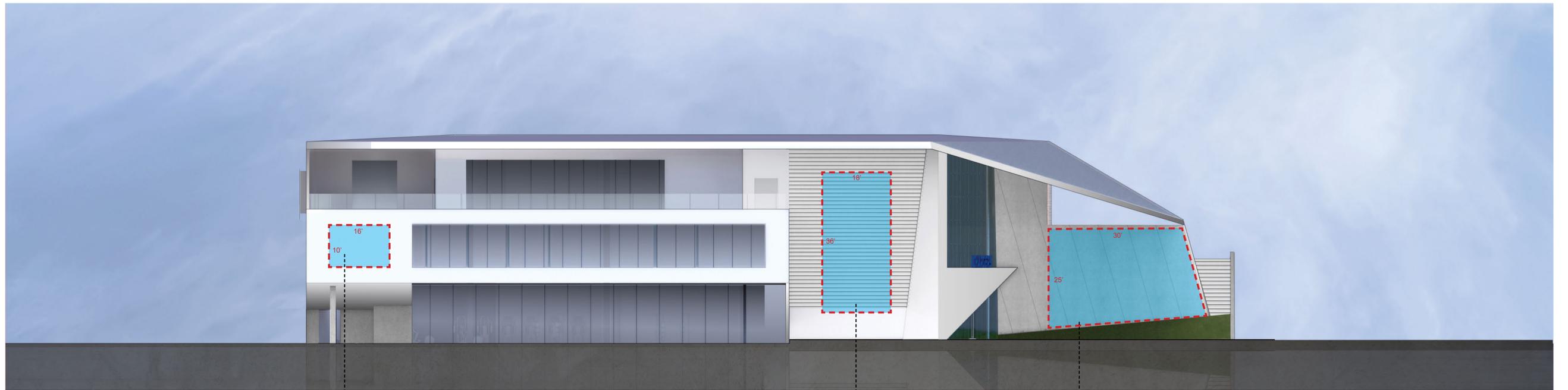


SIGNAGE
240 SF

SIGNAGE
850 SF

SIGNAGE
2.5'x120'

EAST ELEVATION - FACING TOWARD THE FIELD
TOTAL FACADE AREA: 17,814 SF



SIGNAGE
160 SF

SIGNAGE
648 SF

SIGNAGE
750 SF

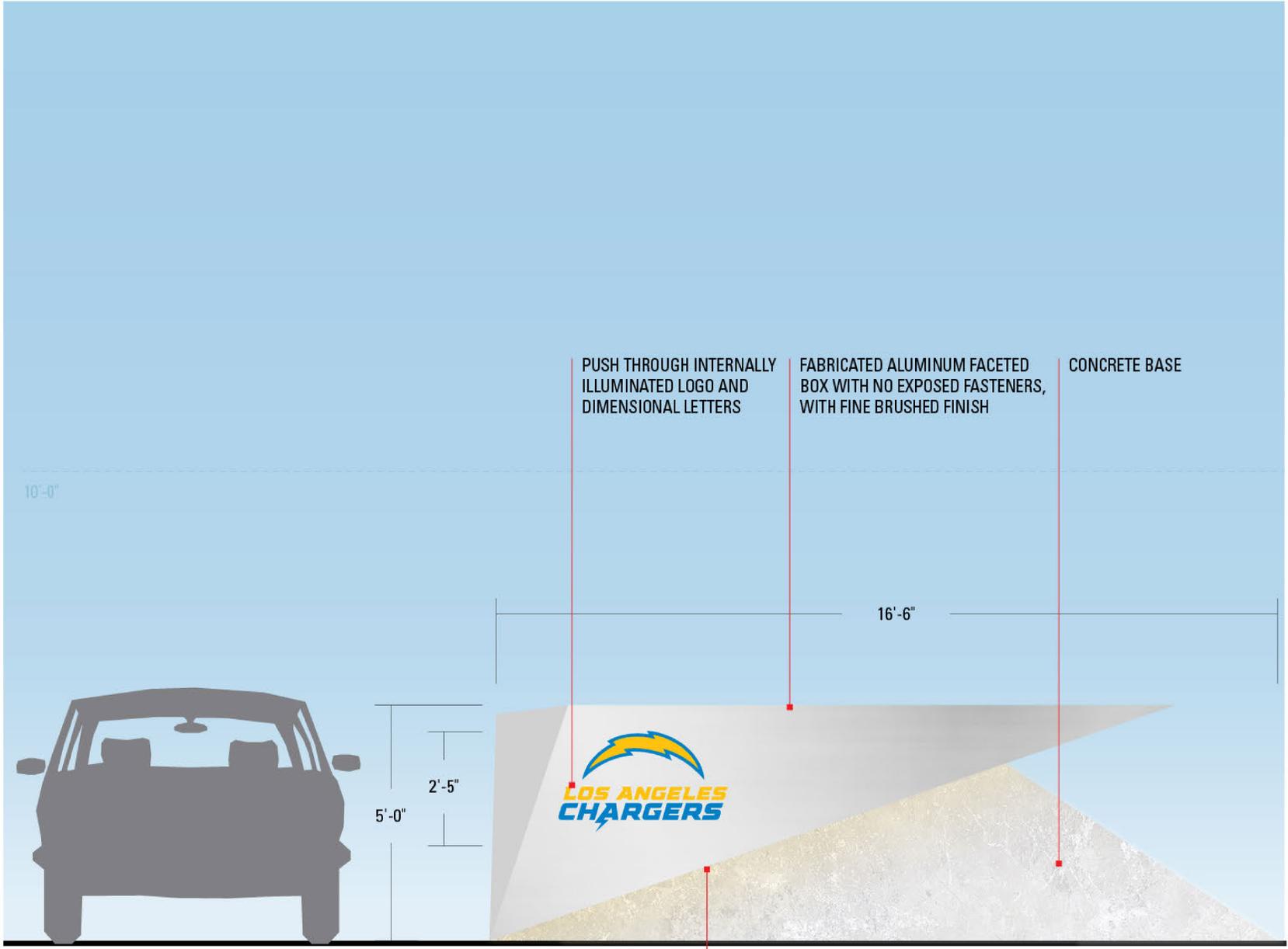
NORTH ELEVATION - FACING TOWARD THE STREET
TOTAL FACADE AREA: 10,618 SF



SIGNAGE
2,250 SF

SIGNAGE
1,280 SF

SOUTH ELEVATION - FACING TOWARD THE RAIL YARD
TOTAL FACADE AREA: 11,200 SF



1 SIDE ELEVATION
Scale: 3/8" = 1'-0"

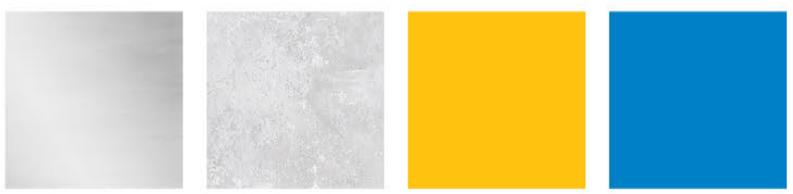
PUSH THROUGH INTERNALLY ILLUMINATED LOGO AND DIMENSIONAL LETTERS
 FABRICATED ALUMINUM FACETED BOX WITH NO EXPOSED FASTENERS, WITH FINE BRUSHED FINISH
 CONCRETE BASE

EDGE LIT YELLOW ILLUMINATION



PROPOSED SIGN LOCATION

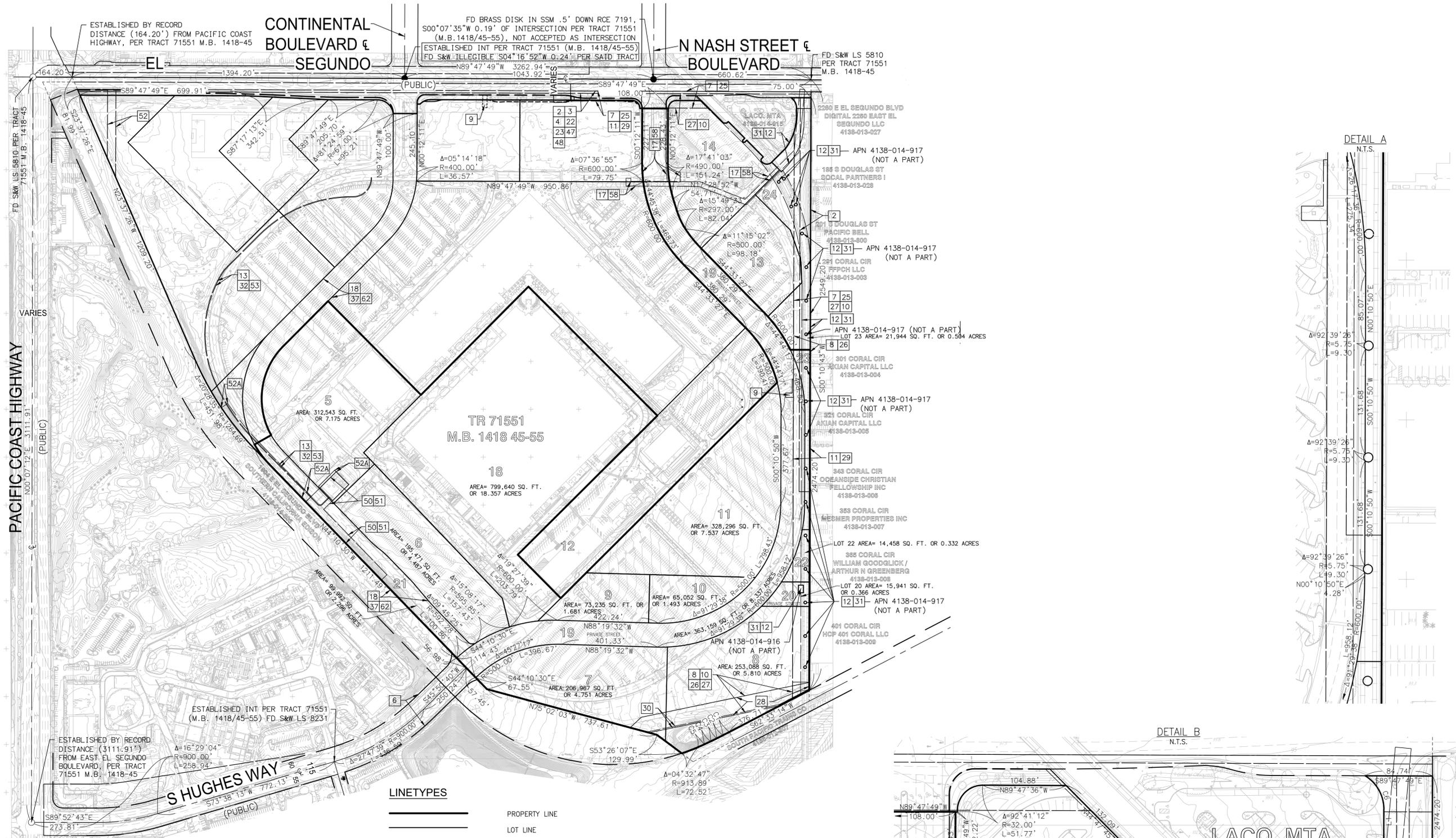
MATERIALS / COLORS



FINE BRUSHED ALUMINUM PANEL CONCRETE PANTONE 123C PANTONE 285C

VESTING TENTATIVE TRACT MAP No. 83507

EXISTING LOTS AND EXISTING SITE CONDITIONS



LINE TABLE

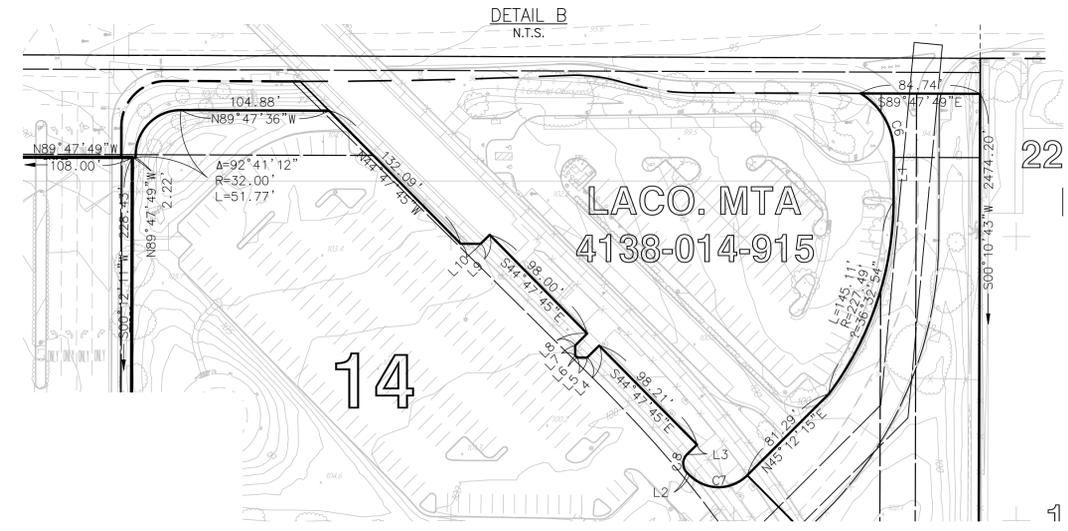
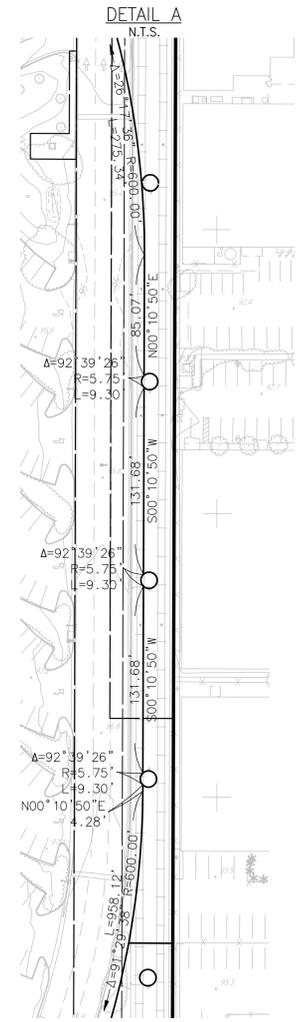
NO.	BEARING	LENGTH
L1	N00°10'54"E	33.48'
L2	S44°47'45"E	2.49'
L3	S45°12'15"W	10.00'
L4	N45°12'15"E	12.00'
L5	S89°47'45"E	7.07'
L6	S44°47'45"E	2.00'
L7	S00°12'15"W	7.07'
L8	S45°12'15"W	12.00'
L9	N45°12'15"E	9.00'
L10	S89°47'45"E	14.14'

ARC TABLE

NO.	DELTA	RADIUS	LENGTH
C1	00°18'00"	5689.60'	29.79'
C2	00°36'00"	2824.82'	29.58'
C3	00°54'00"	1869.91'	29.37'
C4	01°12'00"	1392.47'	29.16'
C5	01°30'00"	1106.01'	28.96'
C6	58°58'20"	49.00'	50.43'
C7	90°00'00"	29.00'	45.55'
C8	90°00'00"	9.00'	14.14'

LINETYPES

—————	PROPERTY LINE
—————	LOT LINE
—————	RIGHT OF WAY LINE
—————	CENTERLINE
—————	EASEMENT LINE



kpff
 700 FLOWER ST., Suite 2100
 Los Angeles, CA 90017
 P: 213.266.5294
 www.kpff.com

GENERAL NOTES:

OWNERS:
 RAYTHEON TECHNOLOGIES CORPORATION
 CDC MAR EAST CAMPUS 1, LLC

SUBDIVIDER:
 CDC MAR EAST CAMPUS 1, LLC
 721 NORTH DOUGLAS STREET
 EL SEGUNDO, CA 90245
 ATTN: LIONEL UHRY
 (310) 782-2525

LAND SURVEYOR:
 KPFF CONSULTING ENGINEERS, INC.
 700 FLOWER ST., SUITE 2100
 LOS ANGELES, CA 90017
 ATTN: ROBERT ROGERS, PLS 8348
 (213) 418-0201

REVISIONS

DATE	ISSUED FOR
11/02/2021	

DATE 11/02/2021
PROJECT NUMBER 2000081
DRAWN BY DG/SR
CHECKED BY BR
SCALE AS SPECIFIED

PROJECT DESCRIPTION
 2000 E EL SEGUNDO BLVD, EL SEGUNDO, CA 90245

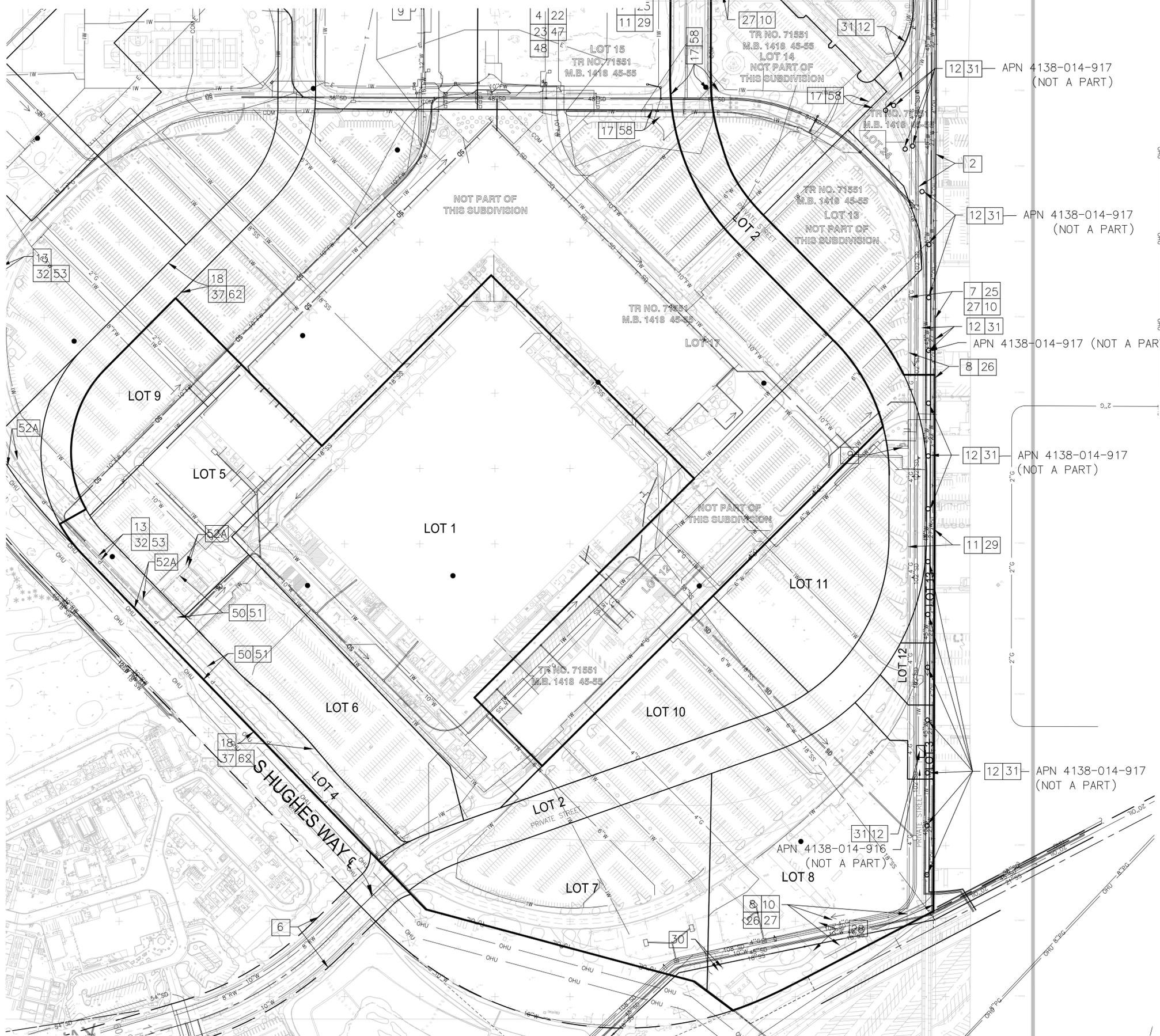
SHEET NUMBER

SHEET 2 OF 6

VESTING TENTATIVE TRACT MAP No. 83507

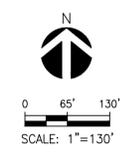
PROPOSED LOTS AND EXISTING UTILITIES

EL SEGUNDO BOULEVARD



LINETYPES

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
-
- OVERHEAD UTILITY LINES
- ELECTRICAL LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
-
-
- PETROLEUM LINE
- COMMUNICATION LINE
- APPROXIMATE LOCATION OF PLUGGED OIL WELLS PER CalGEM/DOGGR GIS DATA MAP



700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
P: 213.418.0201
F: 213.266.5294
www.kpff.com

GENERAL NOTES:

OWNERS:
RAYTHEON TECHNOLOGIES CORPORATION
CDC MAR EAST CAMPUS 1, LLC

SUBDIVIDER:
CDC MAR EAST CAMPUS 1, LLC
721 NORTH DOUGLAS STREET
EL SEGUNDO, CA 90245
ATTN: LIONEL UHRY
(310) 782-2525

LAND SURVEYOR:
KPFF CONSULTING ENGINEERS, INC.
700 FLOWER ST., SUITE 2100
LOS ANGELES, CA 90017
ATTN: ROBERT ROGERS, PLS 8348
(213) 418-0201

REVISIONS

DATE	ISSUED FOR

DATE	11/02/2021
PROJECT NUMBER	2000081
DRAWN BY	DG/SR
CHECKED BY	BR
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	
2000 E EL SEGUNDO BLVD, EL SEGUNDO, CA 90245	

SHEET NUMBER

SHEET 6 OF 6



Planning Commission Agenda Statement

Meeting Date: November 18, 2021

Agenda Heading: New Business

TITLE:

Proposed Los Angeles Chargers National Football League Headquarters and Training Facility located at 2000 E. El Segundo Boulevard.

RECOMMENDATION:

It is recommended that Planning Commission:

- 1) Adopt Resolution No. 2902, recommending the City Council adopt an Addendum to the certified El Segundo South Campus Specific Plan (ESSCSP) Environmental Impact Report (EIR);
- 2) Adopt Resolution No. 2903, recommending the City Council approve Second Amendment to Development Agreement (DA) No. 11-02, Vesting Tentative Tract Map No. 83507 (SUB21-03), Minor Modifications to Specific Plan (SP) 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 (ESSCSP) Environmental Impact Report (EIR) for development of a new sports facility for the Los Angeles Chargers on a 13.7-acre site, in the southeast section of the Raytheon campus at 2000 E. El Segundo Boulevard (Parcels "7" and "8"); and
- 3) Adopt Resolution No. 2904, recommending the City Council approve the Site Plan Review No. 21-02 for a storage facility located in the southeast portion of lot 18 in Phase IV.

BACKGROUND:

In 1978, a Precise Plan was approved for Hughes Aircraft (which merged with Raytheon Company in December 1997) to build a total of 2,575,000 square feet (sf.) of improvements on the campus for a Floor Area Ratio (FAR) of 0.42. Between 1978 and 1987, the Precise Plan was amended several times, resulting in the development of 11 structures throughout the site totaling approximately 1,802,513 sf. of net floor area (approximate FAR of 0.29).

In 2015, Final Environmental Impact Report (EIR) EA-905 for the El Segundo South Campus Specific Plan (State Clearinghouse No. 2012101081) was certified by City Council. El Segundo South Campus Specific Plan (ESSCSP), Development Agreement DA No. 11-02, and a

subdivision were approved, establishing development standards for the campus site, increasing the maximum allowable FAR to 0.60, and dividing the ESSCSP area into 26 individual lots. The Ordinance effectuating the ESSCSP and corresponding development agreement was subsequently adopted on January 19, 2016, and the final map was recorded on November 27, 2019 (Instrument No. 20191313306). The Development Agreement between the City and Raytheon Company, specifying the standards and conditions that would govern the property's development and detailing the Applicant's and City's obligations, was recorded December 13, 2016. The First Amendment to the Development Agreement, recorded on November 13, 2019, established four development phases for the ESSCSP area, illustrated in Figure 1 below.

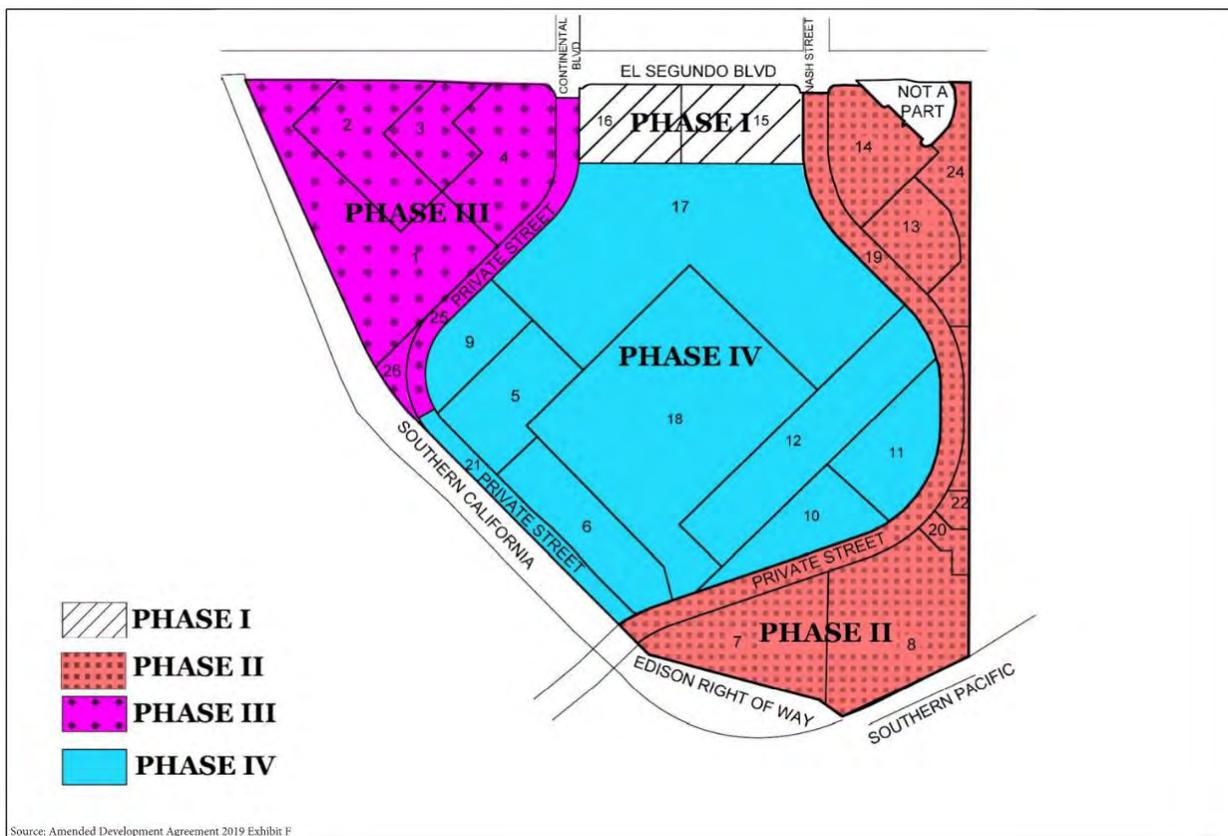


Figure 1: Specific Plan Development Agreement Phases

SITE DESCRIPTION:

The ESSCSP covers approximately 142 acres in the southeast quadrant of El Segundo, east of Highway 1 (Pacific Coast Highway). The Specific Plan Area is bounded by El Segundo Boulevard to the north, the elevated Metro C Line (Green Line) and an older industrial subdivision on Coral Circle to the east, the Top Golf facility and golf course to the west that is currently under construction, and Plaza El Segundo and a Union Pacific Railroad to the south.

The applicants are requesting entitlements for the project site which consists of Lots 7, 8, for the Chargers Facility and Lot 18 for the Raytheon storage building of the ESSCSP area, located in the southerly and southeasterly areas of the ESSCSP site, outlined in Figure 2 below.



Figure 2: Aerial of Specific Plan area and Project Site

PROJECT DESCRIPTION:

The proposed project involves two applicants (Raytheon and CDC-MAR). The proposed Project includes a corporate office headquarters and training facility for the Los Angeles Chargers of the National Football League, on Lots 7 and 8 at the southeast portion of the El Segundo South Campus Specific Plan (ESSCSP) area. The proposed development consists of a three-story, 143,250 gross sf. (122,080 net sf.) building, two groundskeeping and maintenance warehouse/storage buildings totaling 4,800 gross sf. (4,368 net sf.), three full size sports fields, privacy netting/poles up to 32-feet in height along the sports fields' eastern and southern boundaries, and two on-site surface parking lots with 348 total parking spaces.

