CHAPTER 2
Project Description

No changes have been made to the Project since the circulation of the 2017 Draft EIR. However, this chapter is included to provide context for the recirculated sections.

A. Introduction

The Project Applicant, Mattel, Inc. (Mattel), proposes to expand its corporate headquarters, located on an approximately 12.5-acre campus (Campus or Project Site) in the City of El Segundo (City). Plans include development of an approximately 328,612 square foot (sf), 14-story office building and an eight-level parking structure on the 455 Continental Parcel, as well as up to 174,240 sf of new office floor area and a surface parking lot on the 1955 East Grand Avenue Parcel (Project). The existing improvements at 333 Continental Boulevard would remain unchanged. The Project includes a Development Agreement, approval of the Continental Grand Campus Specific Plan (CGCSP), a General Plan Amendment, and a Zone Text Amendment (the Project Approvals).

The Project would support Mattel's goal to manage its businesses more efficiently by relocating and consolidating operations that are currently conducted in a number of other cities throughout the country to El Segundo, while also accommodating expansion of its current headquarters in the City.

B. Project Location and Surrounding Uses

The approximately 12.5-acre Project Site (546,587 sf) consists of three contiguous parcels: Lot 25 (1955 East Grand Avenue Parcel), Lot 41 (333 Continental Boulevard Parcel), and Lot 42 (455 Continental Boulevard Parcel). The site is located in the northeast quadrant of the City of El Segundo, approximately 2.5 miles east of the Pacific Ocean and approximately 10 miles southwest of downtown Los Angeles, as shown on **Figure 2-1**, *Regional and Vicinity Location Map*. Regional access to the project site is provided from the I-405 and I-105 freeways, and local access is provided from Continental Boulevard and Grand Avenue.

The Project Site is located in an area of the City characterized by "super block" development with a mix of office, research and development, retail and hotel uses, as well as the Los Angeles Air Force Base, as shown in **Figure 2-2**, *Aerial Photograph of the Site and Project Vicinity*. The DoubleTree Hotel is located immediately to the south of the site. To the north as well as to the east across Continental Boulevard are low to mid-rise office buildings.

SOURCE: ESRI Street Map, 2010.

Continental Grand Campus Specific Plan

Figure 2-1

Regional and Vicinity Location Map

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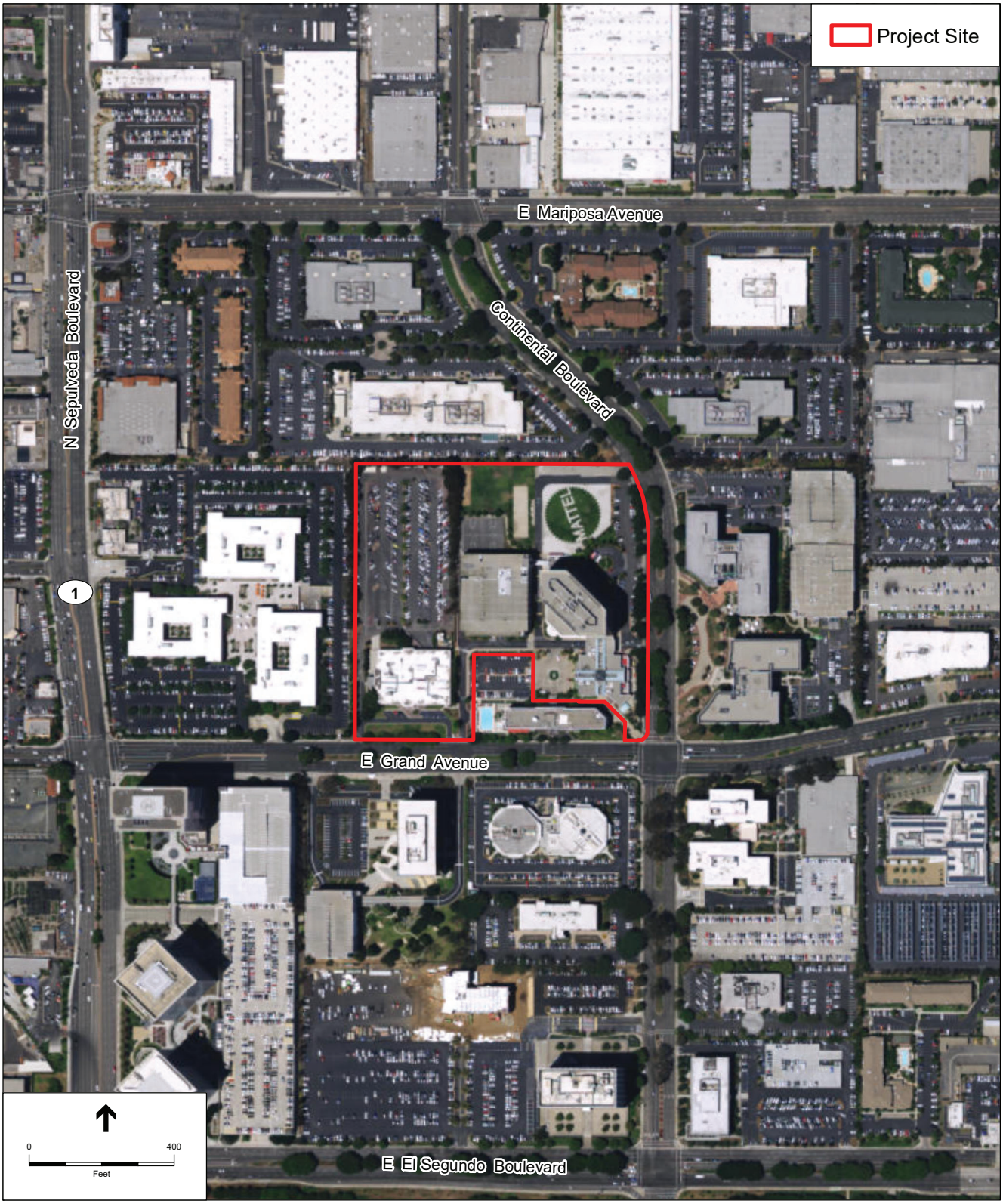