Application Summaries:

Site Plan Review SPR 21-02: Proposed construction of a storage building on Lot 18 (Phase IV Plan area). The proposed building is a 5,865 sf. storage/warehouse replacing two existing buildings to be removed in conjunction with the proposed headquarters and training facility on Lots 7 and 8. The storage building will be used for Raytheon's business activities and does not include any employee-occupiable space. The proposed storage building is one-story, at approximately 21 feet and 2 inches high. Existing landscaping along South Hughes Way will remain. A proposed 6-foot-high chain link fence around the building's perimeter, includes two chain link gates and two chain link rolling gates. The proposed storage/warehouse will serve as a storage building ancillary to the primary buildings located on the primary Raytheon Campus site.

Site Plan Review SPR 21-01: Proposed construction of a new professional sports headquarters and training facility for the Los Angeles Chargers (Project) on Lots 7 and 8 (Phase II Specific Plan area). Specifically, the Project includes the following:

- a) A three-story, 50-foot-high building with partial basement totaling approximately 143,250 gross sf. (122,080 net sf.), 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 sf. 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 privacy netting along the eastern side of the site to screen the field from LA Metro's above-grade commuter line that abuts the site;
- e) 348 parking spaces at two surface lots adjacent to the building, including 24 electric vehicle (EV)-capable spaces. A proposed security booth is located at the corporate headquarters' southern parking lot; and,
- f) Removal/demolition of E-20 and E-21 warehouse/storage facilities on Parcel 7 and 8.

Specific Plan 11-01, Revision A: Minor Modifications are necessary to update various Exhibits of the ESSCSP due to the Nash Street Extension, Recreational Facilities, and Coral Circle Connection. Specifically, Exhibits 5-12 of the ESSCSP need to be updated to show how the lot configurations would change with the realignment of Nash Street Extension and with the approval of the project.

Subdivision No. SUB 21-03: Vesting Tentative Tract Map No. 83507 that modifies Parcel Nos. 5 through 11 and 18 through 23 of the previously approved and recorded tract map No. 71551. Modifications to these lots facilitate finalizing the new Nash Street alignment and accommodates adjustments to parcels necessary to build the proposed Project.

Second Amendment to Development Agreement No. DA 11-02: Amend terms and obligations between the City of El Segundo, CDC Mar East Campus 1, LLC and Raytheon Company (outlined below).

DISCUSSION:

Site Plan Review

A Site Plan Review is required to confirm that the proposed Project is in conformance with the standards of the ESSCSP including uses, density, approved FAR, Design Guidelines, and trip generation limitations.

Site Plan Review SPR 21-02– Storage Building

The proposed storage building project consists of a 5,865 gross sf., one- story, 21 feet in height, pre-engineered manufactured building. The proposed building is placed on an existing foundation located in the southwest corner of Parcel 18 (APN#: 4138032018) and located 15 feet from the parcel line, consistent with the setback standard of the ESSCSP. The building will serve as a storage structure for Raytheon’s business activities and does not include any employee occupiable space.

The proposed storage building is a prefabricated metal structure with light stone colored metal wall panels, and a galvanized steel colored metal roof panel system. The building includes thirteen (13) LED wall pack energy efficient lighting fixtures mounted to the along each of the building’s elevations and above the doorways.

Existing landscaping along South Hughes Way will remain. A proposed 6-foot-high chain link fence is provided around the building’s perimeter, with two chain link gates and two chain link rolling gates. This fence is required to be planted with landscaping to soften the appearance. Submitted plans do not indicate any signage for the proposed storage building, however any signage proposed in the future would need to comply with the ESSCSP signage standards.

Site Plan Review SPR 21-01– Sports Facility

The applicant proposes development of a new sports facility for the Los Angeles Chargers football organization on a 13.7- acre site in the southeast section of the Raytheon campus. The site is bounded to the north by existing Raytheon surface parking, to the south by vacant land, to the east by the Metro Green Line light rail, and to the west by vacant land. The project area is currently used as a parking lot for Raytheon. Illustrated in Figures 3 and 4 below, the proposed project will be comprised of a new three-story building, three practice fields, and parking in surface lots to serve the sports facility.



Figure 3: Aerial view of project site



Figure 4: Proposed Site Plan

The proposed Project is comprised of a headquarter office building housing Operations and Business Operations staff near the center of the site; three natural grass fields on the eastern side of the site that to be used for team practices and scrimmages; a total of 348 at grade parking spaces along the southern and western portions of the site; and a pair of

groundskeeping and maintenance buildings totaling approximately 4,800 sf. near the northeastern corner of the site to provide easy access to care for and maintain the three playing fields. Perimeter fencing with scrim, preventing visibility into the training sports facility and the fields from the Metro line, and will start at the east edge of the building and surround the entirety of the playing field areas.

The proposed headquarters building houses operations and business operations staff with typical business hours from 6:30 AM to 5:30 PM. Approximately 270 personnel are anticipated to travel to and from the Project site on a typical workday. Business operation staff and other employees will enter the building from the south, through a secured gated area; while visitors, media or other staff will enter the building from the West, through the main entry lobby.

Architecture/Design

Illustrated in Figure 5, the exterior of the building includes an iconic design and incorporates graphic elements to create a one-of-a-kind training facility. The height of the building is 54 feet to the top of the parapet. Exterior materials include precast concrete, fiber cement panel, aluminum metal panel, and a mix of curtainwall and storefront glazing. The metallic sheen of the metal panel and the matte finish of the precast concrete provide contrast for intended sophistication and complexity to the façade design. Exterior glazing provides transparency and transmission of natural light, yet visual sun control when needed. A skylight extends over the lobby atrium and brings daylight into the center of the building.



Figure 5: Exterior Rendering Perspective

Fencing

Six types of perimeter fencing are proposed on the corporate headquarters site to buffer views of the proposed uses from adjacent areas, and specifically to prevent visibility into the training sports facility and grass fields.

- Type 1 and Type 2 Fencing: 8-foot-high black metal vertical picket security fence around the perimeter of the fields. The fencing will be located to the north of the field adjacent to South Hughes Way and to the east and south of the fields adjacent to the maintenance building and parking lot. Additional colored panels for banners located at the entrance to the fields in proximity to the maintenance access drive are proposed. Lastly, the fencing will be covered with scrim to minimize visibility from vehicles and pedestrians along the adjacent roadway.
- Type 3 Fencing: 32-foot-high tall poles and netting along the east to block views from the elevated abutting Metro C (Green) Line onto the Project site.
- Type 4 Fencing: 8-foot-high black chain link fencing along the Project site's southern boundary adjacent to the southern surface parking lot.
- Type 5 Fencing: Existing 8-foot-high silver chain link fencing to the west of the Type 4 fencing along the Project site's southern boundary to the south of the western surface parking lot.
- Type 6 Fencing: 42" high guardrail black fencing located along the western parking lot's northern boundary.

Lighting and Signage

Various types of lighting are proposed throughout the Project site. The corporate headquarters' southern and western parking lots include lighting fixtures above the parking spaces and along the parking lot perimeters. Similar lighting fixtures are provided adjacent to the maintenance building east of the grass fields (as described in the *Site Plan Review* subsection above). The corporate headquarters building includes ceiling slot lighting fixed to the façade along the building's western frontage. Floodlights with glare control and mounted lights behind façade screens are provided on the headquarters building southern frontage. Pedestrian pole lights are provided by the headquarters building lobby. While there is potential for nighttime use of the fields, as stated in ESSCSP Chapter V, *Design Guidelines*, all lighting will prevent direct glare onto adjacent properties. The three practice fields will be lighted by high performance low-spill LED shielded fixtures mounted on ten 70'-high poles providing an average of 150 foot-candles at the playing surface with maximum of 8 foot-candles of spill light at property line. Layout, detailed specifications, and photometric analysis are included with the project plans

and will be reviewed in detail for compliance during the plan check review process prior to the issuance of a building permit.

Proposed signage is provided on all four elevations of the headquarters building. A 16'-6" wide by 5'-0" (82.5 sf.) tall concrete and aluminum monument sign with illuminated sponsor/team graphics is located at the western corner of the Project site, at the parking lot entrance facing South Hughes Way. Signage consists of internally illuminated wall signs, illuminated freestanding letters and surface applied architectural wall graphics with team and/or sponsor related branding. The proposed signage is under 20% of each façade as identified in the current Master Signage Plan.

Access

Regional access to the Project site is provided via I-105 to the north, with an exit at North Nash Street, and via I-405 to the east, with an exit at West El Segundo Boulevard.

Local access to the proposed Project is provided via South Hughes Way, which is a six-lane divided roadway trending in an east-west direction. Secondary access is provided via the proposed North Nash Street extension, which will be a four-lane undivided roadway trending in a north-south direction. Both streets will provide bicycle and pedestrian access to the Project site. Once on site, employees and players will enter the headquarters building from the south. Visitors, media, or other staff will enter the building through the west via the main entry lobby.

Parking and Loading

The proposed Project proposes two parking lots providing a total of 348 at-grade parking spaces, including 24 electric vehicle (EV) capable. Specifically, the parking lot to the west of the building provides 158 spaces for staff and visitor parking, while the parking lot to the south of the building provides 187 spaces for player and coach parking. Access to the southern player and coach parking lot will be controlled via a security booth and gate. An additional three spaces are provided east of the grass fields for the maintenance building. Lastly, bus parking will be accommodated along the western parking lot.

In total, 20 bicycle parking stalls will be provided in various locations around the headquarters building.

A truck dock and loading/staging area is proposed at the headquarters building southwest corner, adjacent to the building's main equipment storage area.

Landscaping

The Project proposes approximately 325,458 sf. of landscaped area. Planted areas (40,814 sf.) are proposed around the headquarters building perimeter and serve as buffers to the south and east of the Project site. Proposed hardscape (approximately 30,030 sf.) includes a paved plaza to the west of the building and a paved paseo and maintenance access to the north of the building. The proposed sports fields are natural grass (approximately 197,652 sf.), while the fields' edges are artificial turf (approximately 56,692 sf.). The Nash Street frontage provides approximately 47 street trees. In the parking area, the Project provides 32 trees. A landscape plan will be required to reviewed and approved by the Development Services Department.

Minor Modifications to the ESSCSP (Specific Plan No. 11-01)

The proposed Project results in several minor modifications to the existing Specific Plan. These include modifications to the Land Use Plan, the Conceptual Site Plan, and various other Exhibits to accommodate infrastructure sizing based on final designs. To implement these proposed changes, the following Minor Modifications to the ESSCSP are proposed:

- **Exhibits.** Modifications to various exhibits are proposed, including the Land Use Plan (ESSCSP Exhibit 5), Conceptual Site Plan (ESSCSP Exhibit 6), Vesting Tentative Map #71551 (ESSCSP Exhibit 7), and Utilities and Infrastructure (ESSCSP Exhibits 8 through 12).
- **Nash Street Extension.** The proposed modifications include realigning the Nash Street extension. The modifications to the Nash Street extension require minor utility relocations, as depicted in proposed ESSCSP Exhibits 8 through 12. Nash Street extension may require modifications to infrastructure sizing based upon final design and engineering plans that will be reviewed and approved by the City Engineer.
- **Recreational Facilities.** The proposed modifications would decrease the land available for the ESSCSP Raytheon employee private outdoor recreational facilities (from approximately 7.54 acres on Lot 11 to approximately 7.34 acres on Lots 10 and 11).
- **Coral Circle Connection.** The proposed modifications would realign/relocate the Coral Circle connection to the Nash Street extension through Lots 20 and 22. The proposed modified circulation pattern will continue to provide for future connection from the Nash Street extension to Coral Circle (an easement through Lots 20 and 22) and capacity for additional parking for the Coral Circle businesses (Lots 20 and 22).

Land Use Plan and Conceptual Site Plan Exhibits

Presented below for reference are:

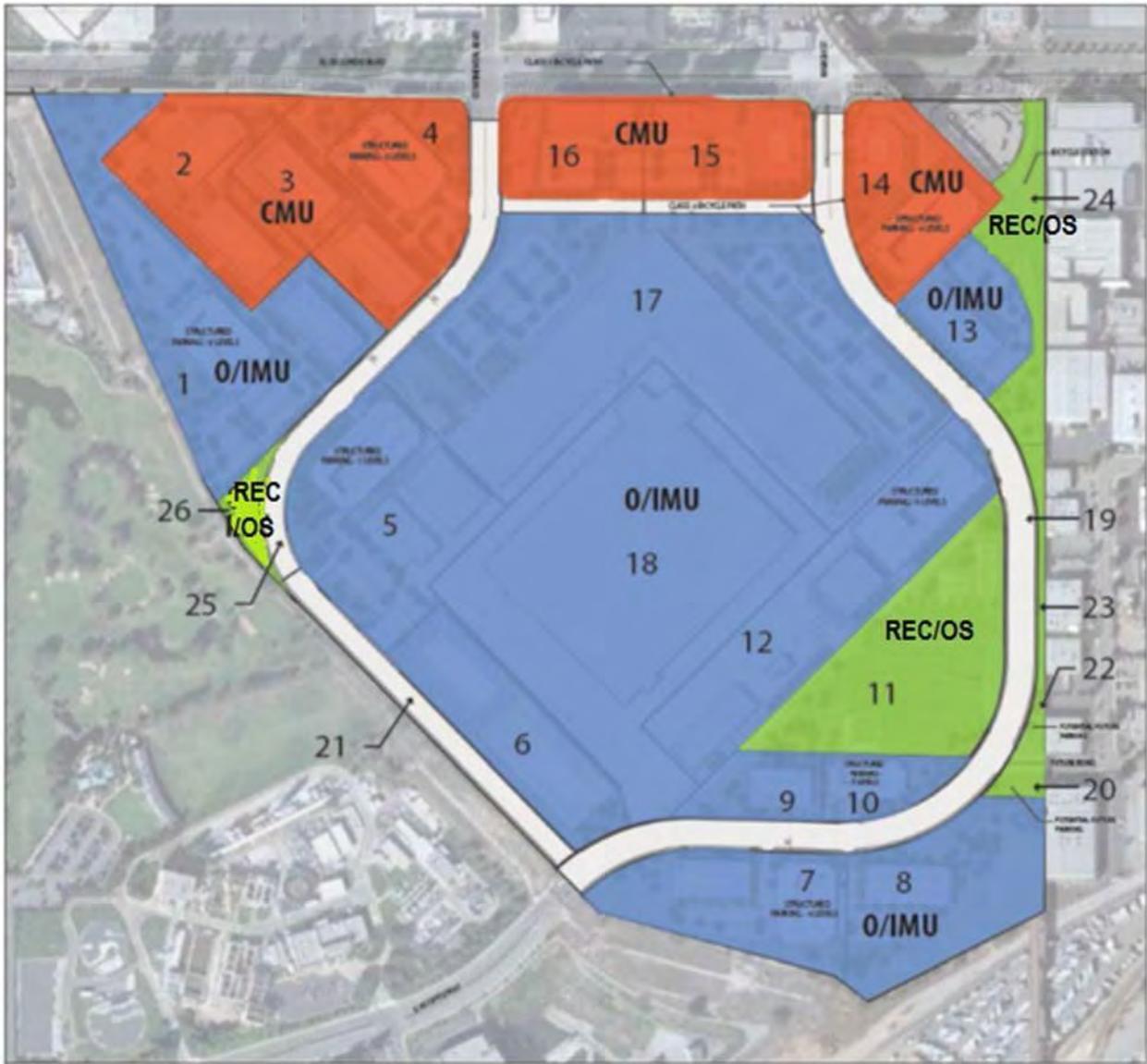
- Existing and Proposed Land Use Plan (Exhibit 5) for the ESSCSP

- Existing and Proposed Conceptual Site Plan (Exhibit 6) for the ESSCSP

The Land Use Plan depicts the land uses which established the basis of the ESSCSP. There are three major land use categories in the Specific Plan: Commercial/Office Mixed Use (CMU), Office Industrial Mixed Use (O/I MU), and Recreation/Open Space (REC/OS).

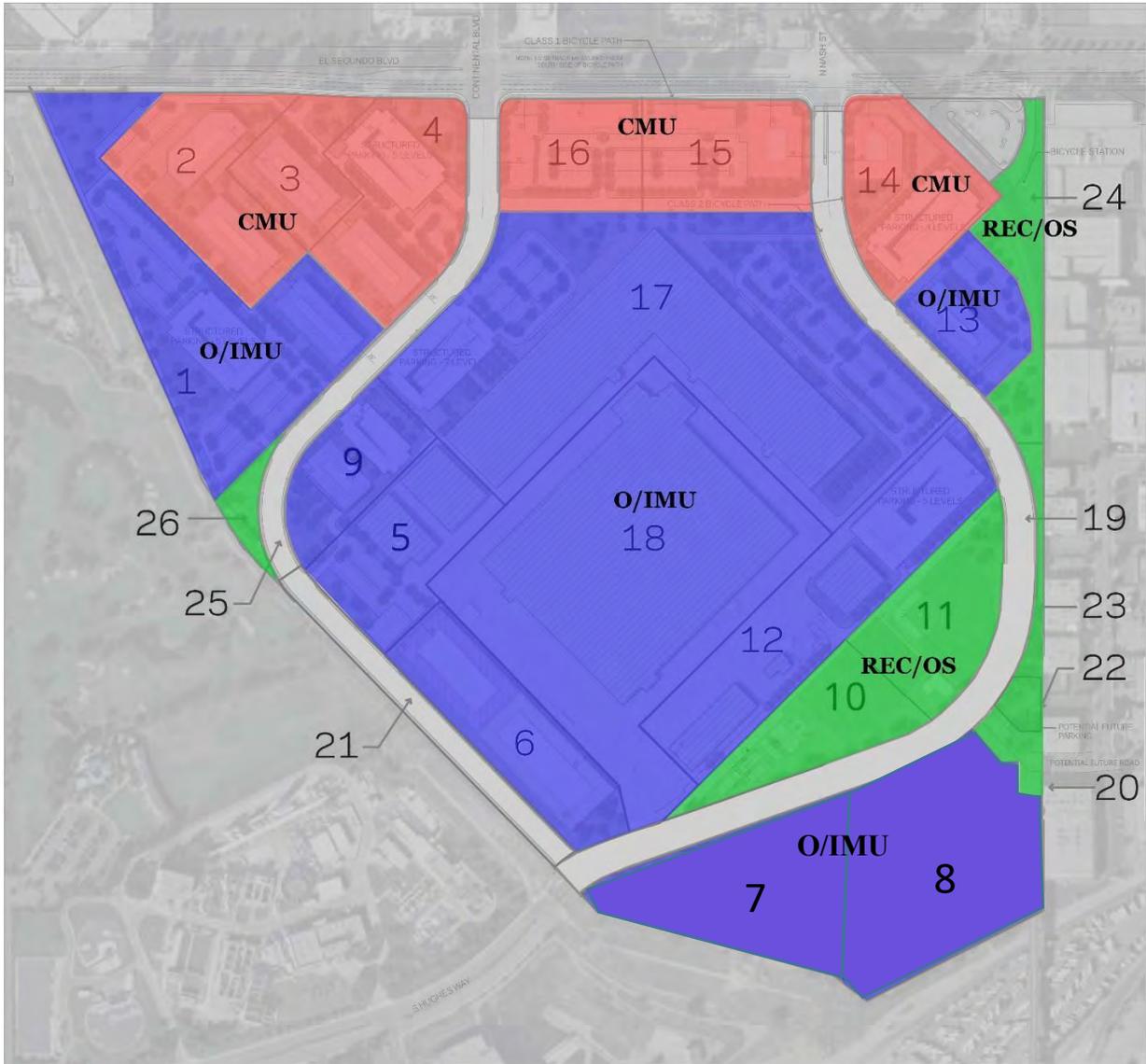
It is necessary to update the Land Use Plan and the Conceptual Site Plan to depict a revised layout of the Raytheon Recreational Facility and to depict a modified alignment of the Nash Street extension which is needed to maintain the private recreation area and to create an appropriately sized site necessary for the development of the organization's headquarters and facility. The following changes are proposed for the Land Use Plan (Exhibit 5) and the Conceptual Site Plan (Exhibit 6) in the ESSCSP:

- Parcels 9, 10 and 11 become 10 and 11 on the revised Exhibits 5 and 6
- Split Parcel 5 (becomes 5 and 9 on the revised Exhibits 5 and 6)
- Raytheon Recreational Facility changes from 328,296 square feet on Parcel 11 to 319,927 square feet on a combination of Parcels 10 and 11.



- Commercial / Office Mixed Use
- Office / Industrial Mixed Use
- Recreation/Open Space

EXHIBIT 5 LAND USE PLAN (EXISTING)
Located on page 24 of the ESSCSP



- Commercial / Office Mixed Use
- Office / Industrial Mixed Use
- Recreation / Open Space

EXHIBIT 5 PROPOSED LAND USE PLAN



EXHIBIT 6 CONCEPTUAL SITE PLAN (EXISTING)
Located on Page 25 of the ESSCP



EXHIBIT 5 CONCEPTUAL SITE PLAN (PROPOSED)
*Drawing to be updated with approved project plan

A minor modification to the Nash Street landscaped medians and parkway is proposed to allow for infrastructure sizing. In certain segments of the roadway reduced or increased width to the median and/or parkway will be necessary based on final engineering and design plans.

Utility and Infrastructure Exhibits

The Specific Plan includes various utility and infrastructure Exhibits (pg. 32, 34, 36, 38 and 40).

The following updated Exhibits to the ESSCSP are:

- Exhibit 8 – Conceptual Water Plan
- Exhibit 9 – Conceptual Reclaimed Water Plan
- Exhibit 10 – Conceptual Sewer Plan
- Exhibit 11 – Conceptual Drainage Plan
- Exhibit 12 – Electric, Gas, and Telecommunications Plan

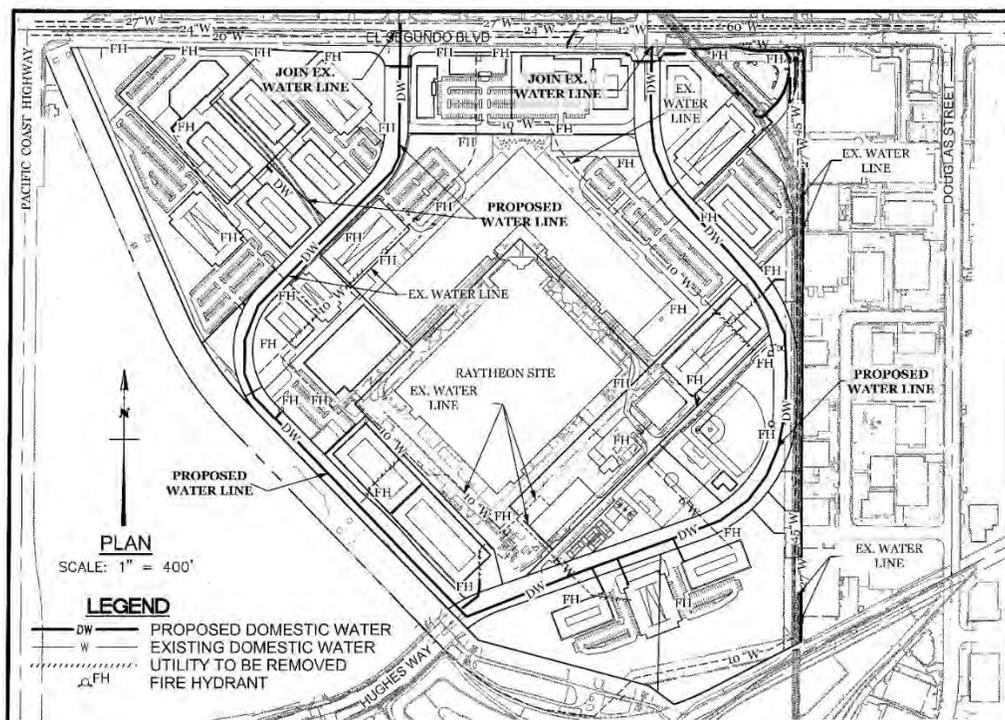


EXHIBIT 8 CONCEPTUAL WATER PLAN

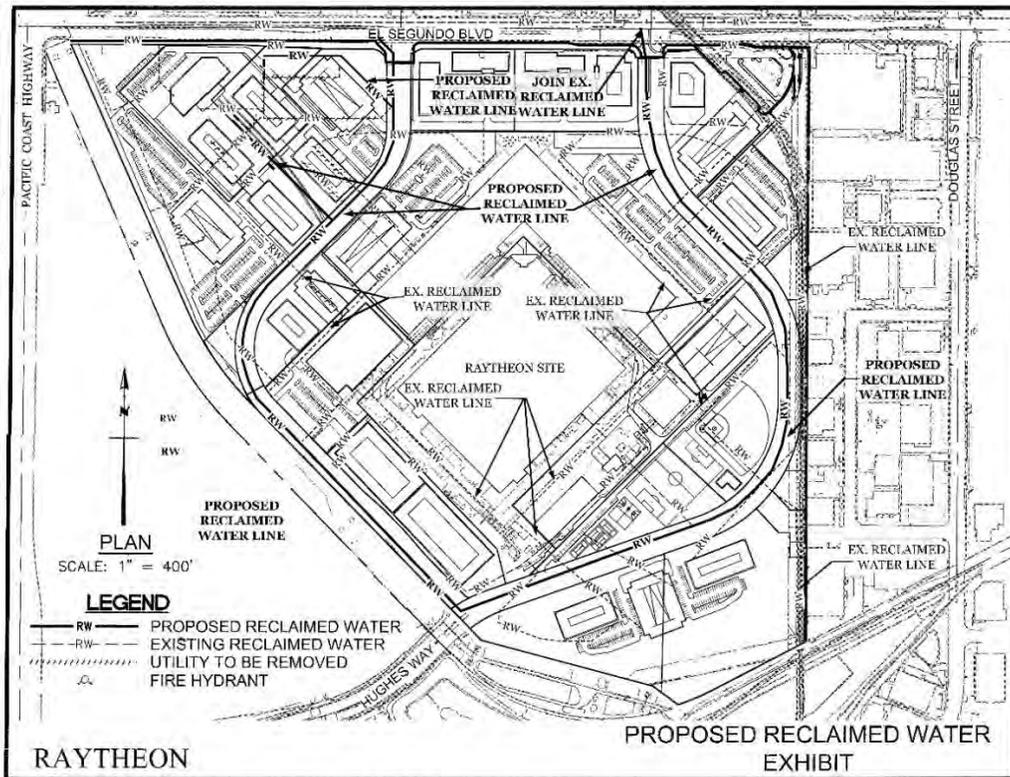


EXHIBIT 9 CONCEPTUAL RECLAIMED WATER PLAN

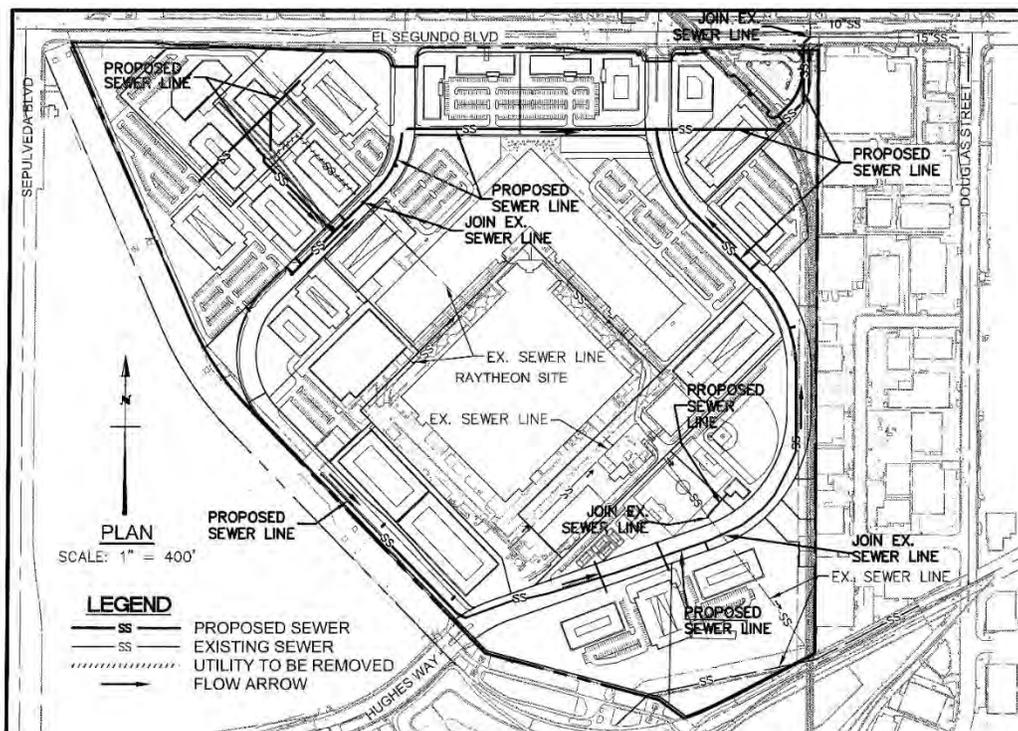


EXHIBIT 10 CONCEPTUAL SEWER PLAN

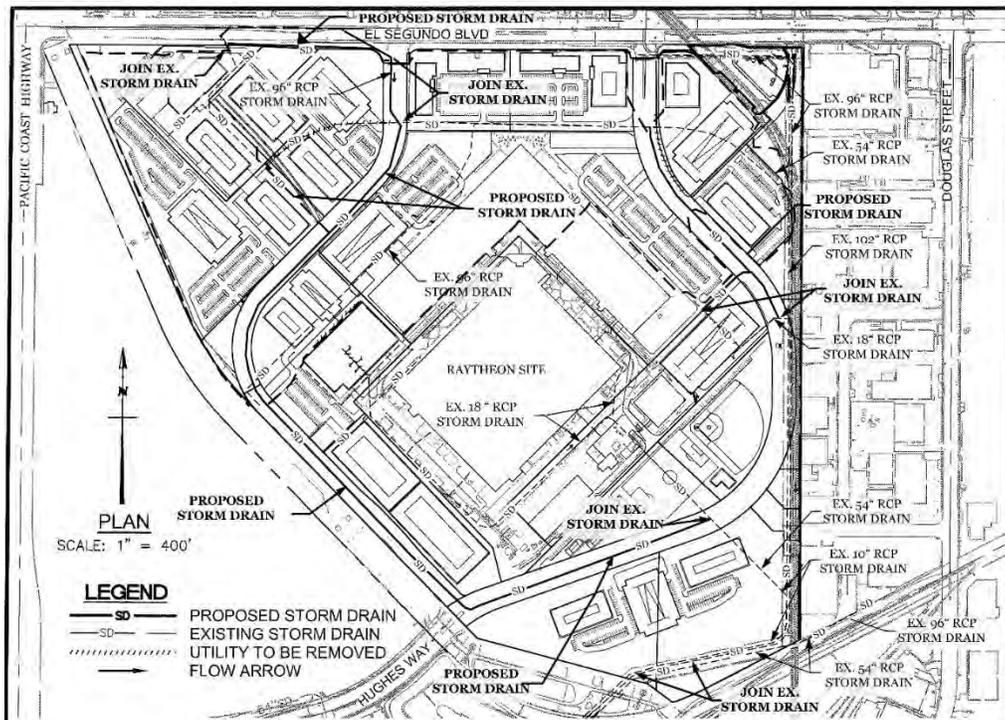


EXHIBIT 11 CONCEPTUAL DRAINAGE PLAN

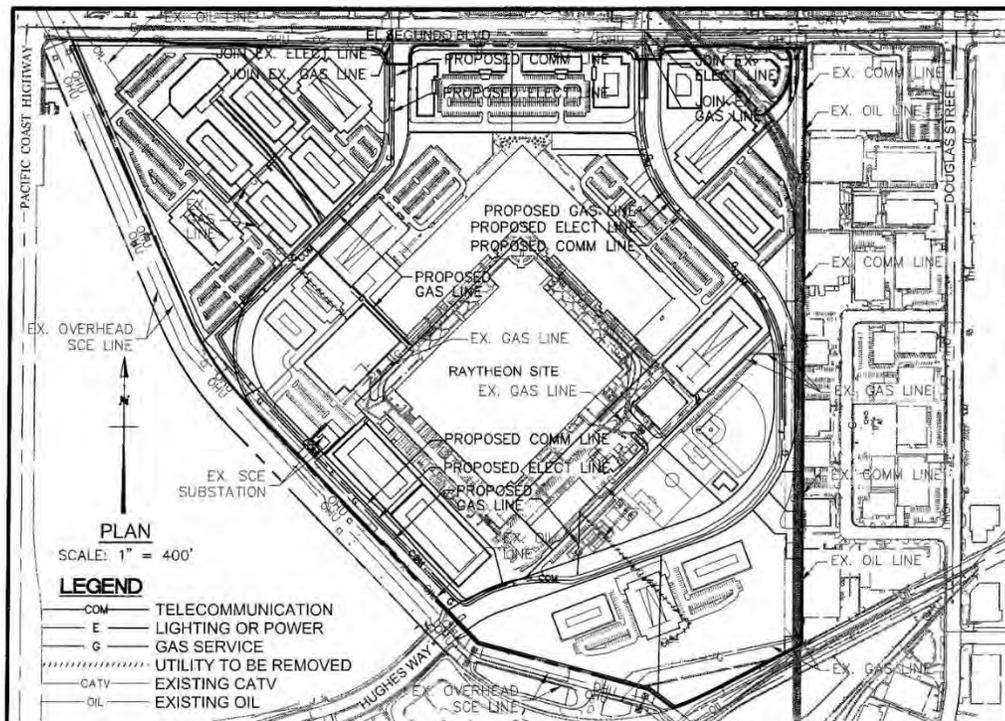


EXHIBIT 12 ELECTRIC, GAS & TELECOMMUNICATION CONCEPTUAL PLAN

Second Amendment to Development Agreement No. 11-02

The proposed project requires modifications to the Development Agreement. The Second Amendment to the Development Agreement between the City of El Segundo and Raytheon Company (redlined to depict revisions) is attached for reference. The role of the Planning Commission regarding the development agreement amendment is limited to determining whether the proposed amendment is consistent with the City's General Plan. Since the amendment does not propose any uses or raise issues inconsistent with the General Plan, staff recommends that the Commission make the required consistency finding for the amendment.

The following is a summary of the proposed Development Agreement amendment:

The Specific Plan area is subject to a development agreement that was approved by the City in 2016, which was modified in 2019. Raytheon and CDC/Mar are seeking amendments to the development agreement. There are three obligations that would be triggered by the projects proposed by Raytheon and CDC/Mar. The first two are the Nash Street and Continental Boulevard extensions. As described below, Raytheon is seeking to delay the implementation of the Continental Boulevard extension, but the Nash Street extension will go forward as part of this project.

The third is a requirement that 7.54 acres of land within the Specific Plan area be used for Open Space and Recreational purposes. This is allowed to be accomplished by either Raytheon making an irrevocable offer of dedication of 7.54 acres of land to the City for recreational/open space area use or provide employees within the Specific Plan area permanent access to the 7.54 acre recreational area in the Specific Plan area. As an alternative to this requirement, the development agreement provides the City and Developer may agree in their discretion to explore other means of addressing this recreation/open space requirement.

CDC/Mar's proposed project triggers both the Nash Street and park requirement discussed above. CDC/Mar is proposing that it be allowed to pay \$3 million to the City's general fund to delay these requirements until the next development is built in the Specific Plan area. Staff is recommending that the \$3 million community benefit contribution will be used to support City of El Segundo capital improvement projects (such as for The Plunge Saari Swim Stadium Pool Rehabilitation capital improvement project), as determined by the City Council.

The \$3 million is proposed to be paid as follows: \$1 million when CDC/Mar closes escrow on the property; \$1 million when CDC/Mar is issued a building permit for the project; and \$1 million when a certificate of occupancy is issued for the project. There are deadlines associated with these payments and the development agreement amendment will become null and void if the deadlines lapse. It should be noted that the size of the recreation area is proposed to be decreased slightly from 7.54 to 7.34 acres due to the reconfiguration of the parcels to accommodate the proposed project.

Raytheon's proposed project to move its approximately 5,500 square footage storage building triggers all three of the above development requirements. Raytheon wants to delay the Continental Boulevard extension and park requirement until the next development. As consideration for this extension, Raytheon is proposing to execute an agreement with the City which would give the City access to utilize the recreation facilities/fields located on the Raytheon property between the hours of 5:00 and 9:00 p.m. Monday through Friday and 8:00 a.m. to 9:00 p.m. on the weekends. The recreation areas will not be open to the public on a "drop-in" basis but rather must be scheduled in advance as agreed to by the City and Raytheon. The use of Raytheon facilities will mainly be limited to practice uses but competitive team play by youth sports on the weekends will be allowed with restrictions. Raytheon employees will be given priority use over the facilities for scheduling purposes. The use restrictions regarding competitive team play and joint use of the facilities by Raytheon employees and the City at the same time arise out of security concerns by Raytheon and the need to limit the number of people utilizing the facilities at the same time. The agreement provides for a process whereby the City and Raytheon will cooperate in scheduling the City's use of the facilities.

Subdivision Map SUB 21-03 (Vesting Tentative Tract Map No. 83507)

For reference, presented below are depictions of the existing Vesting Tentative Map No. 71551, Exhibit 7 in the Specific Plan, and the proposed Exhibit 7, Vesting Tentative Map No. 83507.

The existing Vesting Tentative Map No. 71551 divided the Specific Plan Area into 26 individual lots. 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. With the new Map, the total number of individual lots within the Specific Plan Area will remain unchanged, and all resulting parcels will meet minimum City lot standards.

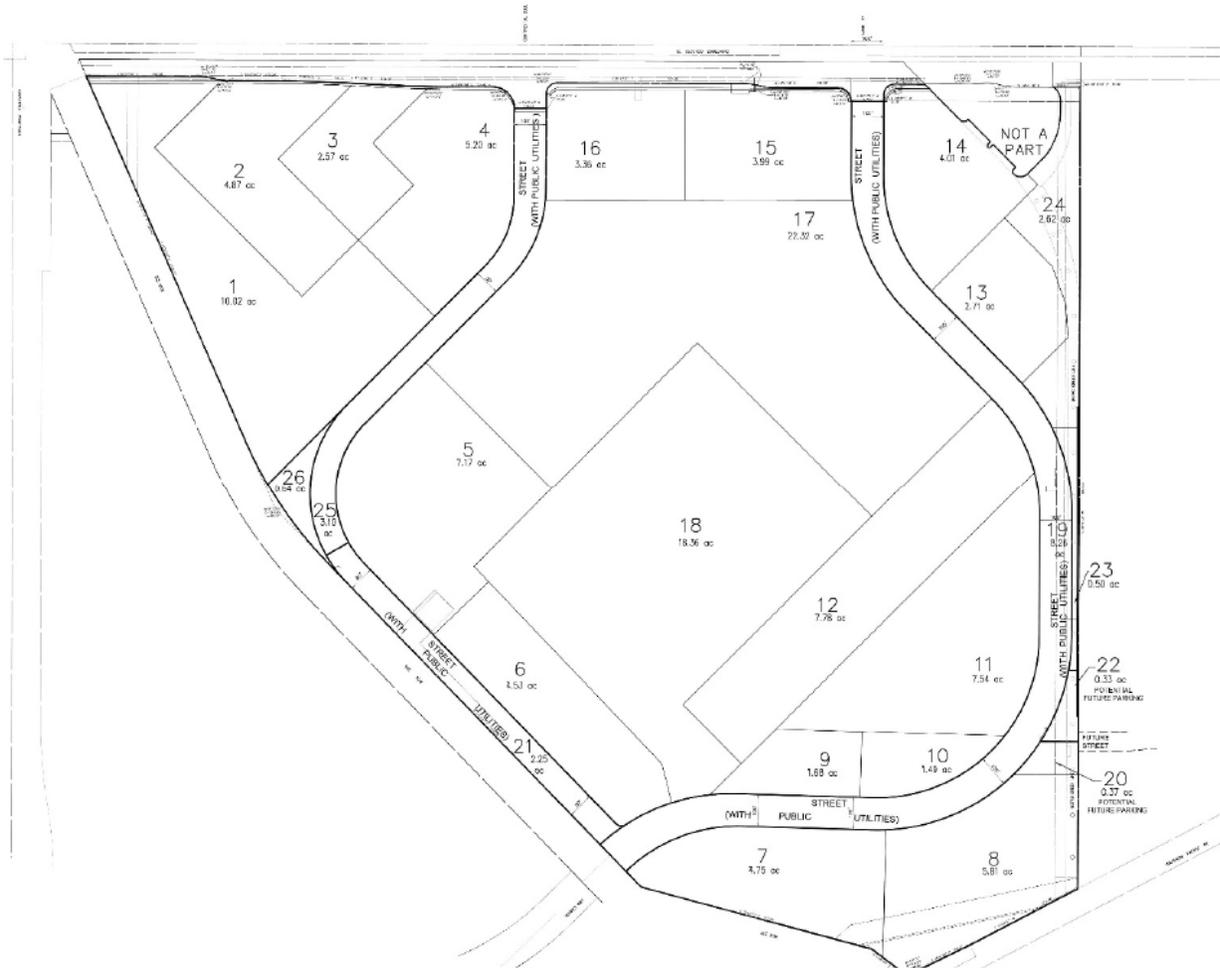


EXHIBIT 7 VESTING TENTATIVE MAP #71551 (EXISTING)

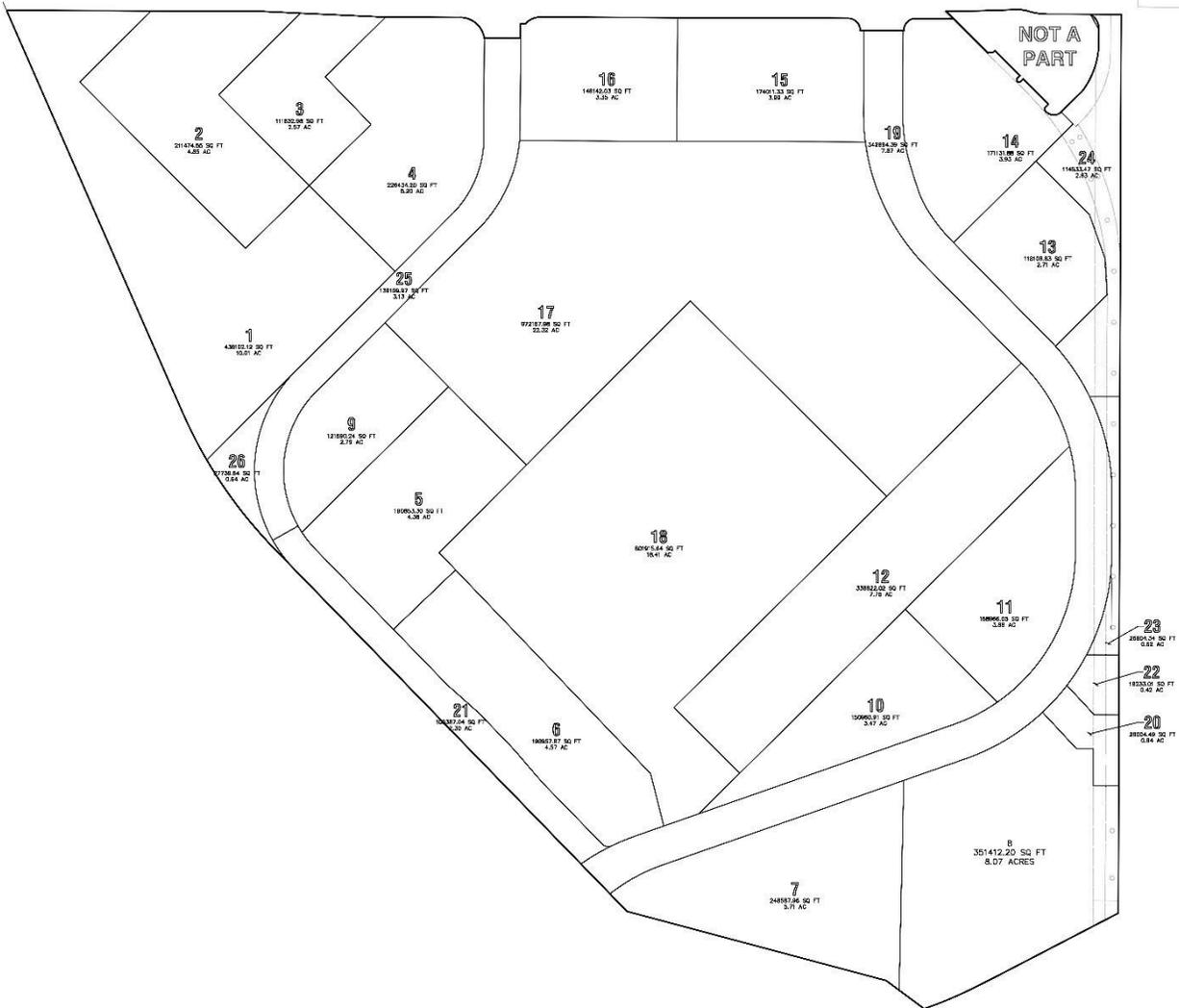


EXHIBIT 7A SPECIFIC PLAN PARCEL EXHIBIT INCLUSIVE OF VESTING TENTATIVE MAP NO. 83507 (PROPOSED)

Exhibit Parcel #	Tract Map 71551	Tract Map 83507
1	1	-
2	2	-
3	3	-
4	4	-
5	-	5
6	-	6
7	-	7
8	-	8
9	-	9
10	-	10
11	-	11
12	12	-
13	13	-
14	14	-
15	15	-
16	16	-
17	17	-
18	-	1
19	-	2
20	-	3
21	-	4
22	-	12
23	-	13
24	24	-
25	25	-
26	26	-

EXHIBIT 7B CONVERSION TABLE
 VESTING TENTATIVE MAP NO. 83507 (PROPOSED) &
 FINAL TRACT MAP NO. 71551

FINDINGS

In considering the proposed project, the Planning Commission reviews components of each requested application and considers the merits of the project(s) to make a recommendation for City Council's consideration. This will include recommending that the project is consistent with the findings associated with the General Plan, Specific Plan, Subdivision Map, and Site Plan Review. The following are the findings in **boldface**, following by staff's analysis in normal type.

Specific Plan Revision A

The proposed amendment is consistent with goals, objectives and policies of the General Plan:

Economic Development Element

The City's Economic Development Element of the General Plan specifies the following:

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

Policy ED1-2.1: Seek to expand El Segundo's retail and commercial base so that the diverse needs of the City's business and residential communities are met.

The proposed amendments are consistent with the General Plan's Economic Development Element and directly implements and furthers the General Plan's goals, objectives and policies above because it promotes economic development and improves the City's tax base through inclusion "of a full range of commercial, office, warehousing, and light industrial land uses, allowing for new light industrial/R&D, office, and commercial uses consistent with the existing Campus." According to the Gross Fiscal Impact and Economic Benefit Analysis prepared by The Kosmont Companies dated August 2015, the anticipated benefits of the existing ESSCSP included an estimated increase in the City's annual tax revenue by \$2.6 million at buildout. In addition, the analysis projected that the buildout of the project results in 4,598 permanent jobs. The proposed project and uses produce the amount of employees that office and recreational facilities produce, business license tax revenues, and would fit with local resources to generate retail sales tax generated in proximity to the Specific Plan area. As such, staff believes the proposed project is consistent with Objective ED1-2 and Policy ED1-2.1. As such, staff believes this finding can be made.

Land Use Element

The City's Land Use Element of the General Plan specifies the following:

Objective LU4-4: Provide areas where development has the flexibility to mix uses, in an effort to provide synergistic relationships which have the potential to maximize economic benefit, reduce traffic impacts, and encourage pedestrian environments.

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

The proposed amendments are consistent with the General Plan's Land Use Element and directly implements and furthers the General Plan's goals, objectives and policies above because the proposed sports facility and training center adds a new corporate office building and athletic fields and will integrate into the corporate campus environment and will introduce an iconic architectural style, have minimal traffic impacts, and enlivens the campus, creating positive direct and indirect economic impacts consistent with Objective LU4-4. Further, the project incorporates comprehensive features for site layout, building design, architecture, landscape, signs, and lighting, consistent with the General Plan and Specific Plan. Lastly, a new storage building helps to attain this Objective LU5-6 by creating a new, clean, and organized area of lot 18 in furtherance of the Raytheon Campus. As such, staff believes this finding can be made.

Circulation Element

The City's Circulation Element of the General Plan specifies the following:

Objective C1-1 Provide a roadway system that accommodates the City's existing and projected land use and circulation needs.

Policy C1-1.4 Construct missing roadway links to complete the roadway system designated in the Circulation Element when needed to improve traffic operating conditions and to serve development.

The proposed Project results in the Nash Street roadway extension buildout, and associated public improvements in accordance with Section 7.1 of the Development Agreement. With the development of the Specific Plan, Hughes Way will be connected to Nash Street through the south and eastern portions of the Campus (Parcel 19). The street will be dedicated to the City for public right-of-way purposes as a Secondary Arterial with a bicycle facility. The roadway design will be sufficient to accommodate the projected traffic and will connect the internal roadway to provide access through the specific plan area. As such, staff believes the proposed project is consistent with Objective C1-1 and Policy C1-1.4 of the Circulation Element.

Objective C2-2: Provide a bikeway system throughout the City to support and encourage the use of the bicycle as a safe and convenient travel mode within the City's circulation system.

Policy C2-2.6: Encourage design of new streets with the potential for Class I or Class II bicycle routes that separate the automobile, bicycle, and pedestrian to the maximum extent feasible.

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 proposed project includes a Class 2 or Class I bicycle facility along the new roadway Nash Street Extension. The Project will provide for infrastructure and facilitate access for various modes of travel including automobiles, transit, bicycles, and pedestrian. As such, staff believes the proposed project is consistent with Objective C2-2 and Policy C2-2.6 of the Circulation Element. As such, staff believes this finding can be made.

The proposed project is in substantial compliance with the intent of the Specific Plan.

The ESSCSP's scope and goals notes that the intent of the ESSCSP 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 Specific Plan 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 creates job opportunities and promotes economic growth. According to the Gross Fiscal Impact and Economic Benefit Analysis prepared by The Kosmont Companies dated August 2015, the anticipated benefits of the existing ESSCSP included an estimated increase in the City's annual tax revenue by \$2.6 million at buildout. In addition, the analysis projected that the buildout of the project would result in 4,598 permanent jobs. The proposed project and uses will produce the amount of employees that office and recreational facilities produce, business license tax revenues, and would generate retail sales tax generated in proximity to the Specific Plan area. As such, staff believes this finding can be made.

The Specific Plan area is located adjacent to the El Segundo station of Metro's Green Line and is a prime location for projects that would serve the mission of economic development in the City. The addition of a sports training facility and corporate headquarters/office use in the Specific Plan area will promote the economic potential of the Specific Plan area. Therefore, staff believes that the proposed project and uses comply in compliance with the intent of the approved Specific Plan.

As such, based upon the information above, staff believes that the proposed Sports Facility is consistent with the goals, policies and objectives of the General Plan and the El Segundo South Campus Specific Plan development standards and design guidelines.

Subdivision No. SUB 21-03 (Vesting Tentative Tract Map)

According to El Segundo Municipal Code (ESMC) Section 14-1-6, the Planning Commission shall deny approval of a vesting tentative map if it makes any of the following findings consistent with section 66474 of the California Government Code. For the proposed project findings can be made to approve the proposed vesting tentative map and the justification in the affirmative of the findings are discussed below:

A. The proposed map is not consistent with applicable general and specific plans as specified in Section 65451 of the California Government Code.

This finding cannot be met because the proposed Project 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. The other 13 parcels of the existing Vesting Tentative Map No. 71551 will remain unchanged. The proposed modifications result in lots with varying sizes that continue to comply with the minimum lot size requirements established in the El Segundo South Campus Specific Plan.

B. The design or improvement of the proposed subdivision is not consistent with applicable general plan or specific plans as specified in section 65451 of the California Government Code.

This finding cannot be met because the proposed vesting tentative map would be consistent with the ESSCSP in that it would be compliant with the standards for lot sizes and dimensions.

C. The site is not physically suitable for the type of development.

This finding cannot be met 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 not physically suitable for the proposed density of development.

VTTM No. 83507 proposes to modify 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 modifications result in lots with varying sizes that continue to comply with 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. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The proposed Project site is currently improved with approximately 2,089,948 gross sf. 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. 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 modifications result in lots with varying sizes that continue to comply with the minimum lot size requirements established in the El Segundo South Campus Specific Plan and this action will not have the impact of causing substantial environmental damage or substantially and avoidably injure 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.

F. The design of the subdivision or type of improvements are 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 or type of improvements will 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.

Site Plan Review 21-01 and Site Plan Review 21-02

Both the El Segundo Municipal Code (ESMC) and the El Segundo South Campus Specific Plan (ESSCSP) provide criteria for reviewing and approving Site Plans. Both the Municipal Code and Specific Plan indicate that the Planning Commission, or City Council on appeal, have the authority to approve a site plan review application if certain findings can be made in support of the projects. Among the criteria for consideration are site and design considerations including, but not limited, to parcel orientation and shape, placement of buildings, setbacks, building materials and design, distances between buildings, circulation, parking, fences, and signage.

In consideration of these criteria, ESMC Section 15-30-4 D states that the Commission may approve or conditionally approve a Site Plan if it makes the following findings: 1) The proposed development is consistent with the goals, policies, and objectives of the general plan, any applicable specific plan, and the Zoning code; 2) The project is functionally compatible with the area in which it is located; and 3) The proposed development will not adversely affect the general welfare of the City.

Under Section D. 4 of the ESSCSP, the Planning Commission may approve a Site Plan if it makes the following finding: that the site plan, architecture, and landscape design are consistent with the Specific Plan.

Accordingly, the analysis below addresses these criteria and findings for both the Municipal Code and ESSCSP and the site plans have been found to be consistent with the requisite findings.

Site Plan Review 21-01 Findings pursuant to Section 15-30 of the ESMC.

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 El Segundo Zoning Code.

The proposed Project complies with the originally approved El Segundo South Campus Specific Plan. The ESSCSP permits a mix of office, commercial, retail, research and development, industrial and related recreational uses and authorizes a 0.60 maximum overall FAR in the ESSCSP, based on the gross square foot size of the Specific Plan area. Further, 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, 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 staff believes the project complies and is consistent with these guidelines and standards.

General Plan Land Use Goal LU-7 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 since the applicant 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. Further, General Plan Economic Development Element Goal ED1 outlines the City's objectives to create a strong, healthy economic community in which all diverse stakeholders may benefit. The proposed Project is consistent with Economic Development element policies and objectives since it maintains economic development as one of the City's and the business and residential communities' top priorities, it diversifies the City's economic base to meet quality of life goals, and results in job creation and growth potential. As such, staff believes this finding can be made.

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

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 in the southeastern quadrant, 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 its position within this larger context by land uses that are consistent and compatible with the area. Further, the Project conforms to 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. As such, staff believes this finding can be made.

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

The proposed ESSCSP development standards and Development Agreement ensure that the Project is developed in an orderly fashion. The Project's consistency with these standards, its design and configuration result in a project that will not adversely affect the

general welfare of the City. Further, the proposed project will promote the orderly development of property, the preservation of property values, and will be consistent with surrounding development and will not adversely affect the value of neighboring properties.

Lastly, General Plan Circulation Element Goal C2 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 by constructing 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 ESSC- SP 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. As such, staff believes this finding can be made.

Site Plan Review 21-01 Findings pursuant to Section D. 4 of the ESSCSP.

A. The site plan, architecture, and landscape design are consistent with the Specific Plan.

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 Project incorporates comprehensive features for site layout, building design, architecture, landscape, signs, and lighting which are consistent with the Specific Plan. As such, staff believes the project is consistent with these guidelines and standards, and this finding can be made.

Site Plan Review 21-02 Findings pursuant to Section 15-30 of the ESMC.

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.

1. The Project is consistent with the El Segundo General Plan as identified in Section 4 of this Resolution.
2. 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 sf. storage building would be consistent

with this Objective and would further enhance the area with development that is compliant with the established ESSCSP design guidelines.

3. 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.

1. The proposed storage building is 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.

1. An Environmental Impact Report (EIR) Addendum has been prepared to analyze the proposed project for consistency with the original ESSCSP EIR and to determine that the proposed Project would not have any new or detrimental impacts than previously identified in the original EIR. It was determined that there would not be any new environmental impacts due to the construction of the newly proposed storage building, and; therefore, it can be determined that there would 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.

Site Plan Review 21-02 Findings pursuant to Section D. 4 of the ESSCSP.

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 storage building has been evaluated in the context of the standards from the ESSPSP and have been determined to be compliant and therefore the project is consistent with these guidelines and standards.

ENVIRONMENTAL REVIEW

On December 15, 2015, the City adopted Resolution No. 4958, certifying the ESSCSP FEIR (Environmental Assessment No. EA-905), State Clearinghouse (SCH) No. 2012101081, in compliance with CEQA and the State CEQA Guidelines. The certified EIR analyzed the potential environmental impacts resulting from implementation of the ESSCSP. Since the proposed Project deviates from the approved specific plan, the City's environmental consultant independently reviewed the modifications and determined that no new significant environmental impacts would result, and the modifications will not increase the severity of any effects previously identified in the EIR. As such, an Addendum has been prepared to address the minor changes to the El Segundo South Campus Specific Plan (ESSCSP) (Specific Plan No. 11-01), resulting from the proposed project.

Based upon the proposed Project, a fair share percentage has been calculated towards each traffic improvement identified in the ESSCSP EIR's traffic mitigation measures TRA-1 through 9. The 10.6% contribution is based on the methodology provided in the First Amendment of the DA No. 11-02 Section 7.9, which states that "...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 will need to continue to work with the City to determine the total construction value (cost estimate for design and building for improvement, and for right-of-way acquisition) of the TRA-1 through 9 improvements to be accepted and approved by the City Engineer. The applicant shall submit **10.06%** fair share contribution towards each traffic improvement identified in the ESSCSP EIR per DA No. 11-02 Amendment 1 Section 7.9, to the City prior to issuance of Certificate of Occupancy.

ADDITIONAL INFORMATION

During the public comment period, staff received a comment (attached) citing a newspaper article that indicated 5,000 fans for events. It is important to note that the applicant has not decided whether such events will occur. Consequently, special events and related 5,000 spectators/fans is not part of the proposed project. Further, any special event in the future would require submittal of a temporary event permit that would be reviewed based upon details of anticipated attendance, duration and logistics.