SOURCE: USDA FSA, 2016.

Continental Grand Campus Specific Plan

Figure 2-2

Aerial Photograph of the Site and Project Vicinity

ESA PCR

C. Site Background

In 1985 the City of El Segundo certified the Final Environmental Impact Report (Final EIR) for and approved the Grand Way Project (EA 32), a mixed-use commercial complex on an approximately nine-acre parcel at the northwest corner of Continental Boulevard and Grand Avenue. The Grand Way Project consisted of two 14-story office towers (482,768 sf), a 300-room hotel (193,500 sf), a retail complex (94,500 sf), and two eight-level above ground parking structures with 2,310 parking spaces plus 60 short-term surface parking spaces for a total of 770,818 sf of floor area and a total site FAR of 2.0.[1] The project was to be developed in two phases. The original approval also included Subdivision 85-1 for Tentative Parcel No. 16854, which divided the property into a three parcel configuration.

Phase 1 was developed prior to the expiration of the original Development Agreement (DA-1), which was approved in 1985 and was valid until August 31, 1990. Phase I included the 215-room DoubleTree Hotel, the 328,612 gross square foot (gsf), 14-story office tower, the 7-level parking structure as well as the approximately 11,793 sf fitness center, and approximately 29,710 gsf of commercial uses including a cafeteria and child care center for Mattel employees. Phase II, which was included in the original approval, was never built.

In 1993 the City and the Applicant entered into the First Amended and Restated Development Agreement (the "Amended Development Agreement") (EA 312 and DA 93-1) revising Phase II of The Grand Way Project. Phase I was not affected by the Amended Development Agreement. The Amended Development Agreement allowed a commercial structure with a maximum of 300,000 sf of floor area and a height not to exceed 14 stories. The permitted uses were those allowed under the existing General Plan and zoning ordinances in effect in 1993, and included, without limitation, general office and technical services, including research and development. The uses in the Amended Development Agreement superseded the uses in the original Development Agreement, which identified retail and financial or professional office uses.

After the 1993 approval was granted, no new development occurred. However, the Phase II property, approximately 3.5 acres (or 152,460 sf), was improved with interim temporary uses including private recreational facilities for use by Mattel employees and landscaping featuring the Mattel logo. The interim recreational facilities include a basketball court, baseball field, and two volleyball courts. The Mattel logo is integrated into the ground-level landscape in the northeast corner of the property.