RECOMMENDATION

The proposed project involves a new three-story Los Angeles Chargers headquarters and training facility along with associated structures, athletic fields, and surface level parking. Additionally, a new one-story storage building for use by Raytheon would also be constructed. The Project complies with the development standards as set forth in the El Segundo South Campus Specific Plan. Furthermore, based on the EIR Addendum prepared for this project, the Project does not create new significant adverse impacts or increase the severity of a significant adverse impact identified in the original EIR. Therefore, it is recommended that the Planning Commission adopt Resolution 2902 recommending City Council adopt an Addendum to the original ESSCSP EIR; adopt Resolution 2903 recommending City Council approve the Second Amendment to Development Agreement (DA) No. 11-02, Vesting Tentative Tract Map No. 83507 (SUB21-03), Minor Modifications to Specific Plan (SP) No. 11-01 Revision A, and Site Plan Review (SPR) No. 21-01 for 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"); and adopt Resolution 2904 recommending City Council approve Site Plan Review (SPR) No. 21-02 for a Storage Facility to be located in the southeast portion of lot 18 in Phase IV.

ORIGINATED BY: Bradley J. Misner, AICP Contract Planner

REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager

APPROVED BY: Michael Allen, AICP, Director of Development Services

ATTACHED SUPPORTING DOCUMENTS:

1. Planning Commission Resolution No. 2902
Exhibit A –Addendum to ESSCSP EIR
2. Planning Commission Resolution No. 2903
Exhibit A – Conditions of Approval
Exhibit B – Minor Modifications to ESSCSP
3. Planning Commission Resolution No. 2904
Exhibit A – Conditions of Approval
4. Sports Facility Proposed Development Plans/Exhibits dated October 21, 2021
5. Butler Building Proposed Development Plans/Exhibits dated October 21, 2021
6. Vesting Tentative Parcel Map No. 83507
7. Final Draft DA Amendment and Park Use MOU
8. Public Comment



City Council Agenda Statement

Meeting Date: December 7, 2021

Agenda Heading: Staff Presentations

Item Number: D.17

TITLE:

Participation in Two National Opioid Lawsuit Settlements

RECOMMENDATION:

Adopt resolution approving the City's participation in two national opioid litigation settlements and authorizing the City Manager to execute related participation and related implementation agreements.

FISCAL IMPACT:

Based on information from the administrator for the Litigation plaintiffs' Settlement and the Office of the State of Attorney General, the City is estimated to receive a maximum settlement sum of \$516,000 over the term of years discussed above. This estimated total sum assumes a maximum of 100 percent participation from the total potential eligible states, counties, and cities. The City's final settlement share will be determined after January 2, 2022, the final day for jurisdictions to opt into the settlement. Upon this determination, the City would elect whether to direct its funds to the county of Los Angeles ("County") or receive the funds directly at least 60 days before the first distribution. Funds must be used within certain time limitations for so-called "Opioid Remediation Uses," such as expanding training for the first responders' use of FDA-approved drugs to reverse overdoses, with at least 50 percent of the total funds being used for "High Impact Abatement Activities," including funding intervention measures to prevent addition in vulnerable youth. The City's direct receipt of the settlement funds would also require the City's annual reporting of its funding and subject it to related auditing. The City would make a determination annually whether to receive forthcoming settlement funds directly or direct them to the County without being bound by any previous year's funding decision.

BACKGROUND:

Pending in the U.S. District Court for the Northern District of Ohio is multidistrict litigation ("Litigation") numerous public entity plaintiffs have pursued against the manufacturers and distributors of various opioids based on the allegation that the

Resolution Approving Participation in Two National Opioid Lawsuit Settlements

December 7, 2021

Page 2 of 3

defendants' unlawful conduct caused the opioid epidemic. On or about July 1, 2021, a proposed nationwide tentative global settlement ("Settlement") was reached between the plaintiffs in the Litigation and several of the defendants, specifically McKesson Corporation, Cardinal Health, Inc., AmerisourceBergen Corporation (collectively, "Distributors"), and Johnson & Johnson, Janssen Pharmaceuticals, Inc., Ortho-McNeil-Janssen Pharmaceuticals, Inc., and Janssen Pharmaceutica, Inc. (collectively, "Manufacturers") (all collectively, "Settling Defendants"). The Settlement's terms are set forth in the Distributors Master Settlement Agreement and Manufacturers Master Settlement Agreement (collectively "Settlement Agreements"), and copies of the Settlement Agreements are on file with the City Clerk and available upon request. (The Settlement Agreements' text is also available for download:

https://nationalopioidsettlement.com/wp-content/uploads/2021/11/Final-Distributor-Settlement-Agreement-10.22.2021-Exhibit-Updates_.pdf and
<https://nationalopioidsettlement.com/wp-content/uploads/2021/11/Janssen-agreement-20211105.pdf>)

The Settlement would require the Distributors and Manufacturers to respectively pay approximately \$21 billion over 18 years and \$5 billion over seven years to participating states, counties, and cities. The state of California ("State") would receive approximately \$2.2 billion of the estimated \$21 billion total, a portion of which would be distributed to counties and cities. Local subdivisions with a population over 10,000, including the City, that are not plaintiffs in the Litigation can participate in the Settlement and obtain certain Settlement funds, in exchange for a release of claims against the Settling Defendants. The total amount of Settlement funds increases in proportion to the number of states and local subdivisions that opt in to participate in the Settlement.

DISCUSSION:

To participate in the Settlement, the City must execute two allocation agreements with the State to facilitate the distribution of Settlement funds for the City ("Allocation Agreements") (The Subdivision Agreements' text is also available for download: <https://oag.ca.gov/sites/default/files/media/final-proposed-ca-state-subdivision-agreement-distributors-settlement.pdf>; <https://oag.ca.gov/sites/default/files/media/final-proposed-ca-state-subdivision-agreement-janssen-settlement.pdf>). The City must also execute two participation forms ("Participation Forms") (Included as Exhibit "K" to each of the Settlement Agreements) to confirm its participation in the Settlement and the terms of the Settlement Agreement, including the dismissal of the Litigation, payment of Settlement funds, and associated release of claims against the Settlement Defendants. Copies of the Allocation Agreements and Participation Forms are on file with the City Clerk and available upon request.

The proposed Resolution would approve the City's participation in the Settlement and authorize the City Manager to execute the necessary related agreements and forms as approved by the City Attorney.

Resolution Approving Participation in Two National Opioid Lawsuit Settlements

December 7, 2021

Page 3 of 3

CITY STRATEGIC PLAN COMPLIANCE:

Goal 2: Support Community Safety and Preparedness

Objective: El Segundo is a safe and prepared city.

PREPARED BY:

Joaquin Vasquez, Assistant City Attorney

REVIEWED BY:

Mark Hensley, City Attorney

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Resolution - Opioid Settlements

RESOLUTION NO.

A RESOLUTION APPROVING PARTICIPATION IN TWO NATIONAL OPIOID LITIGATION SETTLEMENTS AND AUTHORIZING CITY MANAGER EXECUTION OF RELATED PARTICIPATION AND SUBDIVISION AGREEMENTS.

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

SECTION 1. *Findings.* The City Council finds as follows:

- A. Pending in the U.S. District Court for the Northern District of Ohio is multidistrict litigation (“Litigation”) numerous public entity plaintiffs have pursued against the manufacturers and distributors of various opioids based on the allegation that the defendants’ unlawful conduct caused the opioid epidemic.
- B. On or about July 1, 2021, a proposed nationwide tentative global settlement (“Settlement”) was reached between the plaintiffs in the Litigation and several of the defendants, specifically McKesson Corporation, Cardinal Health, Inc., AmerisourceBergen Corporation (collectively, “Distributors”), and Johnson & Johnson, Janssen Pharmaceuticals, Inc., Ortho-McNeil-Janssen Pharmaceuticals, Inc., and Janssen Pharmaceutica, Inc. (collectively, “Manufacturers”) (all collectively, “Settling Defendants”).
- C. The Settlement’s terms are set forth in the Distributors Master Settlement Agreement and the Manufacturers Master Settlement Agreement (collectively “Settlement Agreements”), and copies of the Settlement Agreements are on file with the City Clerk and available upon request.
- D. The Settlement would require the Distributors and Manufacturers to respectively pay approximately \$21 billion over 18 years and \$5 billion over seven years to participating states, counties, and cities.
- E. The state of California (“State”) would receive approximately \$2.2 billion of the estimated \$21 billion total, a portion which would be distributed to counties and cities.
- F. Under the Settlement, local subdivisions with population over 10,000, including the city of El Segundo (the “City”), that are not plaintiffs in the Litigation may participate in the Settlement and obtain certain Settlement funds, in exchange for a release of claims against the Settling Defendants.
- G. The total amount of Settlement funds increases in proportion to the number of states and local subdivisions that opt in to participate in the Settlement.
- H. To participate in the Settlement, the City must execute two allocation agreements with the State to facilitate the distribution Settlement funds for the

City (“Allocation Agreements”). Copies of the Allocation Agreements are on file with the City Clerk and available upon request.

- I. The City must also execute two participation forms (“Participation Forms”) to confirm its participation in the Settlement and the terms of the Settlement Agreement, including the dismissal of the Litigation, payment of Settlement funds, and associated release of claims against the Settlement Defendants. Copies of the Participation Forms are on file with the City Clerk and available upon request.

SECTION 2. *Approval and Authorization.* The City Council approves the City’s participation in the Settlement and authorizes the City Manager to execute the Allocation Agreements, Participation Forms, and all other necessary documents—subject to the review and approval of the City Attorney or designee—to effectuate such participation.

SECTION 3. *Severability.* If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 4. *Electronic Signatures.* This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 5. *Signature Authority.* The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of El Segundo, and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

SECTION 6. *Effective Date.* This Resolution will take effect immediately upon adoption and will remain effective unless repealed or superseded.

SECTION 7. *City Clerk Actions.* The City Clerk will certify to the passage and adoption of this Resolution, enter it in the City’s book of original Resolutions, and make a record of this action in the meeting’s minutes.

PASSED AND ADOPTED this ____ day of _____ 2021.

Drew Boyles, Mayor

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

Resolution No.

Page 3 of 3

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. _____ was duly passed and adopted by said City Council, approved and signed by the Mayor of said City, and attested to by the City Clerk of said City, all at a regular meeting of said Council held on the ____ day of ____ 2021, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tracy Weaver, City Clerk

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney



City Council Agenda Statement

Meeting Date: December 7, 2021

Agenda Heading: Staff Presentations

Item Number: D.18

TITLE:

Citywide Salary Schedule Update

RECOMMENDATION:

Adopt resolution to approve the Citywide Salary Schedule effective October 4, 2011, with revisions through December 7, 2021.

FISCAL IMPACT:

The attached schedule reflects positions and salaries previously approved by City Council and incorporated in the adopted FY 2021-2022 Citywide Budget. Sufficient funding for State of California mandated minimum wage increase is available in the adopted budget. No new funding is required for FY 2021-2022.

BACKGROUND:

The City of El Segundo contracts with the California Public Employees' Retirement System (CalPERS) for retirement benefits. CalPERS requires that the governing bodies of their contracting agencies approve and post publicly available salary schedules for their employees. The City Council has previously approved the positions and salaries reflected on the attached pay schedule through resolutions for Memorandum of Understanding ("MOU"), salaries and conditions of employment for various unrepresented employee groups, contract employees and elected officials, as well as mandated minimum wage increases. The City posts these approved salary schedules, in conjunction with the MOUs, contracts and resolutions, on the City's internet website for public review.

Effective January 1, 2022, the State of California is mandating a minimum wage increase from \$14.00 to \$15.00 per hour. To comply with the law, employees in positions with a pay rate below \$15.00 per hour will be placed in the next available salary step to bring their pay rate to the new minimum wage.

In order to more clearly adhere to CalPERS guidelines that were implemented in August

Adoption of Citywide Salary Schedule and Revisions Through January 1, 2022

December 7, 2021

Page 2 of 3

2011 and to confirm the City is in compliance with Government Code §20636 and California Code of Regulations (“CCR”) §570.5, the attached Citywide salary schedule effective October 4, 2011 with revisions through December 7, 2021, is being submitted for the City Council to approve.

DISCUSSION:

On August 10, 2011, CalPERS implemented CCR 570.5 which requires that the City Council regularly adopt a Citywide Public Pay Schedule listing the pay rates/ranges for all City of El Segundo established positions, including the City Council, Elected Officials, and City Manager. The City Council has adopted contracts, MOUs, revised classifications, and minimum salary range adjustments, which have resulted in changes to the wages of certain positions. CalPERS determines the amount of “compensation earnable” as defined under Government Code Sections §20630, 20636, and 20636.1 as a pay rate limited to the amount listed on a pay schedule that meets the following requirements:

1. Has been duly approved and adopted by the employer's governing body in accordance with the requirements of applicable public meetings laws;
2. Identifies the position title for every employee position;
3. Shows the payrate as a single amount or multiple amounts within a range for each identified position;
4. Indicates the time base such as hourly, daily, bi-weekly, monthly, bi-monthly, or annually;
5. It is posted at the office of the employer or immediately accessible and available for public review from the employer during normal business hours or posted on the employer's Internet website;
6. Indicates an effective date and date of any revisions;
7. Is retained by the employer and available for public inspection for not less than five years; and
8. Does not reference another document in lieu of disclosing the payrate.

To confirm compliance with CalPERS regulations, staff recommends that the City Council adopt the attached resolution establishing the Citywide Salary Schedule effective October 4, 2011 with revisions through December 7, 2021, and also approving adjustments to salaries for positions below the State of California mandated minimum wage rate of \$15.00 per hour.

Adoption of Citywide Salary Schedule and Revisions Through January 1, 2022

December 7, 2021

Page 3 of 3

CITY STRATEGIC PLAN COMPLIANCE:

Goal 1: Enhance Customer Service, Engagement, and Communication; Embrace Diversity, Equity, and Inclusion

Objective 1A: El Segundo provides unparalleled service to internal and external customers.

Goal 3: Develop as a Choice Employer and Workforce

Objective: El Segundo is a city employer of choice and consistently hires for the future, with a workforce that is inspired, world-class and engaged, demonstrating increasing stability and innovation.

PREPARED BY:

Rebecca Redyk, Human Resources Director

REVIEWED BY:

Rebecca Redyk, Human Resources Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Resolution - Citywide Salary Schedule
2. Citywide Salary Schedule Effective October 4, 2011 and Revisions Through December 7, 2021

RESOLUTION NO. Number
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL SEGUNDO, CALIFORNIA,
ADOPTING THE CITYWIDE SALARY SCHEDULE EFFECTIVE OCTOBER 4, 2011, WITH
REVISIONS THROUGH DECEMBER 7, 2021

- WHEREAS, (1) the City Council shall approve the salary pay rates and ranges for each classified position and may update them from time-to-time as deemed necessary pursuant to the Municipal Code; and
- WHEREAS, (2) the State of California minimum wage law will increase from \$14.00 per hour to \$15.00 per hour, effective January 1, 2022, requiring a revision to the hourly pay schedule for part-time/hourly/non-permanent/temporary and non-classified employees accordingly; and
- WHEREAS, (3) to comply with California Code of Regulations (“CCR”) 570.5, which was adopted by CalPERS April 13, 2011, with an effective date of August 10, 2011, the City’s salary schedule effective October 4, 2011 with revisions through December 7, 2021, must be adopted by the governing body (i.e. City Council); now, therefore be it
- RESOLVED, (a) The City Council does hereby approve and adopt the Citywide Salary Schedule effective October 4, 2011, with all revisions through December 7, 2021 bringing the City into compliance with CCR 570 and the State of California minimum wage increase, effective January 1, 2022 (Exhibit 1).
- RESOLVED, (b) With the exception of having been approved and adopted by the agency’s governing body in accordance with requirements of applicable public meeting laws, all required elements necessary to meet the definition for a publicly available pay schedule were met. This includes:
- Identifies the position title for every employee position;
 - Shows the pay rate for every identified position, which may be stated as a single amount or as multiple amounts within a range;
 - Indicates the time base, including, but not limited to, whether the time base is hourly, daily, bi-weekly, monthly, bimonthly, bi-weekly, or annually;
 - Is posted at the office of the employer or immediately accessible an available for public review from the employer during normal business hours or posted on the employer’s internet website;
 - Indicates an effective date and date of any revisions;
 - Is retained by the employer and available for public inspection for not less than five years; and
 - Does not reference another document in lieu of disclosing the pay rate.
- RESOLVED, (c) That the executive body appoint and direct, and it does hereby appoint and direct, the City Clerk to file with the Board a verified copy of this resolution, and to perform on behalf of **City of El Segundo** all functions required of it under the Act; and be it further

RESOLVED, (d) That coverage under the Act be effective on **December 7, 2021**.

Adopted at a regular meeting of the El Segundo City Council at El Segundo, CA, this 7th day of December, 2021.

Signed: _____
Drew Boyles, Mayor

Attest: _____
Tracy Weaver, City Clerk

Attachment: Exhibit 1- Citywide Salary Schedule effective October 4, 2011 and all Revisions through December 7, 2021.

**CITYWIDE PUBLIC PAY SCHEDULE – EFFECTIVE OCTOBER 4, 2011
REVISION DATE – DECEMBER 7, 2021**

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
ESCEA SALARY SCHEDULE									
3/19/2019	10/1/2021	5683	Accounting Technician	ESCEA	22	Hourly	26.73	4633.14	55597.68
							28.07	4864.80	58377.60
							29.47	5108.04	61296.48
							30.94	5363.44	64361.28
							32.49	5631.61	67579.32
3/19/2019	10/1/2021	5683	Accounts Specialist I	ESCEA	12	Hourly	20.88	3619.38	43432.56
							21.93	3800.35	45604.20
							23.02	3990.37	47884.44
							24.17	4189.89	50278.68
							25.38	4399.39	52792.68
3/19/2019	10/1/2021	5683	Accounts Specialist II	ESCEA	18	Hourly	24.22	4197.42	50369.04
							25.43	4407.28	52887.36
							26.70	4627.64	55531.68
							28.03	4859.02	58308.24
							29.43	5101.96	61223.52
3/19/2019	10/1/2021	5683	Administrative Specialist	ESCEA	21	Hourly	26.08	4520.14	54241.68
							27.38	4746.14	56953.68
							28.75	4983.45	59801.40
							30.19	5232.62	62791.44
							31.70	5494.26	65931.12
3/19/2019	10/1/2021	5683	Administrative Technical Specialist	ESCEA	29	Hourly	31.77	5507.35	66088.20
							33.36	5782.73	69392.76
							35.03	6071.86	72862.32
							36.78	6375.45	76505.40
							38.62	6694.23	80330.76
3/19/2019	10/1/2021	5683	Assistant Planner	ESCEA	33	Hourly	35.07	6079.08	72948.96
							36.83	6383.04	76596.48
							38.67	6702.19	80426.28
							40.60	7037.31	84447.72
							42.63	7389.17	88670.04
3/19/2019	10/1/2021	5683	Building Inspector I	ESCEA	32	Hourly	34.22	5930.81	71169.72
							35.93	6227.35	74728.20
							37.72	6538.72	78464.64
							39.61	6865.66	82387.92
							41.59	7208.95	86507.40

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
3/19/2019	10/1/2021	5683	Building Inspector II	ESCEA	36	Hourly	37.77	6546.51	78558.12
							39.66	6873.83	82485.96
							41.64	7217.52	86610.24
							43.72	7578.40	90940.80
							45.91	7957.32	95487.84
3/19/2019	10/1/2021	5683	Civil Engineering Assistant	ESCEA	34	Hourly	35.95	6231.08	74772.96
							37.75	6542.63	78511.56
							39.63	6869.76	82437.12
							41.61	7213.24	86558.88
							43.70	7573.90	90886.80
3/19/2019	10/1/2021	5683	Code Compliance Inspector	ESCEA	36	Hourly	37.77	6546.51	78558.12
							39.66	6873.83	82485.96
							41.64	7217.52	86610.24
							43.72	7578.40	90940.80
							45.91	7957.32	95487.84
3/19/2019	10/1/2021	5683	Community Cable Program Specialist	ESCEA	32	Hourly	34.22	5930.81	71169.72
							35.93	6227.35	74728.20
							37.72	6538.72	78464.64
							39.61	6865.66	82387.92
							41.59	7208.95	86507.40
3/19/2019	10/1/2021	5683	Computer Graphics Designer	ESCEA	34	Hourly	35.95	6231.08	74772.96
							37.75	6542.63	78511.56
							39.63	6869.76	82437.12
							41.61	7213.24	86558.88
							43.70	7573.90	90886.80
10/1/2019	10/1/2021	5232	Cultural Arts Coordinator	ESCEA	35S	Hourly	38.06	6597.49	79169.88
							39.97	6927.37	83128.44
							41.96	7273.73	87284.76
							44.06	7637.42	91649.04
							46.27	8019.29	96231.48
3/19/2019	10/1/2021	5683	Custodian	ESCEA	11	Hourly	20.37	3531.11	42373.32
							21.39	3707.67	44492.04
							22.46	3893.06	46716.72
							23.58	4087.71	49052.52
							24.76	4292.09	51505.08
3/19/2019	10/1/2021	5683	Economic Development Coordinator	ESCEA	33	Hourly	35.07	6079.08	72948.96
							36.83	6383.04	76596.48
							38.67	6702.19	80426.28
							40.60	7037.31	84447.72
							42.63	7389.17	88670.04

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
3/19/2019	10/1/2021	5683	Engineering Technician	ESCEA	30	Hourly	32.57	5645.04	67740.48
							34.20	5927.29	71127.48
							35.91	6223.66	74683.92
							37.70	6534.84	78418.08
							39.59	6861.59	82339.08
3/19/2019	10/1/2021	5683	Equipment Mechanic I	ESCEA	22	Hourly	26.73	4633.14	55597.68
							28.07	4864.80	58377.60
							29.47	5108.04	61296.48
							30.94	5363.44	64361.28
							32.49	5631.61	67579.32
3/19/2019	10/1/2021	5683	Equipment Mechanic II	ESCEA	27	Hourly	30.24	5241.99	62903.88
							31.75	5504.09	66049.08
							33.34	5779.29	69351.48
							35.01	6068.25	72819.00
							36.76	6371.66	76459.92
3/19/2019	10/1/2021	5683	Facilities Systems Mechanic	ESCEA	32	Hourly	34.22	5930.81	71169.72
							35.93	6227.35	74728.20
							37.72	6538.72	78464.64
							39.61	6865.66	82387.92
							41.59	7208.95	86507.40
3/19/2019	10/1/2021	5683	Fire Equipment Mechanic	ESCEA	30	Hourly	32.57	5645.04	67740.48
							34.20	5927.29	71127.48
							35.91	6223.66	74683.92
							37.70	6534.84	78418.08
							39.59	6861.59	82339.08
3/19/2019	10/1/2021	5683	Fire Prevention Specialist	ESCEA	34	Hourly	35.95	6231.08	74772.96
							37.75	6542.63	78511.56
							39.63	6869.76	82437.12
							41.61	7213.24	86558.88
							43.70	7573.90	90886.80
3/19/2019	10/1/2021	5683	Library Assistant	ESCEA	20	Hourly	25.44	4409.90	52918.80
							26.71	4630.39	55564.68
							28.05	4861.91	58342.92
							29.45	5105.00	61260.00
							30.92	5360.25	64323.00
3/19/2019	10/1/2021	5683	Library Clerk I	ESCEA	7	Hourly	18.46	3199.00	38388.00
							19.38	3358.96	40307.52
							20.35	3526.90	42322.80
							21.36	3703.25	44439.00
							22.43	3888.42	46661.04

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
3/19/2019	10/1/2021	5683	Library Clerk II	ESCEA	11	Hourly	20.37	3531.11	42373.32
							21.39	3707.67	44492.04
							22.46	3893.06	46716.72
							23.58	4087.71	49052.52
							24.76	4292.09	51505.08
3/19/2019	10/1/2021	5683	License/Permit Specialist I	ESCEA	17	Hourly	23.63	4095.01	49140.12
							24.81	4299.76	51597.12
							26.05	4514.76	54177.12
							27.35	4740.49	56885.88
							28.72	4977.52	59730.24
3/19/2019	10/1/2021	5683	License/Permit Specialist II	ESCEA	22	Hourly	26.73	4633.14	55597.68
							28.07	4864.80	58377.60
							29.47	5108.04	61296.48
							30.94	5363.44	64361.28
							32.49	5631.61	67579.32
3/19/2019	10/1/2021	5683	Maintenance Craftsworker	ESCEA	29	Hourly	31.77	5507.35	66088.20
							33.36	5782.73	69392.76
							35.03	6071.86	72862.32
							36.78	6375.45	76505.40
							38.62	6694.23	80330.76
3/19/2019	10/1/2021	5683	Meter Reader/Repairer	ESCEA	26	Hourly	29.50	5114.12	61369.44
							30.98	5369.83	64437.96
							32.53	5638.32	67659.84
							34.16	5920.24	71042.88
							35.86	6216.25	74595.00
3/19/2019	10/1/2021	5683	Network Assistant	ESCEA	22	Hourly	26.73	4633.14	55597.68
							28.07	4864.80	58377.60
							29.47	5108.04	61296.48
							30.94	5363.44	64361.28
							32.49	5631.61	67579.32
3/19/2019	10/1/2021	5683	Office Specialist I	ESCEA	11	Hourly	20.37	3531.11	42373.32
							21.39	3707.67	44492.04
							22.46	3893.06	46716.72
							23.58	4087.71	49052.52
							24.76	4292.09	51505.08
3/19/2019	10/1/2021	5683	Office Specialist II	ESCEA	17	Hourly	23.63	4095.01	49140.12
							24.81	4299.76	51597.12
							26.05	4514.76	54177.12
							27.35	4740.49	56885.88
							28.72	4977.52	59730.24

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
3/19/2019	10/1/2021	5683	Park Maintenance Worker I	ESCEA	15	Hourly	22.49	3897.70	46772.40
							23.61	4092.58	49110.96
							24.79	4297.21	51566.52
							26.03	4512.07	54144.84
							27.33	4737.67	56852.04
3/19/2019	10/1/2021	5683	Park Maintenance Worker II	ESCEA	19	Hourly	24.82	4302.33	51627.96
							26.06	4517.45	54209.40
							27.37	4743.32	56919.84
							28.73	4980.49	59765.88
							30.17	5229.52	62754.24
3/19/2019	10/1/2021	5683	Planning Technician	ESCEA	23	Hourly	27.40	4748.98	56987.76
							28.77	4986.42	59837.04
							30.21	5235.74	62828.88
							31.72	5497.53	65970.36
							33.30	5772.41	69268.92
3/19/2019	10/1/2021	5683	Pool Maintenance Technician	ESCEA	25	Hourly	28.78	4989.39	59872.68
							30.22	5238.86	62866.32
							31.74	5500.81	66009.72
							33.32	5775.85	69310.20
							34.99	6064.64	72775.68
3/19/2019	10/1/2021	5683	Public Works Inspector	ESCEA	22	Hourly	26.73	4633.14	55597.68
							28.07	4864.80	58377.60
							29.47	5108.04	61296.48
							30.94	5363.44	64361.28
							32.49	5631.61	67579.32
3/19/2019	10/1/2021	5683	Records Technician	ESCEA	23	Hourly	27.40	4748.98	56987.76
							28.77	4986.42	59837.04
							30.21	5235.74	62828.88
							31.72	5497.53	65970.36
							33.30	5772.41	69268.92
3/19/2019	10/1/2021	5683	Recreation Coordinator	ESCEA	25	Hourly	28.78	4989.39	59872.68
							30.22	5238.86	62866.32
							31.74	5500.81	66009.72
							33.32	5775.85	69310.20
							34.99	6064.64	72775.68
3/19/2019	10/1/2021	5683	Revenue Inspector	ESCEA	33	Hourly	35.07	6079.08	72948.96
							36.83	6383.04	76596.48
							38.67	6702.19	80426.28
							40.60	7037.31	84447.72
							42.63	7389.17	88670.04