Prior to the expiration of the First Amended Development Agreement, Mattel applied to the City to extend the term of the Amended Development Agreement in order to preserve Mattel's rights to develop the uses proposed for Phase II of The Grand Way Project in the Agreement. A Subsequent EIR was prepared and was certified by the City (State Clearinghouse No. 2003061104).[2] The Applicant was granted approval of the Second Amended and Restated Development Agreement (EA 559, DA 01-003) in February 2004, which preserved the development rights granted in 1993

[1] Floor area ratio, or FAR, is the square footage of a building relative to the site area. For example, an FAR of 2.0 is 2 square feet of building floor area to each square foot of lot area.

[2] The EIR certified in 2004 is hereby incorporated by reference.

and expanded the approval to allow the addition of the 1955 Grand Avenue Parcel. The Agreement extended the approval of the 300,000 sf, 14-story office tower with an 8-level parking structure on Parcel 3 and added the provision for 174,240 sf of development (0.8 FAR), restricted to four-stories on the 1955 Grand Avenue Parcel. This project was never built.

At the time the City approved The Grand Way Project in 1984, the Site was zoned C-3, a special commercial zone. As indicated in the Final EIR, a maximum FAR of 2.0 and a 200-foot height limit were established for the C-3 zone. Uses allowed at that time included retail and service commercial outlets, transient lodging, general and specialized office activities, various public facilities, public and commercial recreation, and food-serving establishments.[3] Over the years the General Plan designations and zoning in the area have changed. Currently, the Project Site is designated in the General Plan as Corporate Office and is zoned CO. The CO zone allows a mixture of office and food-serving uses in single-tenant or multi-tenant buildings with limited retail uses permitted in the lobby area. In addition, Policy LU4-3.5 of the Land Use Element of the General Plan provides for research and development uses within the Corporate Office designation east of Sepulveda Boulevard. The maximum allowable FAR is 0.8 and the maximum building height within the CO zone east of Sepulveda Boulevard is 200 feet.