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
3/19/2019	10/1/2021	5683	Senior Administrative Specialist	ESCEA	25	Hourly	28.78	4989.39	59872.68
							30.22	5238.86	62866.32
							31.74	5500.81	66009.72
							33.32	5775.85	69310.20
							34.99	6064.64	72775.68
3/19/2019	10/1/2021	5683	Senior Library Assistant	ESCEA	27	Hourly	30.24	5241.99	62903.88
							31.75	5504.09	66049.08
							33.34	5779.29	69351.48
							35.01	6068.25	72819.00
							36.76	6371.66	76459.92
3/19/2019	10/1/2021	5683	Senior Network Assistant	ESCEA	26	Hourly	29.50	5114.12	61369.44
							30.98	5369.83	64437.96
							32.53	5638.32	67659.84
							34.16	5920.24	71042.88
							35.86	6216.25	74595.00
3/19/2019	10/1/2021	5683	Street Maintenance Leadworker	ESCEA	28	Hourly	31.00	5373.03	64476.36
							32.55	5641.68	67700.16
							34.18	5923.76	71085.12
							35.88	6219.95	74639.40
							37.68	6530.95	78371.40
3/19/2019	10/1/2021	5683	Street Maintenance Worker I	ESCEA	15	Hourly	22.49	3897.70	46772.40
							23.61	4092.58	49110.96
							24.79	4297.21	51566.52
							26.03	4512.07	54144.84
							27.33	4737.67	56852.04
3/19/2019	10/1/2021	5683	Street Maintenance Worker II	ESCEA	19	Hourly	24.82	4302.33	51627.96
							26.06	4517.45	54209.40
							27.37	4743.32	56919.84
							28.73	4980.49	59765.88
							30.17	5229.52	62754.24
3/19/2019	10/1/2021	5683	Tree Maintenance Worker	ESCEA	22	Hourly	26.73	4633.14	55597.68
							28.07	4864.80	58377.60
							29.47	5108.04	61296.48
							30.94	5363.44	64361.28
							32.49	5631.61	67579.32
3/19/2019	10/1/2021	5683	Wastewater Maintenance Leadworker	ESCEA	28	Hourly	31.00	5373.03	64476.36
							32.55	5641.68	67700.16
							34.18	5923.76	71085.12
							35.88	6219.95	74639.40
							37.68	6530.95	78371.40

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
3/19/2019	10/1/2021	5683	Wastewater Maintenance Worker I	ESCEA	18	Hourly	24.22	4197.42	50369.04
							25.43	4407.28	52887.36
							26.70	4627.64	55531.68
							28.03	4859.02	58308.24
							29.43	5101.96	61223.52
3/19/2019	10/1/2021	5683	Wastewater Maintenance Worker II	ESCEA	22	Hourly	26.73	4633.14	55597.68
							28.07	4864.80	58377.60
							29.47	5108.04	61296.48
							30.94	5363.44	64361.28
							32.49	5631.61	67579.32

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
PSSEA SALARY SCHEDULE									
4/16/2019	10/1/2021	5687	Crime Scene Investigator I	PSSEA	29ps	Hourly	30.29	5250.00	63000.00
							31.80	5512.50	66150.00
							33.39	5788.13	69457.56
							35.06	6077.53	72930.36
							36.82	6381.41	76576.92
4/16/2019	10/1/2021	5687	Crime Scene Investigator II	PSSEA	21ps	Hourly	33.43	5795.01	69540.12
							35.10	6084.77	73017.24
							36.86	6389.00	76668.00
							38.70	6708.45	80501.40
							40.64	7043.88	84526.56
4/16/2019	10/1/2021	5687	Police Assistant I	PSSEA	13ps	Hourly	21.79	3776.36	45316.32
							22.88	3965.18	47582.16
							24.02	4163.44	49961.28
							25.22	4371.61	52459.32
							26.48	4590.19	55082.28
4/16/2019	10/1/2021	5687	Police Assistant II	PSSEA	17ps	Hourly	24.05	4168.40	50020.80
							25.25	4376.82	52521.84
							26.51	4595.66	55147.92
							27.84	4825.44	57905.28
							29.23	5066.72	60800.64
4/16/2019	10/1/2021	5687	Police Service Officer I	PSSEA	22ps	Hourly	26.21	4543.07	54516.84
							27.52	4770.23	57242.76
							28.90	5008.74	60104.88
							30.34	5259.18	63110.16
							31.86	5522.14	66265.68
4/16/2019	10/1/2021	5687	Police Service Officer II	PSSEA	26ps	Hourly	28.93	5014.71	60176.52
							30.38	5265.45	63185.40
							31.90	5528.72	66344.64
							33.49	5805.16	69661.92
							35.17	6095.41	73144.92

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
POLICE OFFICER ASSOCIATION SALARY SCHEDULE									
11/24/2018		5627	Police Officer	ESPOA	687	Hourly	41.20	7142.18	85706.16
							43.27	7499.29	89991.48
							45.43	7874.26	94491.12
							47.70	8267.97	99215.64
							50.08	8681.37	104176.44
							55.09	9549.50	114594.00
11/24/2018		5627	Police Sergeant	ESPOA	700	Hourly	51.62	8947.68	107372.16
							54.20	9395.06	112740.72
							56.91	9864.82	118377.84
							59.76	10358.06	124296.72
							62.75	10875.96	130511.52
							69.02	11963.56	143562.72

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
EL SEGUNDO POLICE MANAGEMENT ASSOCIATION SALARY SCHEDULE									
11/5/2019	10/1/2021	5185	Police Lieutenant	ESPMA	56P	Hourly	74.18	12857.42	154289.04
							77.89	13500.29	162003.48
							81.78	14175.30	170103.60
							85.87	14884.07	178608.84
							90.16	15628.27	187539.24
11/5/2019	10/1/2021	5185	Police Captain	ESPMA	61P	Hourly	86.69	15026.89	180322.68
							91.03	15778.23	189338.76
							95.58	16567.14	198805.68
							100.36	17395.50	208746.00
							105.38	18265.27	219183.24

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
EL SEGUNDO FIREFIGHTERS ASSOCIATION SALARY SCHEDULE									
11/24/2018		5628	Firefighter	ESFA - IAFF	483	Hourly	37.72	6537.32	78447.84
							39.53	6852.09	82225.08
							41.44	7182.58	86190.96
							43.44	7529.60	90355.20
							45.54	7893.94	94727.28
							47.75	8276.52	99318.24
11/24/2018		5628	Fire Paramedic	ESFA - IAFF	497	Hourly	45.63	7909.64	94915.68
							47.84	8293.01	99516.12
							50.17	8695.53	104346.36
							52.60	9118.19	109418.28
							55.17	9561.99	114743.88
11/24/2018		5628	Fire Engineer	ESFA - IAFF	497	Hourly	45.63	7909.64	94915.68
							47.84	8293.01	99516.12
							50.17	8695.53	104346.36
							52.60	9118.19	109418.28
							55.17	9561.99	114743.88
11/24/2018		5628	Fire Captain	ESFA - IAFF	510	Hourly	52.71	9136.40	109636.80
							55.28	9581.09	114973.08
							57.97	10048.04	120576.48
							60.80	10538.32	126459.84
							63.77	11053.11	132637.32

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
SUPERVISORY PROFESSIONAL EMPLOYEE ASSOCIATION									
10/1/2019	10/1/2021	5759	Crime Prevention Analyst I	SPEA	30S	Hourly	36.56	6336.61	76039.32
							38.39	6653.44	79841.28
							40.30	6986.11	83833.32
							42.32	7335.42	88025.04
							44.44	7702.19	92426.28
10/1/2019	10/1/2021	5759	Deputy City Treasurer I	SPEA	30S	Hourly	36.56	6336.61	76039.32
							38.39	6653.44	79841.28
							40.30	6986.11	83833.32
							42.32	7335.42	88025.04
							44.44	7702.19	92426.28
10/1/2019	10/1/2021	5759	Librarian I	SPEA	32S	Hourly	38.06	6597.49	79169.88
							39.97	6927.37	83128.44
							41.96	7273.73	87284.76
							44.06	7637.42	91649.04
							46.27	8019.29	96231.48
10/1/2019	10/1/2021	5759	Administrative Analyst	SPEA	33S	Hourly	38.84	6732.84	80794.08
							40.79	7069.49	84833.88
							42.82	7422.96	89075.52
							44.97	7794.11	93529.32
							47.21	8183.81	98205.72
10/1/2019	10/1/2021	5759	Property Owner Coordinator	SPEA	33S	Hourly	38.84	6732.84	80794.08
							40.79	7069.49	84833.88
							42.82	7422.96	89075.52
							44.97	7794.11	93529.32
							47.21	8183.81	98205.72
10/1/2019	10/1/2021	5759	Recreation Supervisor	SPEA	33S	Hourly	38.84	6732.84	80794.08
							40.79	7069.49	84833.88
							42.82	7422.96	89075.52
							44.97	7794.11	93529.32
							47.21	8183.81	98205.72
10/1/2019	10/1/2021	5759	Wellness Coordinator	SPEA	33S	Hourly	38.84	6732.84	80794.08
							40.79	7069.49	84833.88
							42.82	7422.96	89075.52
							44.97	7794.11	93529.32
							47.21	8183.81	98205.72
10/1/2019	10/1/2021	5759	Crime Prevention Analyst II	SPEA	34S	Hourly	39.64	6871.58	82458.96
							41.63	7215.16	86581.92
							43.71	7575.92	90911.04
							45.89	7954.72	95456.64
							48.19	8352.45	100229.40

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
10/1/2019	10/1/2021	5759	Equipment Maint. Supervisor	SPEA	37S	Hourly	42.17	7308.94	87707.28
							44.28	7674.39	92092.68
							46.49	8058.11	96697.32
							48.81	8461.01	101532.12
							51.25	8884.06	106608.72
10/1/2019	10/1/2021	5759	Park Maintenance Supervisor	SPEA	37S	Hourly	42.17	7308.94	87707.28
							44.28	7674.39	92092.68
							46.49	8058.11	96697.32
							48.81	8461.01	101532.12
							51.25	8884.06	106608.72
10/1/2019	10/1/2021	5759	Project Specialist/ Sr. Accountant	SPEA	37S	Hourly	42.17	7308.94	87707.28
							44.28	7674.39	92092.68
							46.49	8058.11	96697.32
							48.81	8461.01	101532.12
							51.25	8884.06	106608.72
10/1/2019	10/1/2021	5759	Street Maintenance Supervisor	SPEA	37S	Hourly	42.17	7308.94	87707.28
							44.28	7674.39	92092.68
							46.49	8058.11	96697.32
							48.81	8461.01	101532.12
							51.25	8884.06	106608.72
10/1/2019	10/1/2021	5759	Water/Wastewater Supervisor	SPEA	37S	Hourly	42.17	7308.94	87707.28
							44.28	7674.39	92092.68
							46.49	8058.11	96697.32
							48.81	8461.01	101532.12
							51.25	8884.06	106608.72
10/1/2019	10/1/2021	5759	Construction Coordinator	SPEA	38S	Hourly	43.05	7462.06	89544.72
							45.20	7835.17	94022.04
							47.46	8226.92	98723.04
							49.84	8638.27	103659.24
							52.33	9070.18	108842.16
10/1/2019	10/1/2021	5759	GIS Analyst	SPEA	38S	Hourly	43.05	7462.06	89544.72
							45.20	7835.17	94022.04
							47.46	8226.92	98723.04
							49.84	8638.27	103659.24
							52.33	9070.18	108842.16
10/1/2019	10/1/2021	5759	Program Coordinator	SPEA	38S	Hourly	43.05	7462.06	89544.72
							45.20	7835.17	94022.04
							47.46	8226.92	98723.04
							49.84	8638.27	103659.24
							52.33	9070.18	108842.16

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
10/1/2019	10/1/2021	5759	RSI Design Coordinator	SPEA	38S	Hourly	43.05	7462.06	89544.72
							45.20	7835.17	94022.04
							47.46	8226.92	98723.04
							49.84	8638.27	103659.24
							52.33	9070.18	108842.16
10/1/2019	10/1/2021	5759	Information Systems Developer	SPEA	39S	Hourly	43.96	7619.04	91428.48
							46.15	7999.99	95999.88
							48.46	8399.99	100799.88
							50.88	8819.99	105839.88
							53.43	9260.99	111131.88
11/3/2020	10/1/2021	NA	Media Supervisor	SPEA	40S	Hourly	43.96	7619.04	91428.48
							46.15	7999.99	95999.88
							48.46	8399.99	100799.88
							50.88	8819.99	105839.88
							53.43	9260.99	111131.88
10/1/2019	10/1/2021	5759	Accounting Supervisor	SPEA	40S	Hourly	44.88	7779.92	93359.04
							47.13	8168.91	98026.92
							49.48	8577.36	102928.32
							51.96	9006.23	108074.76
							54.56	9456.54	113478.48
10/1/2019	10/1/2021	5759	Economic Development Analyst	SPEA	40S	Hourly	44.88	7779.92	93359.04
							47.13	8168.91	98026.92
							49.48	8577.36	102928.32
							51.96	9006.23	108074.76
							54.56	9456.54	113478.48
10/1/2019	10/1/2021	5759	Police Records Supervisor	SPEA	40S	Hourly	44.88	7779.92	93359.04
							47.13	8168.91	98026.92
							49.48	8577.36	102928.32
							51.96	9006.23	108074.76
							54.56	9456.54	113478.48
10/1/2019	10/1/2021	5759	Senior Administrative Analyst	SPEA	40S	Hourly	44.88	7779.92	93359.04
							47.13	8168.91	98026.92
							49.48	8577.36	102928.32
							51.96	9006.23	108074.76
							54.56	9456.54	113478.48
10/1/2019	10/1/2021	5759	Associate Engineer	SPEA	42S	Hourly	46.81	8113.85	97366.20
							49.15	8519.54	102234.48
							51.61	8945.52	107346.24
							54.19	9392.80	112713.60
							56.90	9862.43	118349.16

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
10/1/2019	10/1/2021	5759	Facilities Maintenance Supervisor	SPEA	42S	Hourly	46.81	8113.85	97366.20
							49.15	8519.54	102234.48
							51.61	8945.52	107346.24
							54.19	9392.80	112713.60
							56.90	9862.43	118349.16
10/1/2019	10/1/2021	5759	Plan Check Engineer	SPEA	42S	Hourly	46.81	8113.85	97366.20
							49.15	8519.54	102234.48
							51.61	8945.52	107346.24
							54.19	9392.80	112713.60
							56.90	9862.43	118349.16
10/1/2019	10/1/2021	5759	Purchasing Agent	SPEA	42S	Hourly	46.81	8113.85	97366.20
							49.15	8519.54	102234.48
							51.61	8945.52	107346.24
							54.19	9392.80	112713.60
							56.90	9862.43	118349.16
10/1/2019	10/1/2021	5759	RSI Supervisor	SPEA	42S	Hourly	46.81	8113.85	97366.20
							49.15	8519.54	102234.48
							51.61	8945.52	107346.24
							54.19	9392.80	112713.60
							56.90	9862.43	118349.16
10/1/2019	10/1/2021	5759	Information System Specialist	SPEA	43S	Hourly	47.81	8287.10	99445.20
							50.20	8701.46	104417.52
							52.71	9136.53	109638.36
							55.35	9593.36	115120.32
							58.11	10073.02	120876.24
10/1/2019	10/1/2021	5759	Senior Building Inspector	SPEA	44S	Hourly	48.83	8464.69	101576.28
							51.28	8887.93	106655.16
							53.84	9332.32	111987.84
							56.53	9798.94	117587.28
							59.36	10288.88	123466.56
10/1/2019	10/1/2021	5759	Assistant Fire Marshall	SPEA	45S	Hourly	49.88	8646.73	103760.76
							52.38	9079.06	108948.72
							55.00	9533.02	114396.24
							57.75	10009.67	120116.04
							60.64	10510.15	126121.80
10/1/2019	10/1/2021	5759	Emergency Management Coordinator	SPEA	45S	Hourly	49.88	8646.73	103760.76
							52.38	9079.06	108948.72
							55.00	9533.02	114396.24
							57.75	10009.67	120116.04
							60.64	10510.15	126121.80

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
10/1/2019	10/1/2021	5759	Principal Environmental Specialist	SPEA	45S	Hourly	49.88	8646.73	103760.76
							52.38	9079.06	108948.72
							55.00	9533.02	114396.24
							57.75	10009.67	120116.04
							60.64	10510.15	126121.80
10/1/2019	10/1/2021	5759	Senior Engineer Associate	SPEA	46S	Hourly	50.96	8833.30	105999.60
							53.51	9274.97	111299.64
							56.18	9738.71	116864.52
							58.99	10225.65	122707.80
							61.94	10736.93	128843.16
10/1/2019	10/1/2021	5759	Technical Services Analyst	SPEA	47S	Hourly	52.06	9024.54	108294.48
							54.67	9475.77	113709.24
							57.40	9949.56	119394.72
							60.27	10447.04	125364.48
							63.28	10969.39	131632.68
10/1/2019	10/1/2021	5759	Fire Marshall	SPEA	49S	Hourly	54.35	9421.48	113057.76
							57.07	9892.56	118710.72
							59.93	10387.19	124646.28
							62.92	10906.54	130878.48
							66.07	11451.87	137422.44
10/1/2019	10/1/2021	5759	Principal Planner	SPEA	52S	Hourly	58.01	10054.88	120658.56
							60.91	10557.63	126691.56
							63.95	11085.51	133026.12
							67.15	11639.78	139677.36
							70.51	12221.77	146661.24
10/1/2019	10/1/2021	5759	Senior Plan Check Engineer	SPEA	52S	Hourly	58.01	10054.88	120658.56
							60.91	10557.63	126691.56
							63.95	11085.51	133026.12
							67.15	11639.78	139677.36
							70.51	12221.77	146661.24
10/1/2019	10/1/2021	5759	Environmental Safety Manager	SPEA	53S	Hourly	58.76	10185.73	122228.76
							61.70	10695.02	128340.24
							64.79	11229.77	134757.24
							68.03	11791.26	141495.12
							71.43	12380.82	148569.84

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
UNREPRESENTED: EXECUTIVE, MANAGEMENT, CONFIDENTIAL EMPLOYEES									
11/3/2020		5232	Deputy City Manager	EXECUTIVE	60d	Salaried	68.20	11822.00	141864.00
							92.87	16098.00	193176.00
6/4/2019		5154	Chief of Police	EXECUTIVE	60f	Salaried	101.66	17620.73	211448.76
							125.41	21737.72	260852.64
6/4/2019		5154	Fire Chief	EXECUTIVE	70f	Salaried	96.69	16760.14	201121.68
							116.03	20112.17	241346.04
11/3/2020		5232	Chief Financial Officer	EXECUTIVE	64d	Salaried	77.39	13415.00	160980.00
							92.87	16098.00	193176.00
11/3/2020		5232	Director of Human Resources	EXECUTIVE	64d	Salaried	77.39	13415.00	160980.00
							92.87	16098.00	193176.00
11/3/2020		5232	Information Technology Services Director	EXECUTIVE	64d	Salaried	77.39	13415.00	160980.00
							92.87	16098.00	193176.00
11/3/2020		5232	Community Services Director	EXECUTIVE	64d	Salaried	77.39	13415.00	160980.00
							92.87	16098.00	193176.00
11/3/2020		5232	Development Services Director	EXECUTIVE	64d	Salaried	78.35	13581.00	162972.00
							102.12	17700.00	212400.00
6/4/2019		5154	Director of Public Works	EXECUTIVE	64d	Salaried	77.39	13415.00	160980.00
							92.87	16098.00	193176.00
6/4/2019		5154	Accounting Manager	MANAGEMENT	51m	Salaried	58.10	10070.98	120851.76
							69.72	12085.18	145022.16
6/4/2019		5154	Assistant City Engineer	MANAGEMENT	56m	Salaried	60.70	10521.52	126258.24
							72.84	12625.83	151509.96
6/4/2019		5154	Battalion Chief	MANAGEMENT	60f	Salaried	75.24	13041.06	156492.72
							90.28	15649.27	187791.24
6/4/2019		5154	Building Safety Manager	MANAGEMENT	60f	Salaried	64.83	11236.58	134838.96
							77.79	13483.89	161806.68
6/4/2019		5154	City Engineer (At-Will)	MANAGEMENT	60m	Salaried	68.91	11943.54	143322.48
							82.69	14332.25	171987.00
6/4/2019		5154	Community Cable Program Manager	MANAGEMENT	51m	Salaried	58.10	10070.98	120851.76
							69.72	12085.18	145022.16
11/3/2020		NA	Communications & Legislative Affairs Manager	MANAGEMENT	51m	Salaried	58.10	10070.98	120851.76
							69.72	12085.18	145022.16
6/4/2019		5154	Deputy City Clerk I	MANAGEMENT	27m	Salaried	35.43	6140.99	73691.88
							42.27	7325.99	87911.88
6/4/2019		5154	Deputy City Clerk II	MANAGEMENT	36m	Salaried	39.57	6859.26	82311.12
							47.49	8231.11	98773.32
6/4/2019		5154	Deputy City Treasurer II	MANAGEMENT	30s	Salaried	44.05	7635.47	91625.64
							52.86	9162.56	109950.72
6/4/2019		5154	Finance Manager	MANAGEMENT	55m	Salaried	59.38	10292.33	123507.96
							71.25	12350.80	148209.60

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
6/4/2019		5154	General Services Manager	MANAGEMENT	53m	Salaried	59.04	10233.12	122797.44
							70.84	12279.74	147356.88
6/4/2019		5154	Human Resources Manager	MANAGEMENT	51m	Salaried	58.10	10070.98	120851.76
							69.72	12085.18	145022.16
6/4/2019		5154	Information Systems Manager	MANAGEMENT	54m	Salaried	62.04	10753.00	129036.00
							74.44	12903.60	154843.20
6/4/2019		5154	Librarian II	MANAGEMENT	37m	Salaried	41.97	7274.57	87294.84
							50.36	8729.48	104753.76
11/3/2020		1620	Library Services Manager	MANAGEMENT	50m	Salaried	56.85	9854.65	118255.80
							68.22	11825.58	141906.96
6/4/2019		5154	Park Maintenance Superintendent	MANAGEMENT	48m	Salaried	54.45	9437.67	113252.04
							65.34	11325.20	135902.40
6/4/2019		5154	Planning Manager	MANAGEMENT	56m	Salaried	64.83	11236.58	134838.96
							77.79	13483.89	161806.68
6/4/2019		5154	Recreation Superintendent	MANAGEMENT	50m	Salaried	56.85	9854.65	118255.80
							68.22	11825.58	141906.96
6/4/2019		5154	Revenue Manager	MANAGEMENT	51m	Salaried	58.10	10070.98	120851.76
							69.72	12085.18	145022.16
11/3/2020		5232	Risk Manager	MANAGEMENT	52m	Salaried	58.10	10071.00	120852.00
							69.72	12085.00	145020.00
6/4/2019		5154	Senior Librarian	MANAGEMENT	39m	Salaried	44.98	7796.33	93555.96
							53.97	9355.60	112267.20
11/3/2020		5232	Treasury & Customer Service Manager	MANAGEMENT	141	Salaried	59.38	10292.00	123504.00
							71.26	12351.00	148212.00
6/4/2019		5154	Accountant	CONFIDENTIAL	31m	Salaried	38.16	6614.09	79369.08
							45.79	7936.91	95242.92
6/4/2019		5154	Executive Assistant	CONFIDENTIAL	34m	Salaried	37.98	6582.92	78995.04
							45.57	7899.51	94794.12
6/4/2019		5154	Human Resources Analyst	CONFIDENTIAL	34m	Salaried	40.56	7030.31	84363.72
							48.67	8436.37	101236.44
6/4/2019		NA	Human Resources Technician	CONFIDENTIAL	18m	Salaried	29.58	5127.76	61533.12
							35.50	6153.32	73839.84
6/4/2019		5154	Management Analyst	CONFIDENTIAL	35m	Salaried	41.40	7176.04	86112.48
							49.68	8611.25	103335.00
6/4/2019		5154	Payroll Accountant	CONFIDENTIAL	31m	Salaried	38.16	6614.09	79369.08
							45.79	7936.91	95242.92
6/4/2019		5154	Principal Civil Engineer	CONFIDENTIAL	51m	Salaried	58.10	10070.98	120851.76
							69.72	12085.18	145022.16
6/4/2019		5154	Senior Civil Engineer (At-Will)	CONFIDENTIAL	48m	Salaried	54.45	9437.67	113252.04
							65.34	11325.20	135902.40

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
6/4/2019		5154	Senior Executive Assistant (At-Will)	CONFIDENTIAL	35m	Salaried	41.40	7176.04	86112.48
							49.68	8611.25	103335.00
6/4/2019		5154	Senior Human Resources Analyst	CONFIDENTIAL	39m	Salaried	44.98	7796.33	93555.96
							53.97	9355.60	112267.20
6/4/2019		5154	Senior Management Analyst	CONFIDENTIAL	39m	Salaried	44.98	7796.33	93555.96
							53.97	9355.60	112267.20

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
CONTRACTS									
6/19/2019	10/19/2021	5720	City Manager	CONTRACT	227	Salaried	124.85	21641.66	259700.00
ELECTED OFFICIALS									
3/7/2006	Ordinance	1392	Council Member	ELECTED	290	Stipend		900.00	
6/4/2019		5154	City Clerk	ELECTED	209	Stipend		2375.00	
6/5/2019		5154	City Treasurer	ELECTED	236	Stipend		2375.00	

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
PART-TIME HOURLY SCHEDULE									
12/14/2020		5243	Administrative Intern PT	TEMPORARY	28pt	Hourly	15.00	2600.00	31200.00
							15.75	2730.00	32760.00
							16.54	2866.93	34403.20
							17.36	3009.07	36108.80
							18.23	3159.87	37918.40
							19.14	3317.60	39811.20
12/14/2020		5243	Library Assistant PT	TEMPORARY	20h	Hourly	21.37	3704.13	44449.60
							22.44	3889.60	46675.20
							23.56	4083.73	49004.80
							24.74	4288.27	51459.20
							25.98	4503.20	54038.40
12/14/2020		5243	Library Clerk PT	TEMPORARY	7h	Hourly	15.50	2686.67	32240.00
							16.28	2821.87	33862.40
							17.09	2962.27	35547.20
							17.95	3111.33	37336.00
							18.84	3265.60	39187.20
12/14/2020		5243	Lifeguard PT	TEMPORARY	680	Hourly	15.00	2600.00	31200.00
							15.75	2730.00	32760.00
							16.54	2866.93	34403.20
							17.36	3009.07	36108.80
							18.23	3159.87	37918.40
							19.14	3317.60	39811.20
11/3/2020		NA	Park Maintenance Worker I - PT	TEMPORARY	15H	Hourly	24.82	4,302.33	51,627.96
							26.06	4,517.45	54,209.40
							27.37	4,743.32	56,919.84
							28.73	3,979.73	47,756.80
							30.17	5,229.52	62,754.24
12/14/2020		5243	Police Cadet PT	TEMPORARY	05c	Hourly	16.27	2820.13	33841.60
							17.08	2960.53	35526.40
							17.94	3109.60	37315.20
							18.83	3263.87	39166.40
							19.78	3428.53	41142.40
							20.77	3600.13	43201.60
2/21/2017		5025	Police Officer Trainee	TEMPORARY	NA	Hourly	29.06	5038.42	60444.80
							30.52	5290.35	63481.60
							32.04	5554.86	66643.20
							33.64	5832.61	69971.20
							35.33	6124.22	73486.40

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
12/14/2020	11/2/2021	5243	Recreation Assistant PT	TEMPORARY	2pt	Hourly	15.44	2676.27	32115.20
							16.21	2809.73	33716.80
							17.02	2950.13	35401.60
							17.87	3097.47	37169.60
12/14/2020		5243	Recreation Leader PT	TEMPORARY	11pt	Hourly	15.00	2600.00	31200.00
							15.75	2730.00	32760.00
							16.54	2866.93	34403.20
							17.36	3009.07	36108.80
							18.23	3159.87	37918.40
							19.14	3317.60	39811.20
12/14/2020		5243	Senior Recreation Leader PT	TEMPORARY	21pt	Hourly	16.00	2773.33	33280.00
							16.80	2912.00	34944.00
							17.64	3057.60	36691.20
							18.52	3210.13	38521.60
							19.45	3371.33	40456.00
							20.42	3539.47	42473.60
12/14/2020		5243	Recreation Specialist PT	TEMPORARY	31pt	Hourly	18.29	3170.27	38043.20
							19.20	3328.00	39936.00
							20.16	3494.40	41932.80
							21.17	3669.47	44033.60
							22.23	3853.20	46238.40
							23.34	4045.60	48547.20
12/14/2020		5243	Senior Lifeguard PT	TEMPORARY	681	Hourly	18.00	3120.00	37440.00
							18.90	3276.00	39312.00
							19.85	3440.67	41288.00
							20.84	3612.27	43347.20
							21.88	3792.53	45510.40
							22.97	3981.47	47777.60
12/14/2020		5243	Senior Video Technician/Media Specialist PT	TEMPORARY	31pt	Hourly	17.25	2990.00	35880.00
							18.11	3139.07	37668.80
							19.02	3296.80	39561.60
							19.97	3461.47	41537.60
							20.97	3634.80	43617.60
							22.02	3816.80	45801.60
12/14/2020		5243	Senior Video Technician II PT	TEMPORARY	35pt	Hourly	22.25	3856.67	46280.00
							23.36	4049.07	48588.80
							24.53	4251.87	51022.40
							25.76	4465.07	53580.80
							27.05	4688.67	56264.00
							28.40	4922.67	59072.00

EFFECTIVE DATE	SALARY REVISION EFFECTIVE DATE	AGREEMENT NUMBER	JOB CLASS TITLE	GROUP BU	GRADE	PAY TYPE	HOURLY	MONTHLY	ANNUAL
12/14/2020	11/2/2021	5243	Video Technician II/Media Assistant PT	TEMPORARY	12pt	Hourly	15.44	2676.27	32115.20
							16.21	2809.73	33716.80
							17.02	2950.13	35401.60
							17.87	3097.47	37169.60
							18.76	3251.73	39020.80
							19.69	3412.93	40955.20
12/14/2020		5243	Shuttle Driver PT	TEMPORARY	38pt	Hourly	17.25	2990.00	35880.00
							18.11	3139.07	37668.80
							19.02	3296.80	39561.60
							19.97	3461.47	41537.60
							20.97	3634.80	43617.60
							22.02	3816.80	45801.60
12/14/2020		5243	Swim Instructor PT	TEMPORARY	682	Hourly	16.50	2860.00	34320.00
							17.33	3003.87	36046.40
							18.19	3152.93	37835.20
							19.10	3310.67	39728.00
							20.06	3477.07	41724.80
							21.06	3650.40	43804.80
6/15/2021		5270	Special Projects Administrator PT	TEMPORARY	40pt	Hourly	25.00	4333.33	52000.00
							125.00	21666.67	260000
3/16/2021		5254	Police Services Officer II PT	TEMPORARY	26ps	Hourly	28.37	4917.47	59009.60
							34.48	5976.53	71718.40
3/2/2021		5252	Public Safety Officer II PT	TEMPORARY	26ps	Hourly	27.81	4820.40	57844.80
							33.80	5858.67	70304.00
3/2/2021		5252	Fire Marshal PT	TEMPORARY	49S	Hourly	52.24	9054.93	108659.20
							63.50	11006.67	132080.00
3/2/2021		5252	Battalion Chief PT	TEMPORARY	60F	Hourly	75.24	13041.60	156499.20
							90.28	15648.53	187782.40

10/04/2011 - 12/07/2021

Revision Dates	Group	% of Revision	Revision	Council Adoption Date
10/1/2021	PMA	3.00		1/16/2020
10/1/2021	CEA	2.00		3/20/2019
10/1/2021	PSSEA	2.00		10/1/2018
10/1/2021	SPEA	2.00		10/1/2018
4/20/2021	MC	-	Reclassification of HR Assistant to HR Technician	4/20/2021
12/15/2020	Unrepresented		Part-time salary	12/15/2020
12/14/2020	Unrepresented	-	Administrative Intern	12/14/2020
11/20/2020	MC	-	Risk Manager, Library Services Manager, Deputy City Manager, HR Director, Community Services Director, Development Services Director, IT Services Director, Treasury and Customer Service Manager, Chief Financial Officer	11/20/2020
11/3/2020	MC	-	Communications and Legislative Affairs Manager	11/3/2020
10/1/2020	PMA	3.00		1/16/2020
10/1/2020	CEA	2.00		3/20/2019
10/1/2020	FFA	2.50		10/1/2018
10/1/2020	POA	2.00		10/1/2018
10/1/2020	PSSEA	2.00		10/1/2018
10/1/2020	SPEA	2.00		10/1/2018
10/1/2019	FFA	2.50		10/1/2018
10/1/2019	POA	2.00		10/1/2018
6/4/2019	MC	-		6/4/2019
6/5/2018	Unrepresented	-	New PT Lifeguard and Senior Lifeguard	6/5/2018
1/6/2018	SPEA	-	Accounting Supervisor	1/6/2018
1/6/2018	SPEA	-	Assistant Fire Marshal	1/6/2018
6/20/2017	MC	-	Director of Information Systems (At-will)	6/20/2017
5/13/2017	CEA	-	Records Technician	9/20/2016
5/13/2017	CEA	-	Crime Scene Investigator	5/13/2017
4/18/2017	MC	-	Accountant	4/18/2017
4/15/2017	PSSEA	-	Police Assistant I	4/15/2017
3/4/2017	Unrepresented	-	Police Officer Trainee	2/21/2017
3/4/2017	POA	-	Police Sergeant	3/4/2017
10/1/2016	FFA	3.00		10/1/2014
10/1/2016	FFA	-	Fire Paramedic, Firefighter	10/1/2016

10/04/2011 - 12/07/2021

Revision Dates	Group	% of Revision	Revision	Council Adoption Date
3/15/2016	Elected	-	City Treasurer	3/15/2016
12/26/2015	MC	-	Accounting Manager	12/26/2015
12/26/2015	MC	-	Executives	12/26/2015
12/26/2015	MC	-	Planning Manager	12/26/2015
11/28/2015	FFA	2.00		10/1/2014
9/21/2013	CEA	-	COLA	9/21/2013
10/1/2012	PMA	-	COLA	9/27/2011
10/1/2012	PSSEA	-	COLA	10/1/2011
10/1/2011	POA	-	COLA	10/3/2011



City Council Agenda Statement

Meeting Date: December 7, 2021

Agenda Heading: Staff Presentations

Item Number: D.19

TITLE:

Amendment to City Contributions for CalPERS Medical Premiums

RECOMMENDATION:

Adopt resolutions amending the City Contributions for CalPERS medical premiums for the Executive Management and Mid-Management/Confidential groups covered under the City of El Segundo Administrative Code, Title 1A Salaries and Conditions of Employment, Chapter 1A2 Management-Confidential Series.

FISCAL IMPACT:

Fiscal impact for FY2021-22 is \$36,000, assuming all eligible employees participate in medical coverage. Sufficient funding for actions related to this recommendation is included in the adopted Citywide Budget. No new funding is needed for this fiscal year.

BACKGROUND:

The Executive Management and Mid-Management/Confidential employee groups (Management Confidential series) are unrepresented and do not engage in the collective bargaining process for changes to wages, benefits and other terms and conditions of employment. Instead, their salaries and conditions of employment are provided in the Administrative Code Title 1A, Chapter 1A-2 and are subject to change from time to time by City Council resolution. The health allowance for employees in the Management Confidential series includes two components, a medical contribution and flexible benefit. The medical contribution is subject to the Public Employees' Medical and Hospital Care Act (PEMHCA) and the designated allowance may only be used towards the cost of CalPERS medical plan premiums. The medical contribution was last adjusted to \$782 for Executive Management and to \$585 for Mid-Management/Confidential effective June 1, 2016.

Under the Administrative Code, employees are provided with a flexible benefit allowance which may be used towards eligible benefits under the plan including medical premiums. In May 2019, the flexible benefit allowance was adjusted to \$718 for

Amendment to the City Contributions for CalPERS Medical Premiums

December 7, 2021

Page 2 of 3

Executive Management and to \$915 for Mid-Management/Confidential. The City total monthly health allowance (medical contribution and flexible benefit) for both groups equals \$1,500.

DISCUSSION:

CalPERS requires contracting agencies participating in the Health Plan under PEMHCA to submit a change resolution approved by the City Council to amend the employer contribution for medical premiums. Resolutions were approved by City Council for represented labor groups with negotiated increases to monthly medical allowances effective January 2022. Over time, these scheduled increases to the medical plans have brought parity to the represented groups with a monthly allowance for active employees to \$1,650. Absent the collective bargaining process, the total monthly health allowance for the Management Confidential series has remained at \$1,500 since 2019.

The following illustrates the proposed changes to Administrative Code Title 1A, Chapter 1A-2, Section 1A2.105 Flexible Benefit Plan for positions in the Executive Management and Mid-Management/Confidential Groups as listed in the attached Resolutions:

1. Effective February 1, 2022, an increase to the medical contribution for Executive Management of \$150 towards the medical allowance, which will increase the monthly contribution from \$782 to \$932. The total combined health contribution is \$1,650.

Medical Contribution per Month	Flexible Benefit per Month	Total Monthly Health Allowance
\$932	\$718	\$1,650

2. Effective February 1, 2022, an increase to the medical contribution for Management/Confidential of \$150 towards the medical allowance, which will increase the monthly contribution from \$585 to \$735. The total combined health contribution is \$1,650.

Medical Contribution per Month	Flexible Benefit per Month	Total Monthly Health Allowance
\$735	\$915	\$1,650

The proposed \$150 monthly medical contribution increase provides a balanced approach to labor relations with the Management Confidential series employees. The

Amendment to the City Contributions for CalPERS Medical Premiums

December 7, 2021

Page 3 of 3

maximum fiscal impact over a 12-month period, assuming all eligible employees participate in medical coverage, is \$86,400.

Upon approval, Human Resources will ensure that the resolutions are recorded with CalPERS and will work with Finance to implement the amendments to the City's contribution to medical premiums.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 3: Develop as a Choice Employer and Workforce

Objective: El Segundo is a city employer of choice and consistently hires for the future, with a workforce that is inspired, world-class and engaged, demonstrating increasing stability and innovation.

PREPARED BY:

Rebecca Redyk, Human Resources Director

REVIEWED BY:

Rebecca Redyk, Human Resources Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Resolution Fixing the Employer Contribution 006 El Segundo Executive Management
2. Resolution Fixing the Employer Contribution 001 El Segundo El Segundo Mid-Management Confidential

RESOLUTION NO. Number
FIXING THE EMPLOYER CONTRIBUTION
UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT
AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS
WITH RESPECT TO A RECOGNIZED EMPLOYEE ORGANIZATION
006 EL SEGUNDO EXECUTIVE MANAGEMENT

- WHEREAS, (1) **City of El Segundo** is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the "Act") for participation by members of **El Segundo City Employees' Association**; and
- WHEREAS, (2) Government Code Section 22892(a) provides that a contracting agency subject to Act shall fix the amount of the employer contribution by resolution; and
- WHEREAS, (3) Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by Section 22892(b) of the Act; now, therefore be it
- RESOLVED, (a) That the employer contribution for each employee or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan up to a maximum of **\$1,650.00** per month, plus administrative fees and Contingency Reserve Fund assessments; and be it further
- RESOLVED, (b) **City of El Segundo** has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and be it further
- RESOLVED, (c) That the participation of the employees and annuitants of **City of El Segundo** shall be subject to determination of its status as an "agency or instrumentality of the state or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that **City of El Segundo** would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and be it further
- RESOLVED, (d) That the executive body appoint and direct, and it does hereby appoint and direct, the City Clerk to file with the Board a verified copy of this resolution, and to perform on behalf of **City of El Segundo** all functions required of it under the Act; and be it further
- RESOLVED, (e) That coverage under the Act be effective on **February 1, 2022**.

Adopted at a regular meeting of the El Segundo City Council at El Segundo, CA, this 7th day of December, 2021.

Signed: _____
Drew Boyles, Mayor

Attest: _____
Tracy Weaver, City Clerk

RESOLUTION NO. Number
FIXING THE EMPLOYER CONTRIBUTION
UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT
AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS
WITH RESPECT TO A RECOGNIZED EMPLOYEE ORGANIZATION
001 EL SEGUNDO MID-MANAGEMENT/CONFIDENTIAL

- WHEREAS, (1) **City of El Segundo** is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the "Act") for participation by members of **El Segundo City Employees' Association**; and
- WHEREAS, (2) Government Code Section 22892(a) provides that a contracting agency subject to Act shall fix the amount of the employer contribution by resolution; and
- WHEREAS, (3) Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by Section 22892(b) of the Act; now, therefore be it
- RESOLVED, (a) That the employer contribution for each employee or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan up to a maximum of **\$1,650.00** per month, plus administrative fees and Contingency Reserve Fund assessments; and be it further
- RESOLVED, (b) **City of El Segundo** has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and be it further
- RESOLVED, (c) That the participation of the employees and annuitants of **City of El Segundo** shall be subject to determination of its status as an "agency or instrumentality of the state or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that **City of El Segundo** would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and be it further
- RESOLVED, (d) That the executive body appoint and direct, and it does hereby appoint and direct, the City Clerk to file with the Board a verified copy of this resolution, and to perform on behalf of **City of El Segundo** all functions required of it under the Act; and be it further
- RESOLVED, (e) That coverage under the Act be effective on **February 1, 2022**.

Adopted at a regular meeting of the El Segundo City Council at El Segundo, CA, this 7th day of December, 2021.

Signed: _____
Drew Boyles, Mayor

Attest: _____
Tracy Weaver, City Clerk



City Council Agenda Statement
Meeting Date: December 7, 2021
Agenda Heading: Reports - City Treasurer
Item Number: G.20

TITLE:

Investment Portfolio Report for September 2021

RECOMMENDATION:

Receive and file.

FISCAL IMPACT:

None.

BACKGROUND:

The Treasury Department provides an Investment Portfolio Report presentation to City Council on a quarterly basis. The report includes the status of Treasury investment activities and related economic indicators as of September 2021.

DISCUSSION:

See attached Investment Portfolio Report.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Objective B: El Segundo approaches its work in a financially strategic and responsible way.

Presentation of Investment Portfolio Report for September 2021

December 7, 2021

Page 2 of 2

PREPARED BY:

Dino Marsocci, Revenue Manager/Deputy Treasurer

REVIEWED BY:

Matthew Robinson, City Treasurer

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. September 2021 Portfolio Report



City of El Segundo Investment Portfolio Report September 2021

Certified By:
City Treasurer's Office



CITY OF
EL SEGUNDO

Portfolio

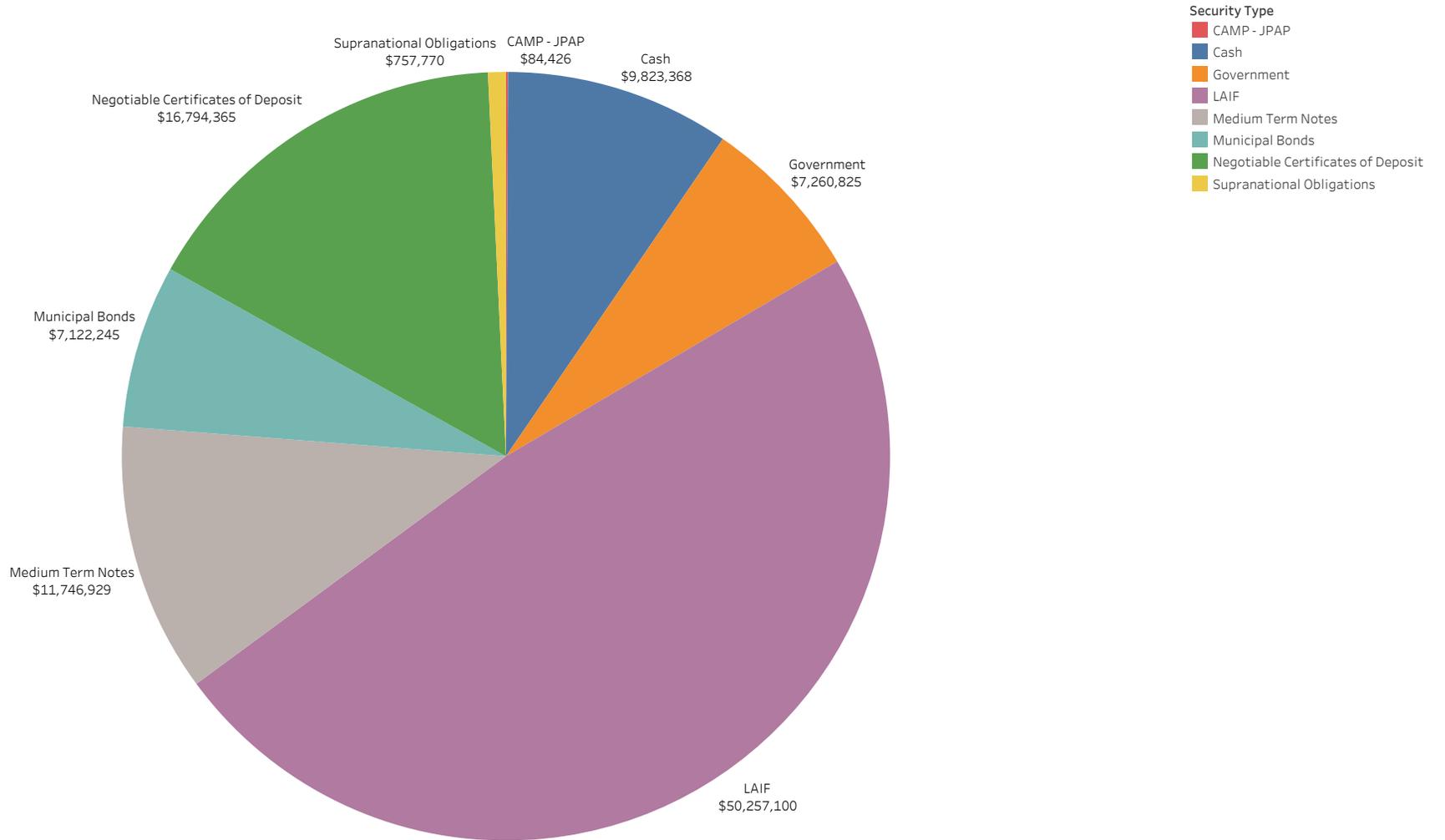
Portfolio Summary

As of September 2021



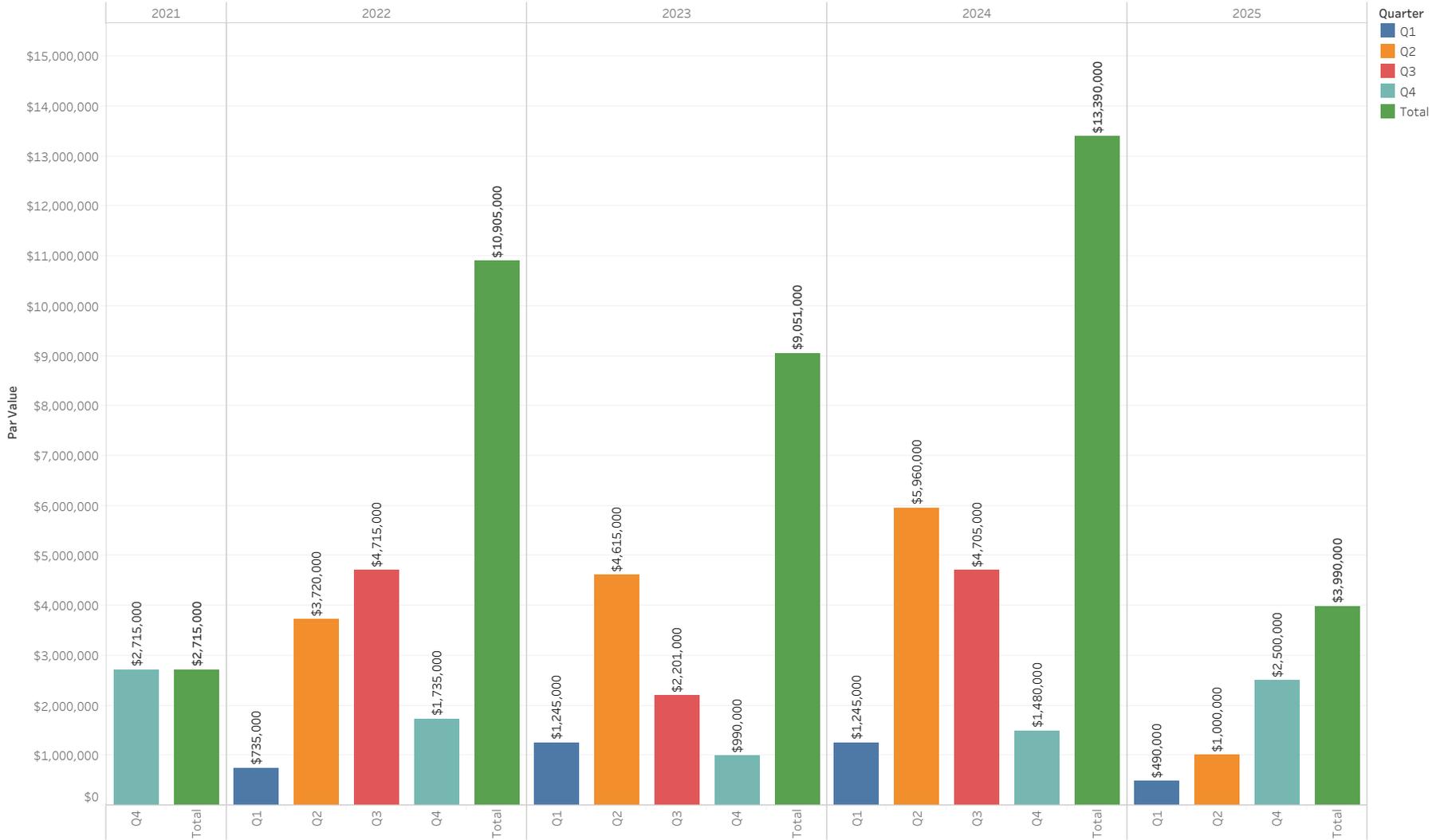
Investments by Security Type

As of September 2021



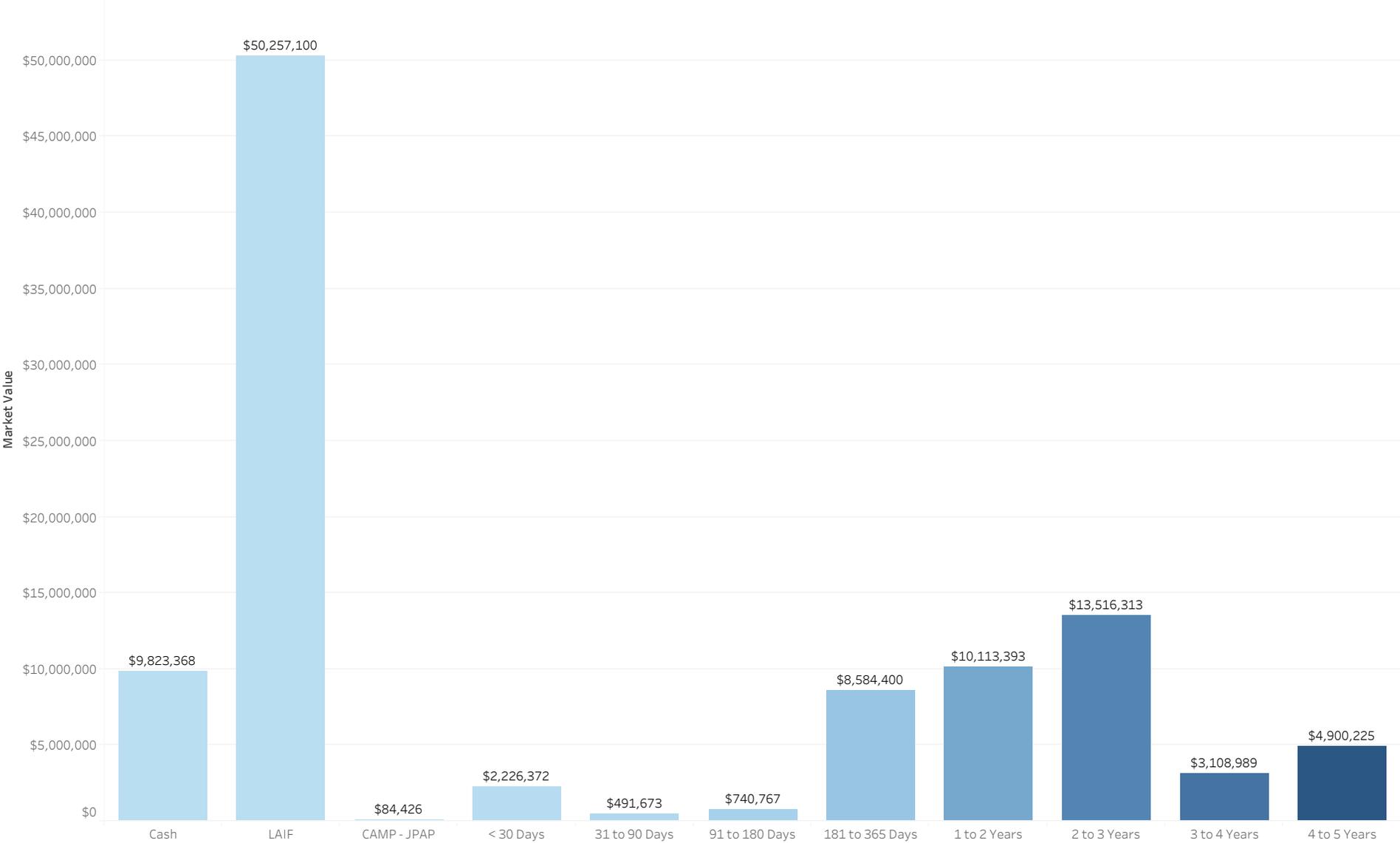
Reserve Portfolio Ladder by Quarter

As of September 2021



Investments by Maturity Date

As of September 2021



Portfolio

As of September 2021

Portfolio Ty.	Security Type	Issuer	CUSIP	Days to Maturity	Coupon	Par Value	Market Value	Book Value	Unrealized P/L	
Liquidity	Cash	Bank	Cash	1	0.45%	\$6,936,878	\$6,936,878	\$6,936,878	\$0	
		Custodial	Cash	1	0.00%	\$2,886,490	\$2,886,490		\$0	
	LAIF	LAIF	LAIF	1	0.21%	\$50,257,100	\$50,257,100	\$50,257,100	\$0	
	CAMP - JPAP	CAMP - JPAP	CAMP - JPAP	1	0.05%	\$84,426	\$84,426	\$84,426	\$0	
Reserve	Government	F H L M C	3137EAEN5	627	2.64%	\$1,000,000	\$1,042,940	\$1,017,080	\$0	
		F N M A	3135G0Q89	7	1.37%	\$1,000,000	\$1,000,220	\$978,260	\$0	
		FEDERAL AGRI MTG CORP	31422BPQ7	783	1.58%	\$500,000	\$513,705	\$499,884	\$0	
		FEDERAL FARM CREDIT B	3133EKSJ7	634	1.73%	\$1,000,000	\$1,026,020	\$998,607	\$0	
			3133EKVE3	292	1.82%	\$1,000,000	\$1,014,510	\$999,900	\$0	
		FEDERAL HOME LOAN BKS	3130A1XJ2	988	2.70%	\$2,000,000	\$2,129,300	\$2,089,405	\$0	
		TENNESSEE VALLEY AUTH	880591ER9	1,081	2.69%	\$500,000	\$534,130	\$526,520	\$0	
	Medium Term Notes	AMAZON COM INC	023135AJ5	425	2.45%	\$500,000	\$509,910	\$499,990	\$0	
		APPLE INC	037833AK6	580	2.32%	\$500,000	\$516,190	\$480,685	\$0	
		ASTRAZENECA FINANCE L	04636NAA1	1,701	1.20%	\$500,000	\$500,125	\$501,040	\$0	
		BANK OF AMERICA CORP	06051GFX2	1,662	3.21%	\$500,000	\$545,965	\$554,155	\$0	
		BERKSHIRE HATHAWAY IN	084670BR8	531	2.67%	\$500,000	\$515,585	\$513,756	\$0	
		CATERPILLAR FINL SERV	14913QAA7	249	2.36%	\$500,000	\$507,640	\$500,000	\$0	
		CIGNA CORP	125523AG5	1,507	3.71%	\$500,000	\$555,640	\$564,210	\$0	
		CITIGROUP INC	172967KN0	1,674	3.12%	\$500,000	\$544,310	\$550,715	\$0	
		COCA COLA CO THE	191216CL2	1,072	1.69%	\$500,000	\$518,335	\$493,865	\$0	
		ESTEE LAUDER CO INC	29736RAN0	1,158	1.92%	\$500,000	\$519,985	\$501,600	\$0	
		GOLDMAN SACHS GROUP I	38141GXJ8	1,279	3.26%	\$500,000	\$537,550	\$545,605	\$0	
		INTERCONTINENTAL EXCH	45866FAD6	1,523	3.41%	\$500,000	\$549,480	\$557,000	\$0	
		JOHNS HOPKINS HEALTH	478111AB3	592	2.67%	\$145,000	\$150,264	\$141,068	\$0	
		MEAD JOHNSON NUTRITIO	582839AH9	1,507	3.70%	\$500,000	\$556,780	\$565,170	\$0	
		MORGAN STANLEY	61746BDZ6	1,580	3.50%	\$500,000	\$553,500	\$561,240	\$0	
		NEW YORK LIFE GLOBAL	64952WCS0	253	2.27%	\$500,000	\$507,235	\$500,000	\$0	
		ORACLE CORP	68389XBL8	715	2.32%	\$500,000	\$517,305	\$492,550	\$0	
		STRYKER CORP	863667AH4	1,493	3.12%	\$500,000	\$541,680	\$548,175	\$0	
		TOYOTA MOTOR CREDIT C	89236TCQ6	286	2.75%	\$500,000	\$509,900	\$490,620	\$0	
		UNITED PARCEL SERVICE	911312BT2	1,067	2.11%	\$500,000	\$521,955	\$504,105	\$0	
		UNITEDHEALTH GROUP IN	91324PDN9	1,537	3.35%	\$500,000	\$552,745	\$560,625	\$0	
		WAL MART STORES INC	931142DU4	441	2.30%	\$500,000	\$510,585	\$498,935	\$0	
		WELLS FARGO COMPANY	949746SK8	481	3.04%	\$500,000	\$504,265	\$500,950	\$0	
		Municipal Bonds	CONNECTICUT ST B	20772JL75	305	2.71%	\$500,000	\$510,660	\$508,400	\$0
			CONNECTICUT ST TXBL S	20772KGN3	928	2.87%	\$1,000,000	\$1,059,180	\$1,064,850	\$0
			GOODRICH MI AREA SCH	382406PY6	578	2.63%	\$300,000	\$310,740	\$304,584	\$0
HOUSTON TX REF SER B			4423315T7	883	1.89%	\$1,000,000	\$1,032,550	\$1,006,410	\$0	
LA QUINTA CA REDEV AG	50420BCL4		336	2.85%	\$1,000,000	\$1,024,240	\$1,007,590	\$0		
LAS VEGAS NV TAXABLE	5176968H6		244	3.09%	\$545,000	\$555,230	\$546,363	\$0		
NEW YORK NY TXBL FISC	64966QCA6		1,036	2.04%	\$1,000,000	\$1,041,610	\$1,003,750	\$0		
ONTARIO CA INTERNATIO	683042AJ4		1,323	2.72%	\$500,000	\$533,525	\$538,090	\$0		
OREGON ST DEPT ADMINI	68607VT47		914	2.67%	\$500,000	\$527,220	\$510,125	\$0		
TULSA CNTY OKLA INDPT	899593MG9		975	2.47%	\$500,000	\$527,290	\$501,550	\$0		