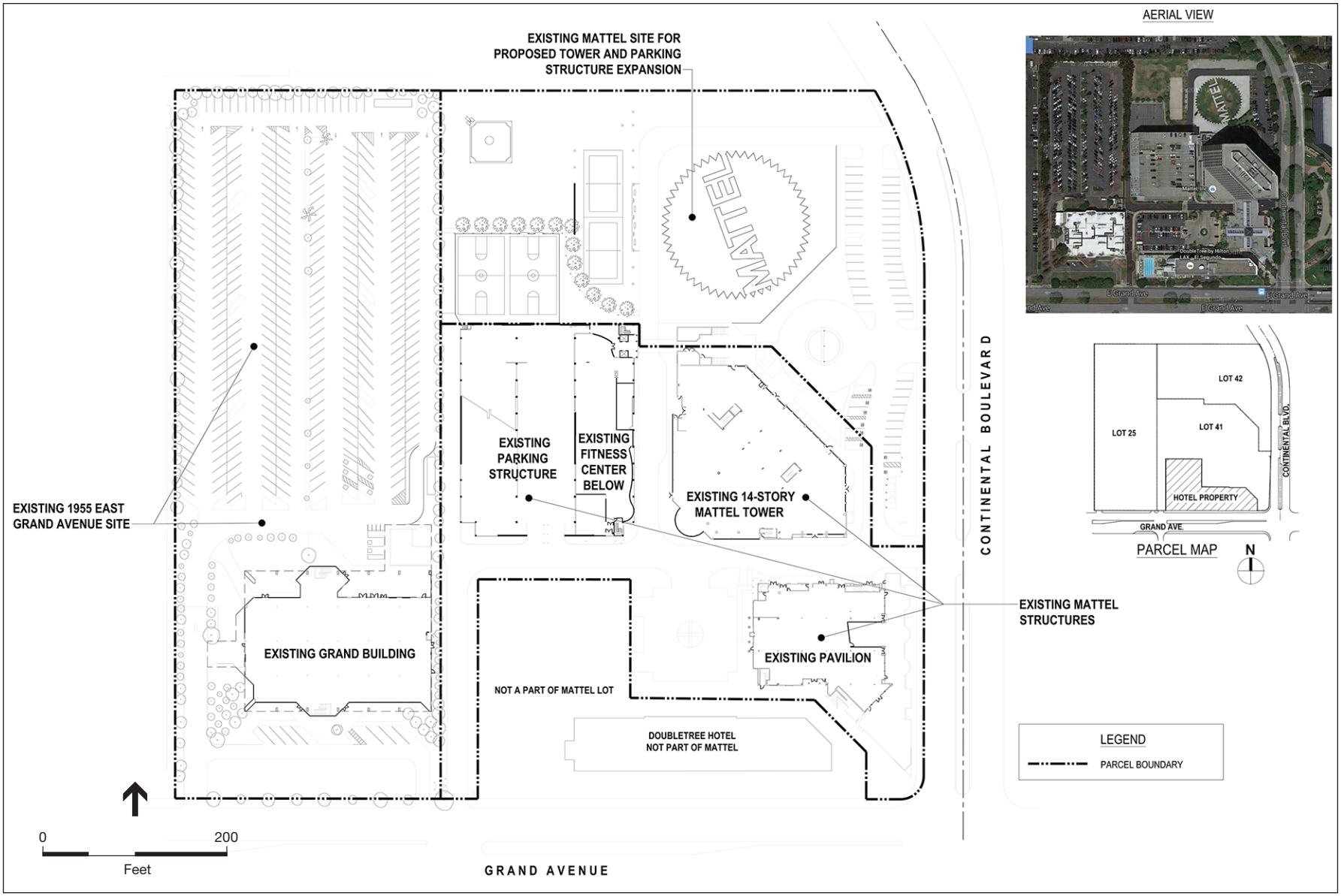
D. Existing Conditions

The Project Site consists of three contiguous parcels, which are owned and occupied by Mattel (see **Figure 2-3**, *Existing Site Plan*).

The 333 Continental Boulevard Parcel (Lot 41) is located at the south side of the Project Site and is an approximately four-acre (175,982 sf) property that is currently occupied by a 14-story, approximately 328,612 gsf tower housing the Mattel corporate headquarters offices. In addition, a two-story Pavilion Building occupies the southeastern portion of the parcel. The existing FAR on Lot 41 is 2.13. The Pavilion Building, which is approximately 29,710 gsf, is occupied by a cafeteria and child care center for Mattel employees, and a retail outlet store that is open to the public. The cafeteria is open from 7:30 a.m. to 1:30 p.m. and the child care center is open from 6:00 a.m. to 7:00 p.m. Monday through Friday. The retail store is open from 10:00 a.m. to 6:00 p.m. Monday through Saturday. A bridge that is approximately 4,175 square feet connects the Pavilion Building to the 14-story tower. The 333 Continental Boulevard Parcel also includes an eight-level above grade parking structure with 1,132 parking spaces. An approximately 11,793 square foot fitness center (Fitness Center) for employees is located at the ground level of the parking structure.

The 455 Continental Boulevard Parcel (Lot 42) is the northernmost parcel and is approximately 3.51 acres (152,895 sf) in size. The parcel is improved with interim temporary uses that include recreational facilities for Mattel employees, a landscaped area featuring a Mattel logo, and surface parking spaces. The interim recreational facilities include a basketball court, baseball field, and two volleyball courts. The Mattel logo is integrated into the ground-level landscape in the northeast corner of the property.

[3] City of El Segundo, The Grand Way – A Mixed-Use Commercial Complex, February 1983, Final Environmental Impact Report, page 34.



SOURCE: Salas O'Brien Architects & Engineers, 2016

Continental Grand Campus Specific Plan

Figure 2-3
Existing Site Plan

ESA PCR

The 1955 East Grand Avenue Parcel is the westernmost parcel and is five acres (217,800 sf) in size. Lot 25 was developed in 1989 with a two story, approximately 57,082 gsf office building. The existing FAR on Lot 25 is 0.26. The building is located on the southern portion of the parcel fronting Grand Avenue. The 1955 East Grand Avenue Parcel serves as the location for the Toy Fair which occurs twice a year for three weeks in June and October. The Toy Fair occurs over a three-week period with up to about 100 non-Mattel people in attendance per day. The rest of the year, the 1955 Grand Avenue building is occupied by a small staff and is used for training and internal meetings. Access to the 1955 East Grand Avenue Parcel is via Grand Avenue from either of two driveways at the eastern or western side of the property. Guest parking and mature trees are located along Grand Avenue. Parking for the building is provided in a surface parking lot to the north of the building and occupies the remainder of the site. The parking lot provides 365 parking spaces. There is no vehicular access between the 1955 East Grand Avenue Parcel and The Grand Way site.