Portfolio

As of September 2021

Portfolio Ty..	Security Type	Issuer	CUSIP	Days to Maturity	Coupon	Par Value	Market Value	Book Value	Unrealized P/L
Reserve	Negotiable Certificates of Deposit	1ST SECURITY BANK OF	33625CCP2	1,034	1.92%	\$245,000	\$254,624	\$245,000	\$0
		ABACUS FEDERAL SAVING	00257TBF2	1,037	1.92%	\$245,000	\$254,626	\$245,000	\$0
		ALLEGIANCE BNK TEXAS	01748DAX4	364	2.11%	\$245,000	\$249,991	\$245,000	\$0
		ALLY BK MIDVALE UTAH	02007GKC6	249	2.46%	\$245,000	\$249,072	\$245,000	\$0
		ALMA BK ASTORIA NEW Y	020080BL0	1,077	1.69%	\$245,000	\$252,972	\$245,000	\$0
		AMERICAN EXPRESS CENT	02587DU55	243	2.36%	\$245,000	\$248,805	\$245,000	\$0
		AMERICAN ST BK SIOUX	029728BA9	939	2.38%	\$245,000	\$257,346	\$245,000	\$0
		BALBOA THRIFT LN ASSN	05765LAY3	657	1.99%	\$245,000	\$252,651	\$245,000	\$0
		BANK BARODA NEW YORK	06062QXG4	54	1.85%	\$245,000	\$245,642	\$245,000	\$0
		BANK MIDWEST SPIRIT L	063615BP2	330	2.97%	\$245,000	\$251,637	\$245,000	\$0
		BANK OF NEW ENGLAND	06426KBE7	966	2.51%	\$245,000	\$258,529	\$245,000	\$0
		BANK3	06653LAJ9	533	0.89%	\$245,000	\$247,406	\$245,000	\$0
		BELL BANK CORP	07815ABA4	172	0.90%	\$245,000	\$245,931	\$245,000	\$0
		BELMONT SAVING BANK B	080515CG2	151	2.57%	\$245,000	\$247,519	\$245,000	\$0
		CAPITAL ONE BANK USA	140420L24	19	1.70%	\$245,000	\$245,174	\$245,000	\$0
		CITADEL FED CR UN EXT	17286TAG0	1,246	1.60%	\$245,000	\$252,914	\$245,000	\$0
		COMENITY CAP BK SALT	20033AXE1	4	2.10%	\$245,000	\$245,054	\$245,000	\$0
		COMMERCE BK GENEVA MI	20056QRZ8	1,000	2.20%	\$245,000	\$256,483	\$245,000	\$0
		COMMERCIAL BK HARROGA	20143PDX5	622	2.36%	\$245,000	\$254,011	\$245,000	\$0
		CONGRESSIONAL BK POTO	20726AAZ1	211	2.42%	\$245,000	\$248,374	\$245,000	\$0
		DENVER SVGS BK IOWA	249398BT4	629	2.18%	\$245,000	\$253,249	\$245,000	\$0
		DISCOVER BANK	2546726Y9	306	2.26%	\$245,000	\$249,596	\$245,000	\$0
		DNB FIRST NATL ASSN	25590AAH3	266	1.97%	\$245,000	\$248,452	\$245,000	\$0
		EAGLE BANK	27002YEJ1	383	2.49%	\$245,000	\$251,248	\$245,000	\$0
		ENCORE BK LITTLE ROCK	29260MAM7	683	1.94%	\$245,000	\$252,632	\$245,000	\$0
		ENERBANK USA SALT LAK	29278TMN7	783	1.75%	\$245,000	\$252,294	\$245,000	\$0
		ENTERPRISE BANK PA	29367RKT2	959	2.47%	\$245,000	\$258,144	\$245,000	\$0
		FIRST BK HIGHLAND PK	319141JC2	397	2.10%	\$245,000	\$250,385	\$245,000	\$0
		FIRST FMRS BK TR CONV	320165JK0	1,070	1.69%	\$245,000	\$252,960	\$245,000	\$0
		FIRST NATIONAL BANK O	32112UDM0	824	1.70%	\$245,000	\$252,225	\$245,000	\$0
		FIRST PREMIER BANK	33610RRF2	350	1.96%	\$245,000	\$249,469	\$245,000	\$0
		FIRST ST BK BUXTON ND	33648RAZ2	705	1.61%	\$245,000	\$251,145	\$245,000	\$0
		GENOA BKG CO OHIO	372348CJ9	1,035	1.88%	\$245,000	\$254,283	\$245,000	\$0
		GRAND RIV BK GRANDVIL	38644ABP3	1,037	1.92%	\$245,000	\$254,626	\$245,000	\$0
		HORIZON BK WAVERLY NE	44042TBQ6	698	1.64%	\$231,000	\$239,140	\$227,867	\$0
		INDUSTRIAL COML BK CH	45581EAX9	638	3.14%	\$245,000	\$257,850	\$245,000	\$0
		KNOX TVA EMPL CREDIT	499724AD4	699	3.08%	\$245,000	\$258,607	\$245,000	\$0
		KS STATEBANK MANHATTA	50116CBF5	594	2.23%	\$200,000	\$206,610	\$199,700	\$0
		LAFAYETTE FED CR UN R	50625LAE3	727	3.12%	\$245,000	\$259,284	\$245,000	\$0
		LAKESIDE BK CHICAGO I	51210SMY0	83	1.94%	\$245,000	\$246,031	\$245,000	\$0
		LIVE OAK BANKING COMP	538036GU2	1,154	1.78%	\$245,000	\$254,065	\$245,000	\$0
		LUANA SAVINGS BK IOWA	549104FX0	26	2.30%	\$245,000	\$245,390	\$245,000	\$0
		MAINSTREET BANK	56065GAG3	939	2.47%	\$245,000	\$257,970	\$245,000	\$0
		MID MO BK SPRINGFIELD	59541KBV8	1,021	1.83%	\$245,000	\$253,894	\$245,000	\$0

Portfolio

As of September 2021

Portfolio Ty..	Security Type	Issuer	CUSIP	Days to Maturity	Coupon	Par Value	Market Value	Book Value	Unrealized P/L
Reserve	Negotiable Certificates of Deposit	MORGAN STANLEY BK N A	61690UPF1	1,156	1.87%	\$245,000	\$254,837	\$245,000	\$0
		MORGAN STANLEY PVT BK	61760AYR4	924	2.65%	\$245,000	\$259,053	\$245,000	\$0
		NEIGHBORS FCU BATON R	64017AAM6	728	3.12%	\$245,000	\$259,308	\$245,000	\$0
		NORTHFIELD BANK	66612ABV9	20	1.95%	\$245,000	\$245,252	\$245,000	\$0
		PARK VIEW FCU HARRISO	70087TAA3	341	1.77%	\$245,000	\$248,891	\$245,000	\$0
		PIONEER BK SSB AUSTIN	723605AS0	18	2.40%	\$245,000	\$245,282	\$245,000	\$0
		PLAINS ST BK TEX	726547BK7	995	2.20%	\$245,000	\$256,451	\$245,000	\$0
		POPPY BK SANTA ROSA C	73319FAF6	1,265	1.09%	\$245,000	\$248,386	\$245,000	\$0
		PREFERRED BANK LA CAL	740367HP5	1,051	1.92%	\$245,000	\$254,678	\$245,000	\$0
		PRIVATE BANK AND TRUS	74267GVX2	217	1.98%	\$200,000	\$202,294	\$199,700	\$0
		RAYMOND JAMES BANK NA	75472RAU5	1,187	1.78%	\$245,000	\$254,278	\$245,000	\$0
		RELIANCE SVGS BK ALTO	75950XAF6	145	2.48%	\$245,000	\$247,318	\$245,000	\$0
		RIA FED CR UN	749622AL0	817	2.39%	\$245,000	\$256,287	\$245,000	\$0
		RIVERBANK POCAHONTAS	76857AAB7	627	2.27%	\$245,000	\$253,649	\$245,000	\$0
		SALLIE MAE BANK	7954503Q6	270	2.21%	\$245,000	\$248,974	\$245,000	\$0
		SPRING BK BRONX N Y	849430AS2	343	1.96%	\$245,000	\$249,373	\$245,000	\$0
		STONE BK MTN VIEW ARK	86158RAV1	550	2.97%	\$245,000	\$255,560	\$245,000	\$0
		UBS BANK USA	90348JCR9	607	3.01%	\$245,000	\$256,721	\$245,000	\$0
		ULTIMA BK MINN WINGER	90385LCR8	363	3.01%	\$245,000	\$252,289	\$245,000	\$0
		UPPER PENNISUA STATE	91630PAS0	1,184	1.69%	\$245,000	\$253,450	\$245,000	\$0
WASHINGTON FEDERAL	938828BJ8	1,058	1.97%	\$245,000	\$255,055	\$245,000	\$0		
WELLS FARGO BANK NA	949763B96	967	2.51%	\$245,000	\$258,539	\$245,000	\$0		
WELLS FARGO NATL BK W	949495AF2	456	1.81%	\$245,000	\$250,135	\$245,000	\$0		
Supranational Obligations		INTER AMERICAN DEVEL	45818WCK0	193	2.34%	\$750,000	\$757,770	\$760,658	\$0



CITY OF
EL SEGUNDO

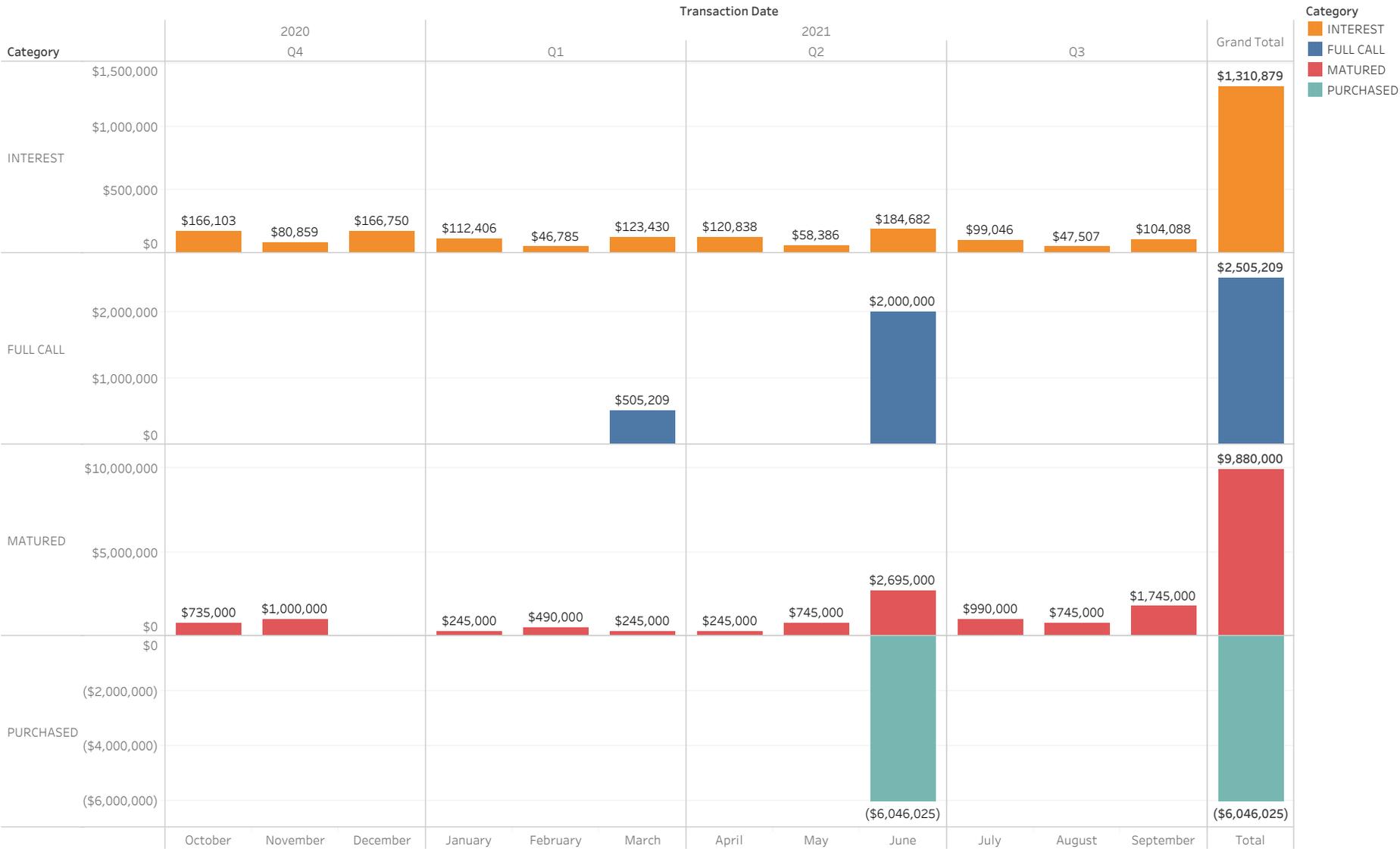
Transactions

Transactions

Prior 3 Months as of September 2021

Interest Received

As of September 2021





CITY OF
EL SEGUNDO

Compliance

Asset Class Compliance

As of September 2021

Security Type	In Compliance?	Max Weight	Weight	Par Value	Book Value	Market Value
Cash	Y	100%	9.46%	\$9,823,368	\$6,936,878	\$9,823,368
LAIF	Y	100%	48.40%	\$50,257,100	\$50,257,100	\$50,257,100
CAMP - JPAP	Y	30%	0.08%	\$84,426	\$84,426	\$84,426
Government	Y	100%	6.99%	\$7,000,000	\$7,109,655	\$7,260,825
Medium Term Notes	Y	15%	11.31%	\$11,145,000	\$11,626,058	\$11,746,929
Municipal Bonds	Y	10%	6.86%	\$6,845,000	\$6,991,712	\$7,122,245
Negotiable Certificates of Deposit	Y	30%	16.17%	\$16,311,000	\$16,307,268	\$16,794,365
Supranational Obligations	Y	10%	0.73%	\$750,000	\$760,658	\$757,770
		Totals	100.00%	\$102,215,894	\$100,073,754	\$103,847,027

Rating Compliance

As of September 2021

Security Type	Issuer	CUSIP	S&P Rating	Moody Rating	In Compliance?	Market Value	Weight	Maximum % of Portfolio
Medium Term Notes	AMAZON COM INC	023135AJ5	AA	A1	Y	\$509,910	0.49%	3.00%
	APPLE INC	037833AK6	AA+	AA1	Y	\$516,190	0.50%	3.00%
	ASTRAZENECA FINANCE L	04636NAA1	A-	A3	Y	\$500,125	0.48%	3.00%
	BANK OF AMERICA CORP	06051GFX2	A-	A2	Y	\$545,965	0.53%	3.00%
	BERKSHIRE HATHAWAY IN	084670BR8	AA	AA2	Y	\$515,585	0.50%	3.00%
	CATERPILLAR FINL SERV	14913QAA7	A	A2	Y	\$507,640	0.49%	3.00%
	CIGNA CORP	125523AG5	A-	BAA1	Y	\$555,640	0.54%	3.00%
	CITIGROUP INC	172967KNO	BBB+	A3	Y	\$544,310	0.52%	3.00%
	COCA COLA CO THE	191216CL2	A+	A1	Y	\$518,335	0.50%	3.00%
	ESTEE LAUDER CO INC	29736RANO	A+	A1	Y	\$519,985	0.50%	3.00%
	GOLDMAN SACHS GROUP I	38141GXJ8	BBB+	A2	Y	\$537,550	0.52%	3.00%
	INTERCONTINENTAL EXCH	45866FAD6	BBB+	A3	Y	\$549,480	0.53%	3.00%
	JOHNS HOPKINS HEALTH	478111AB3	AA-	AA2	Y	\$150,264	0.14%	3.00%
	MEAD JOHNSON NUTRITIO	582839AH9	A-	A3	Y	\$556,780	0.54%	3.00%
	MORGAN STANLEY	61746BDZ6	BBB+	A1	Y	\$553,500	0.53%	3.00%
	NEW YORK LIFE GLOBAL	64952WCS0	AA+	AAA	Y	\$507,235	0.49%	3.00%
	ORACLE CORP	68389XBL8	BBB+	BAA2	Y	\$517,305	0.50%	3.00%
	STRYKER CORP	863667AH4	A-	BAA1	Y	\$541,680	0.52%	3.00%
	TOYOTA MOTOR CREDIT C	89236TCQ6	A+	A1	Y	\$509,900	0.49%	3.00%
	UNITED PARCEL SERVICE	911312BT2	A-	A2	Y	\$521,955	0.50%	3.00%
	UNITEDHEALTH GROUP IN	91324PDN9	A+	A3	Y	\$552,745	0.53%	3.00%
	WAL MART STORES INC	931142DU4	AA	AA2	Y	\$510,585	0.49%	3.00%
	WELLS FARGO COMPANY	949746SK8	BBB+	A1	Y	\$504,265	0.49%	3.00%
	Municipal Bonds	CONNECTICUT ST B	20772JL75	A+	AA3	Y	\$510,660	0.49%
CONNECTICUT ST TXBL S		20772KGN3	A+	AA3	Y	\$1,059,180	1.02%	5.00%
GOODRICH MI AREA SCH		382406PY6	AA	N/A	Y	\$310,740	0.30%	5.00%
HOUSTON TX REF SER B		4423315T7	AA	AA3	Y	\$1,032,550	0.99%	5.00%
LA QUINTA CA REDEV AG		50420BCL4	AA-	N/A	Y	\$1,024,240	0.99%	5.00%
LAS VEGAS NV TAXABLE		5176968H6	AA	AA2	Y	\$555,230	0.53%	5.00%
NEW YORK NY TXBL FISC		64966QCA6	AA	AA2	Y	\$1,041,610	1.00%	5.00%
ONTARIO CA INTERNATIO		683042AJ4	AA	N/A	Y	\$533,525	0.51%	5.00%
OREGON ST DEPT ADMINI		68607VT47	AAA	AA2	Y	\$527,220	0.51%	5.00%
TULSA CNTY OKLA INDPT		899593MG9	N/A	AA2	Y	\$527,290	0.51%	5.00%
Supranational Obligatio..	INTER AMERICAN DEVEL	45818WCK0	AAA	AAA	Y	\$757,770	0.73%	3.00%

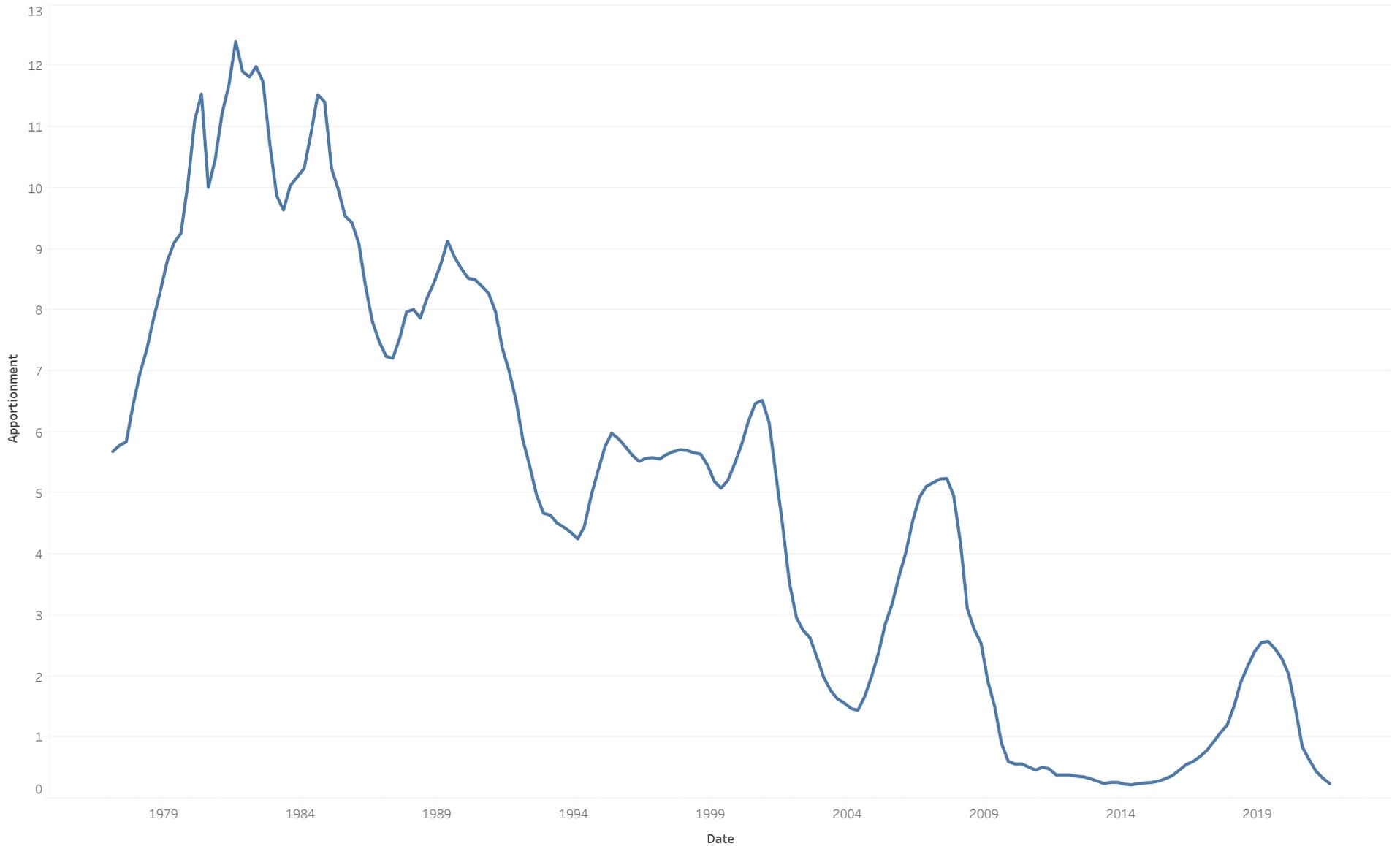


CITY OF
EL SEGUNDO

LAIF

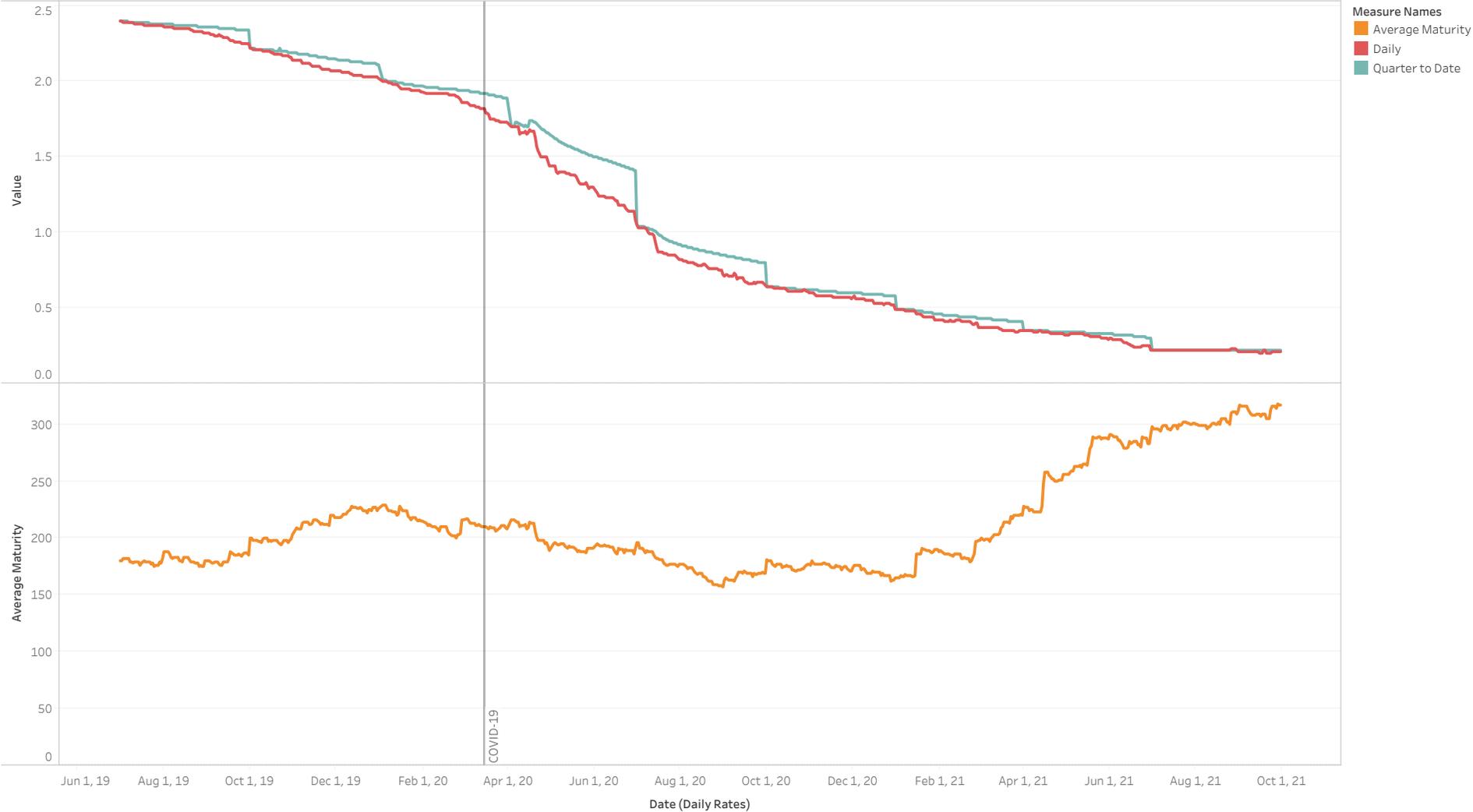
LAIF Apportionment Rates

As of September 2021



LAIF Diagnostics

As of September 2021



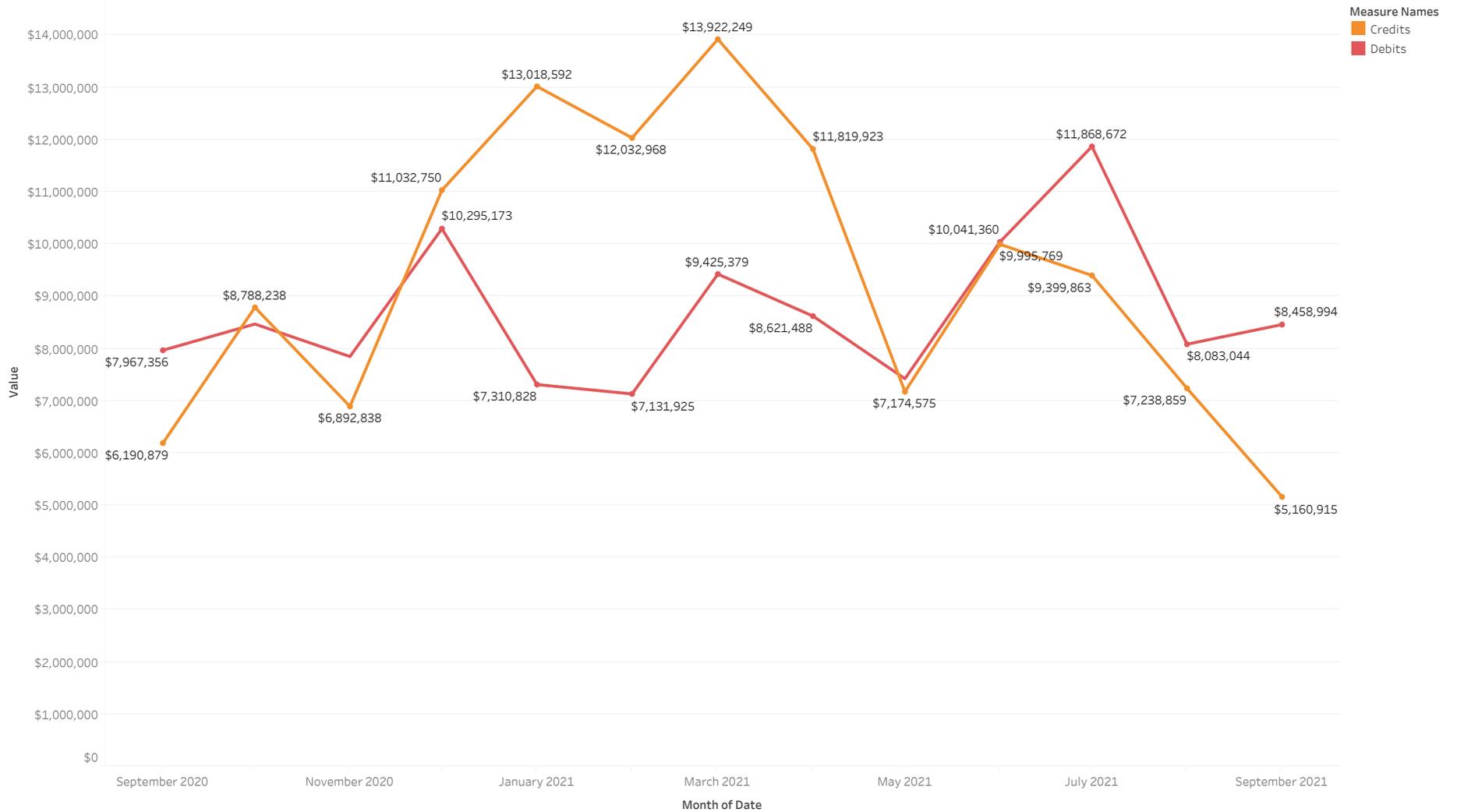


CITY OF
EL SEGUNDO

City Cash Flows

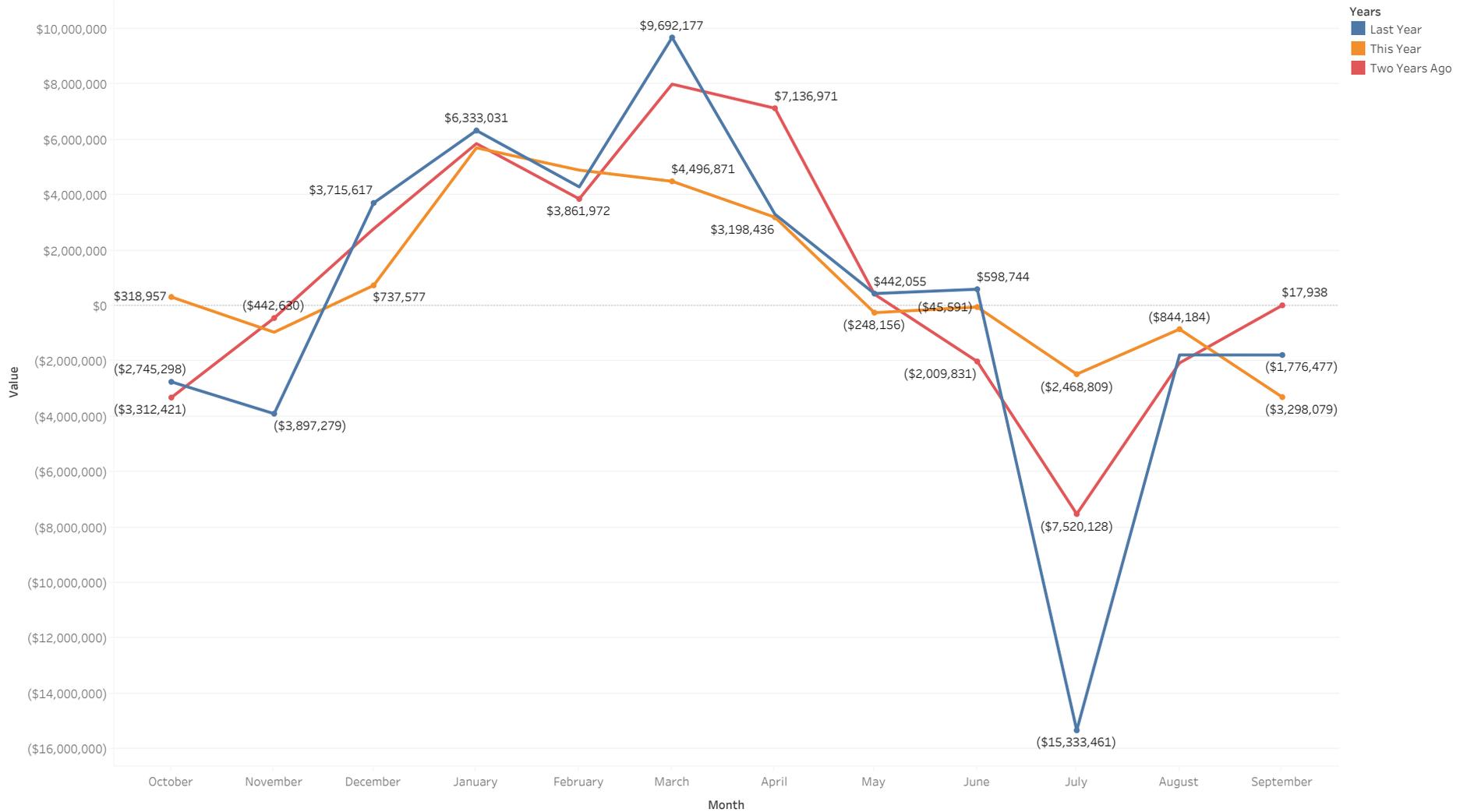
Rolling 13-Month Cash Flow Analysis

As of September 2021



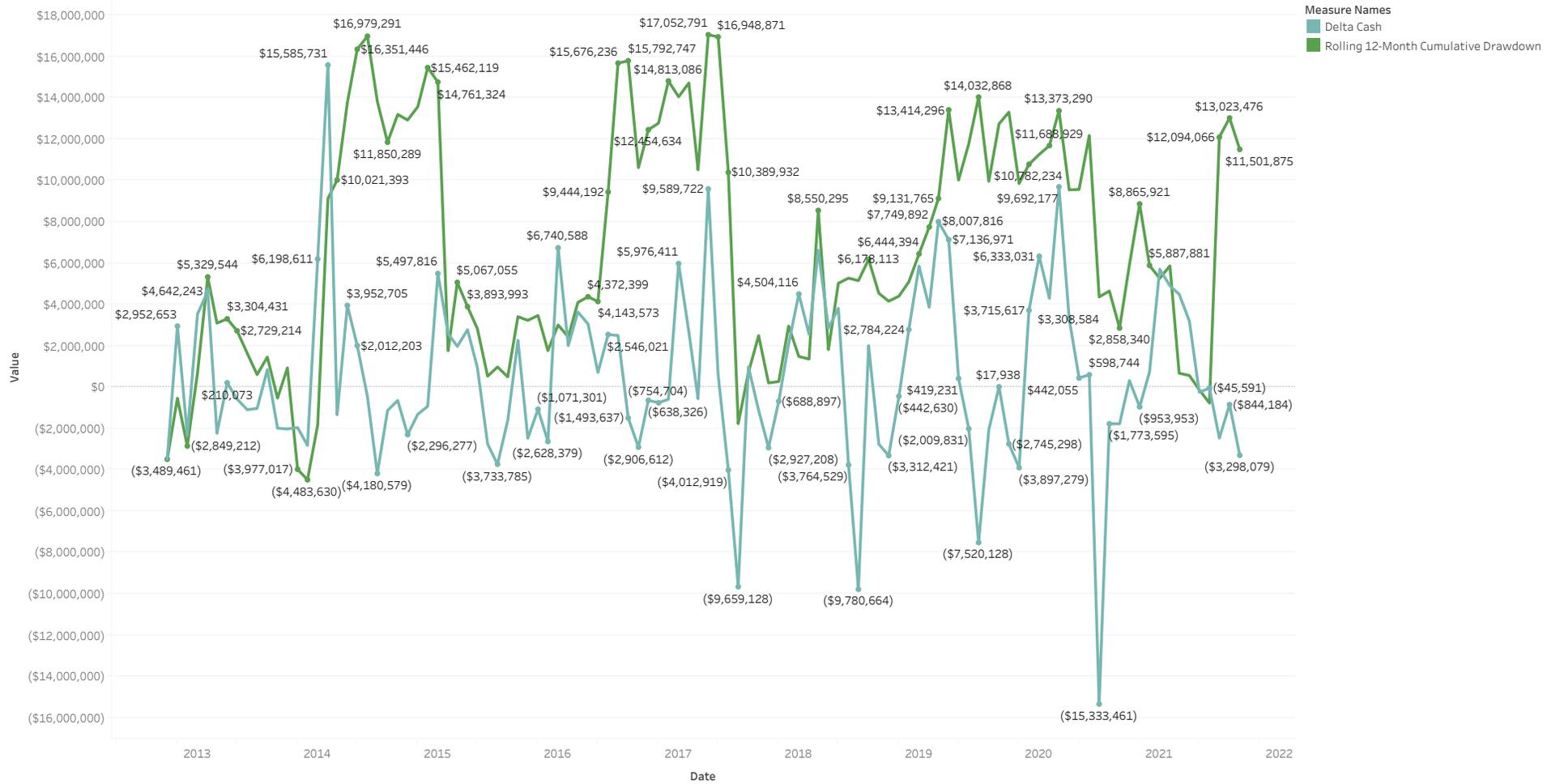
Net Change in Cash by Year

As of September 2021



Historic Drawdowns

As of September 2021



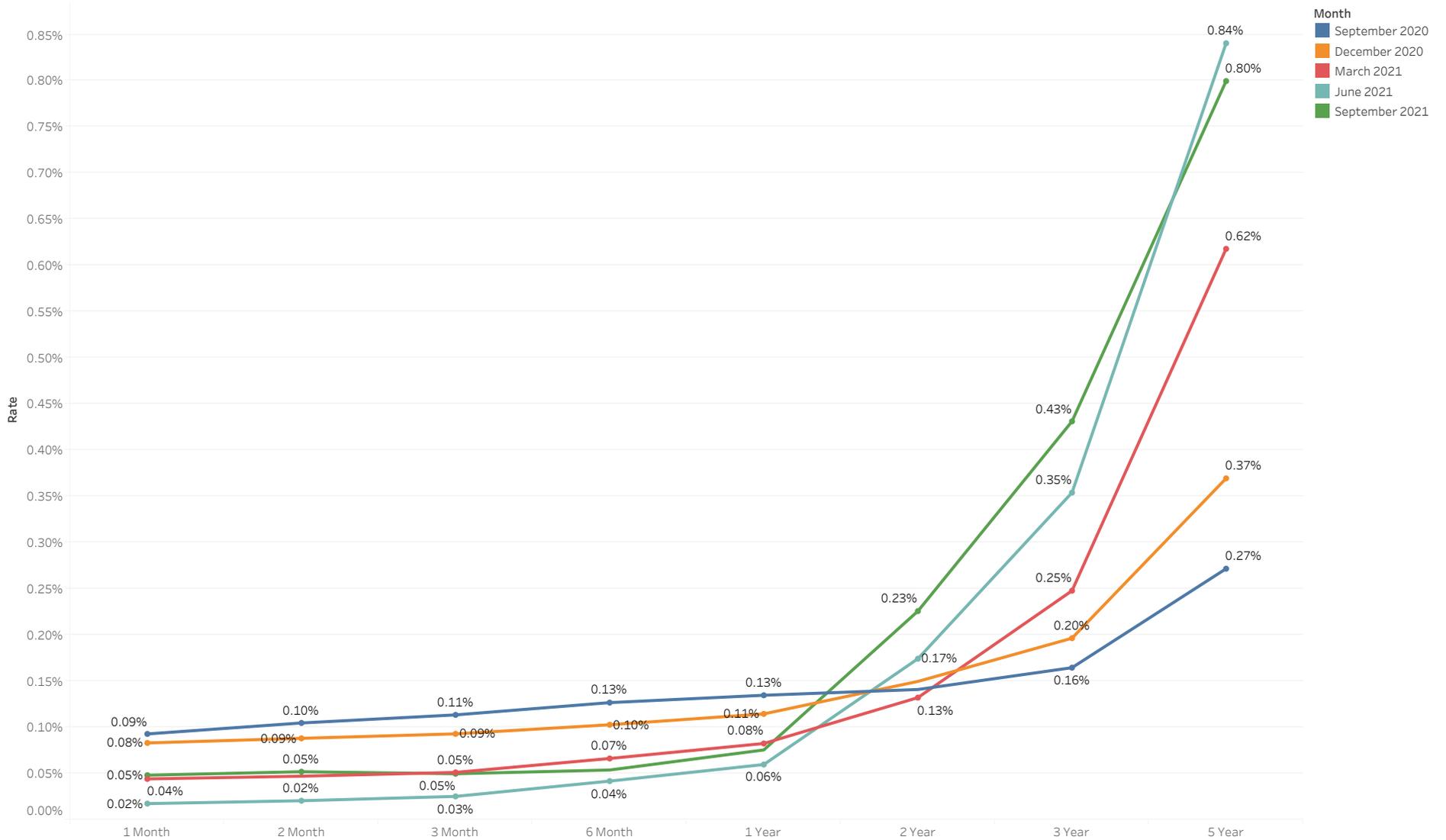


CITY OF
EL SEGUNDO

Economic Environment

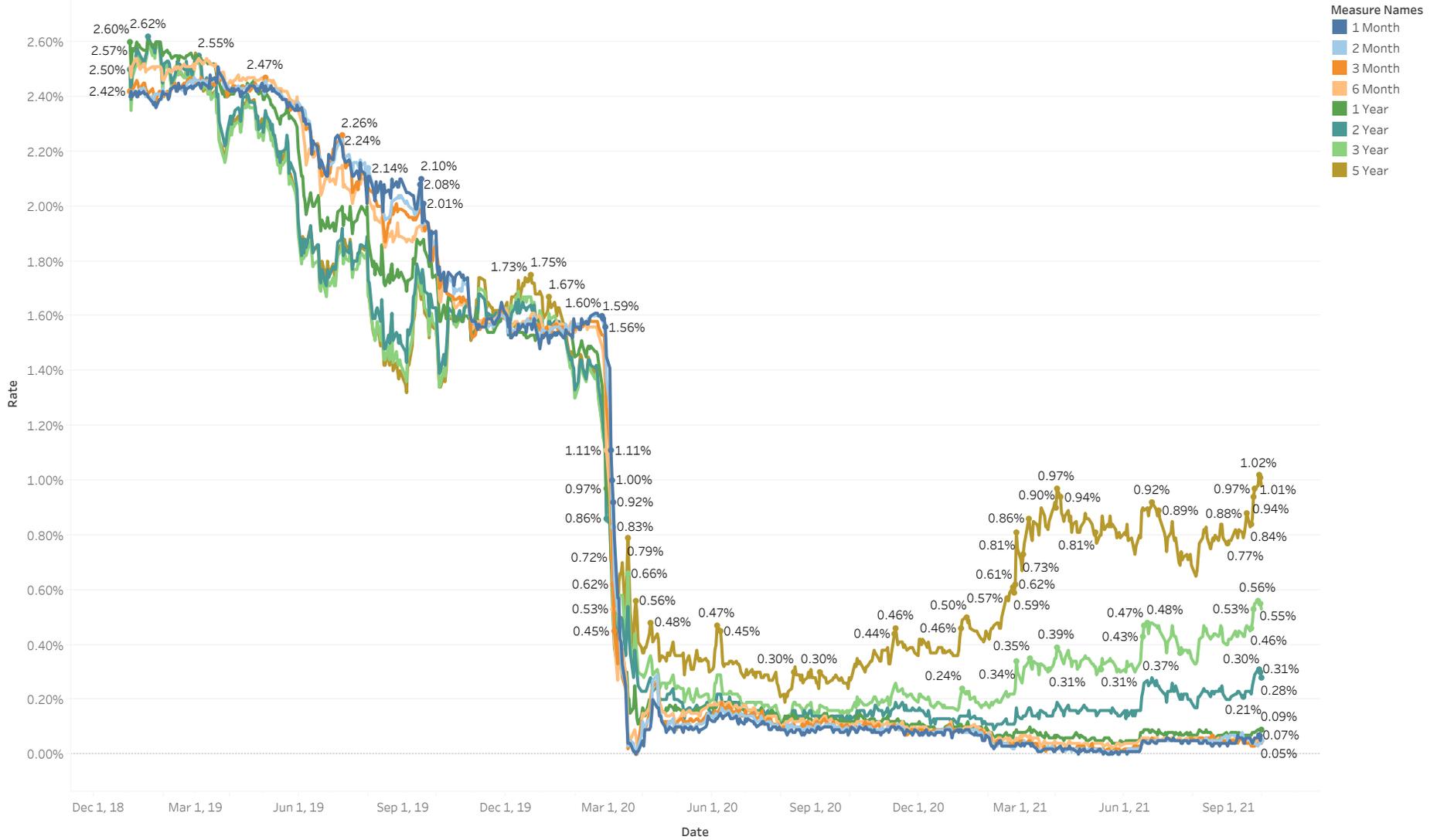
U.S. Treasury Yield Curve

As of September 2021



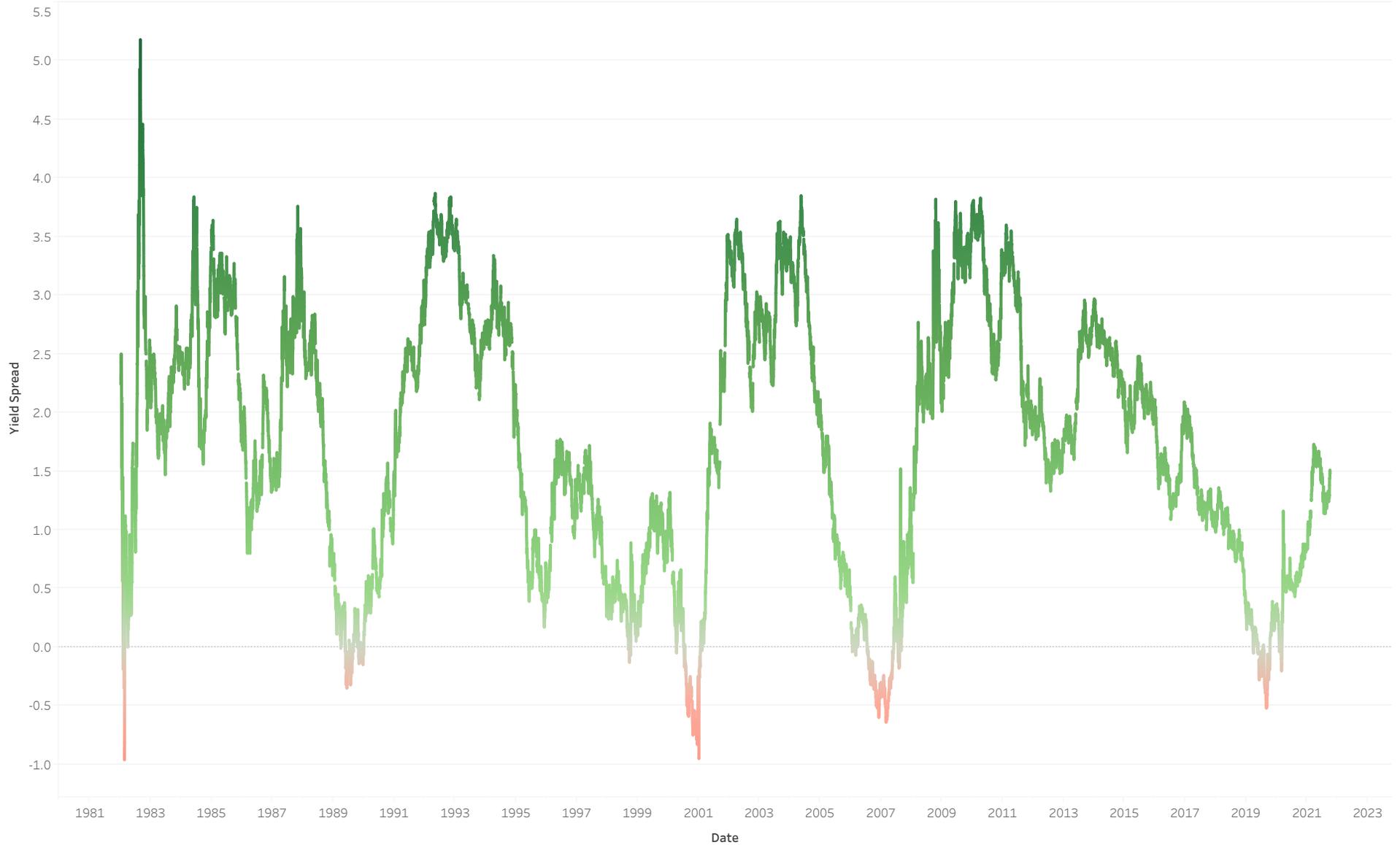
U.S. Treasury Maturity Through Time

As of September 2021



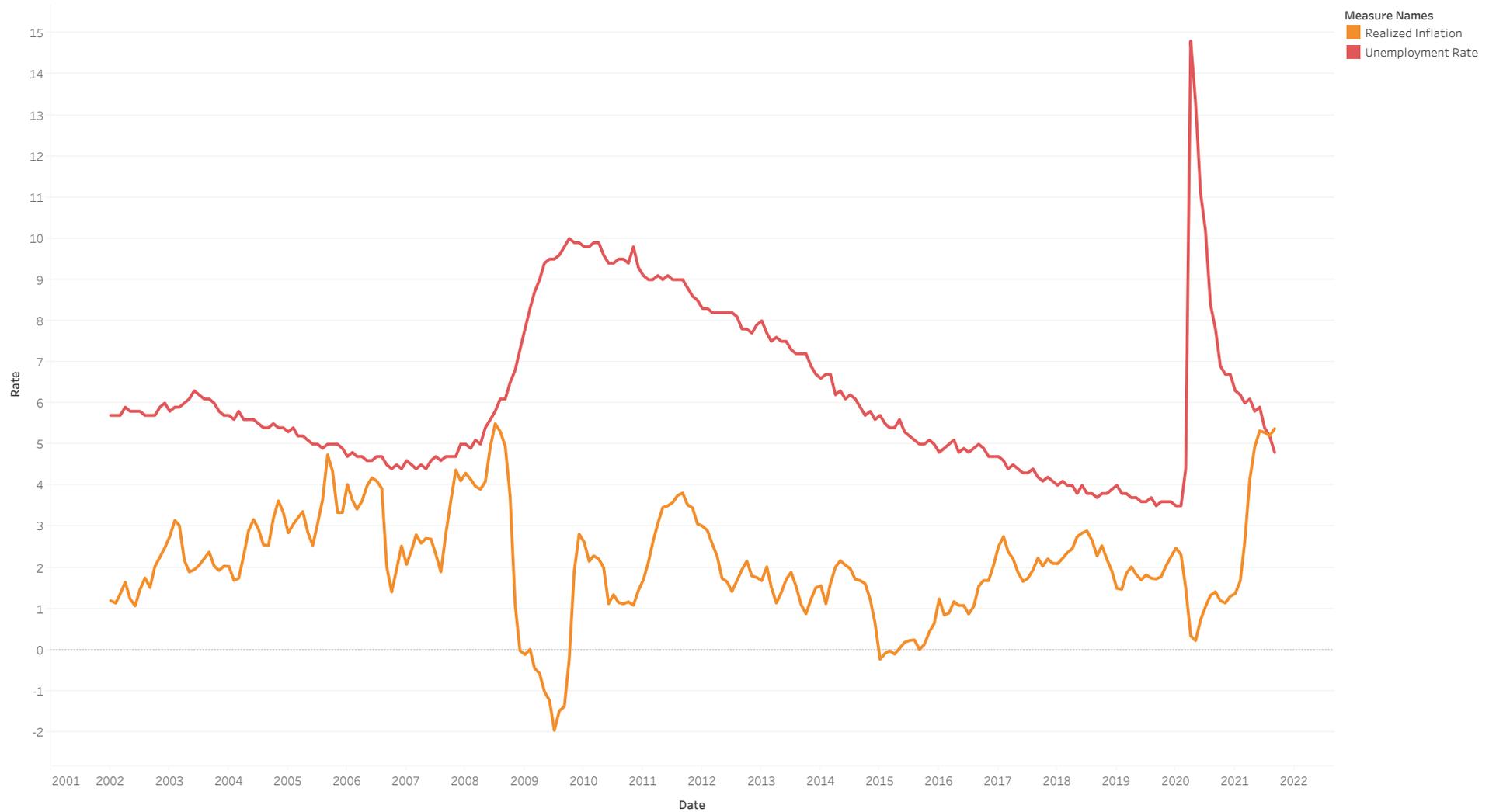
10-Year Minus 3-Month Treasury Yield Spread

As of September 2021



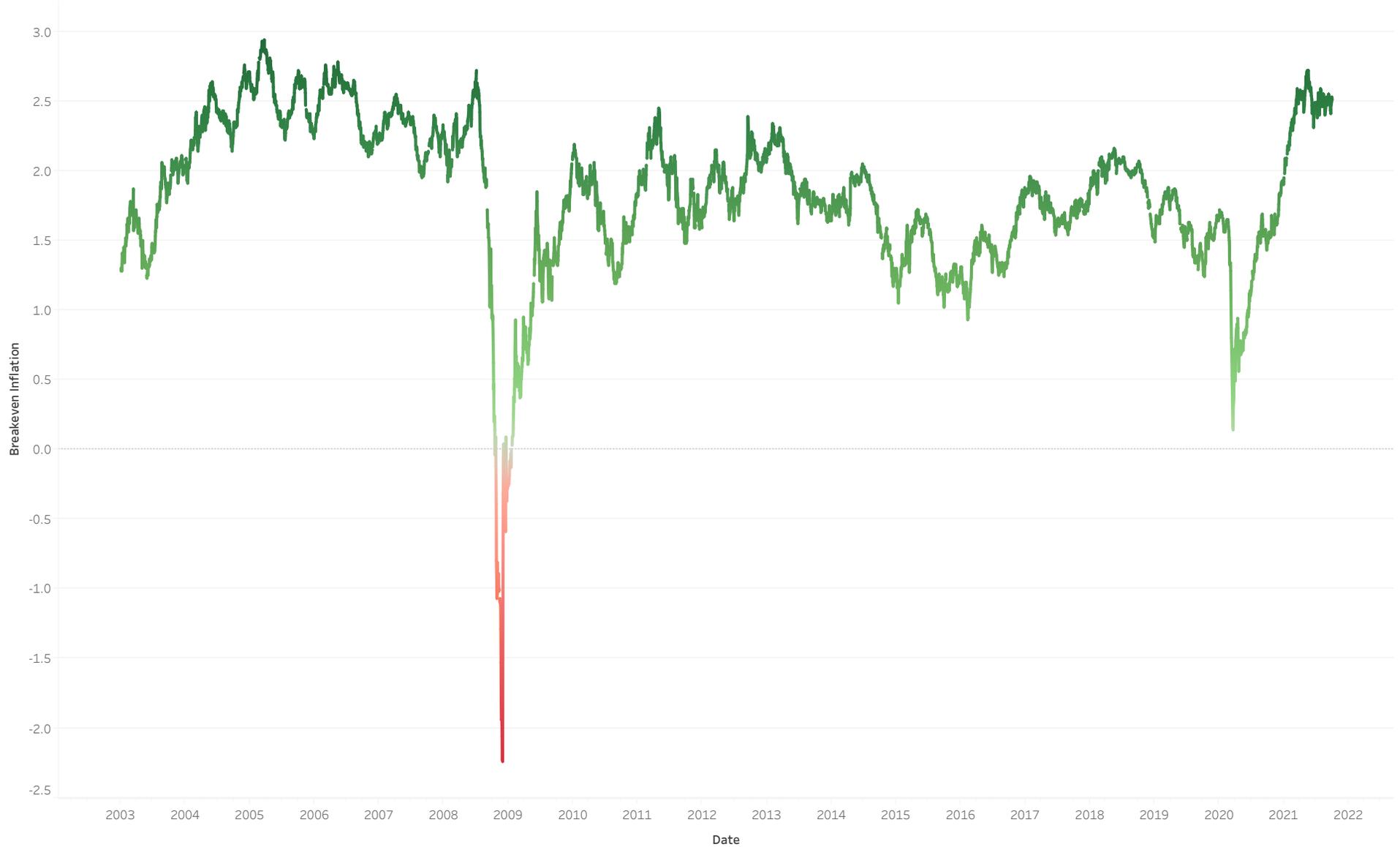
Unemployment vs Inflation

As of September 2021



5-Year Breakeven Inflation Prediction

As of September 2021





CITY OF EL SEGUNDO

I certify that this report accurately reflects all pooled investments and it is in conformity with the investment policy as approved by the City Council on 6/1/18. A copy of this policy is available in the office of the City Clerk. The investment program herein shown provides sufficient cash flow liquidity to meet the next six months estimated expenditures.

Sources for the valuations are as follows:

Federal Agency Issues, Treasury Securities and Miscellaneous Securities: Union Bank, the custodial agent for the City of El Segundo.

Detailed information on all purchase and sale transactions follows the Investment Portfolio Details section.

A handwritten signature in black ink, appearing to read "M. Robinson", written on a white rectangular background.

October 13, 2021

Matthew Robinson, City Treasurer

Date