Mattel currently leases space in three separate buildings in the project area, including Mattel's Design Center at 2031 Mariposa Avenue, 2043 E. Mariposa Avenue, and 2031-2041 E. Maple Street. The uses in the Design Center include office and research and development (R&D). The uses in the 2043 E. Mariposa Avenue building include warehouse, and the uses in the 2031-2041 E. Maple Street buildings include video production, sound stage and office. A shuttle is provided between the existing office tower on the 333 Continental Boulevard parcel and these three leased locations. The shuttle runs every seven minutes between 7:30 a.m. and 5:30 p.m. on weekdays. Shuttle service is also provided to the Maple Street facility on request, which typically consists of seven to 10 times a day. The shuttles are currently operating under capacity.

E. Statement of Project Objectives

Section 15124(b) of the CEQA Guidelines states that a project description shall contain "a statement of the objectives sought by the proposed project." In addition, Section 15124(b) of the CEQA Guidelines further states that "the statement of objectives should include the underlying purpose of the project." The intent of the Continental Grand Campus Specific Plan is to ensure a desirable and functional community environment, including the provision of infrastructure and public services by the City, and to assure the attainment of maximum effective utilization of resources within the City at the least economic and environmental cost to its citizens.

In order to achieve this purpose, the Applicant has developed the following set of objectives after careful consideration of relevant goals, objectives, and policies established in the City's General Plan:

- Create a corporate campus environment that is internally self-supporting and functional.
- Develop the property in a manner that is compatible with the existing development and consistent with previously approved plans for the site.
- Contribute to the expansion of the City's economic base through the provision of high quality office space.
- Provide for the consolidation and expansion of Mattel through the development of an integrated corporate campus to allow for more efficient operations.

F. Description of the Project

Project Design

Figure 2-4, *Proposed Site Plan*, shows the proposed development envisioned in the Continental Grand Campus Specific Plan. **Table 2-1**, *Continental Grand Campus Specific Plan Existing and Proposed Development*, shows the uses and square footage currently existing on the Site and the proposed modifications to the Site.

As shown in Table 2-1, the Continental Grand Campus Specific Plan would result in a net increase of 445,766 gsf of floor area on the 12.5-acre site. More specifically, the Project would consist of the development of an approximately 328,612 gsf office building (293,160 net sf) on the 455 Continental Boulevard Parcel. Approximately 219,870 net sf would be used for office space and approximately 73,290 net sf would be used for design and development. The building would be 14-stories and approximately 200 feet in height.[4]

The design intent is to create a cohesive, united campus feel in which the Site, office buildings and parking structure would maintain the existing architectural and landscaping language. The building design of the proposed tower would mirror the existing tower in all aspects. The proposed office tower would be compatible with the existing office tower in terms of setbacks, massing, architecture, fire lanes, external color scheme and landscaping treatment. As with the existing office tower, the new building would be oriented toward Continental Boulevard. The building setbacks of the proposed tower along Continental Boulevard and the northern and western property lines would meet or exceed the minimum of 25 feet required in the CO zone.

As with the existing building, the new high-rise would be white, modern, and feature symmetrically spaced and sized windows on all exterior walls. The proposed tower in combination with the existing tower would create a semi-circular auto court with access on Continental Boulevard. More specifically, the "V" created by the two facing diagonal walls of the towers would form and complete the driveway courtyard at the main entrance. The existing entry features a circular, landscaped driveway that would be further defined by new landscaping associated with the proposed 14-story building. **Figure 2-5**, *Rendering from East of Continental Boulevard Looking West*, shows the relationship of the proposed tower to the existing high-rise building and to the surrounding existing campus.

In addition to the new tower, an eight-level parking structure would be developed west of the tower and immediately north of the existing parking structure. The parking structure would be separated from the tower by about 40 feet. However, the proposed parking structure would be connected to the existing parking structure and would provide a total of 1,087 new parking spaces. Access to the parking structure would be provided from Continental Boulevard and Grand Avenue.

[4] The proposed development on 333 and 455 Continental Boulevard Parcels would result in a 2.13 FAR. However, the FAR is being evaluated collectively with the 1955 Grand Avenue Parcel.

SOURCE: Salas O'Brien Architects & Engineers, 2016

Continental Grand Campus Specific Plan

Figure 2-4
Proposed Site Plan

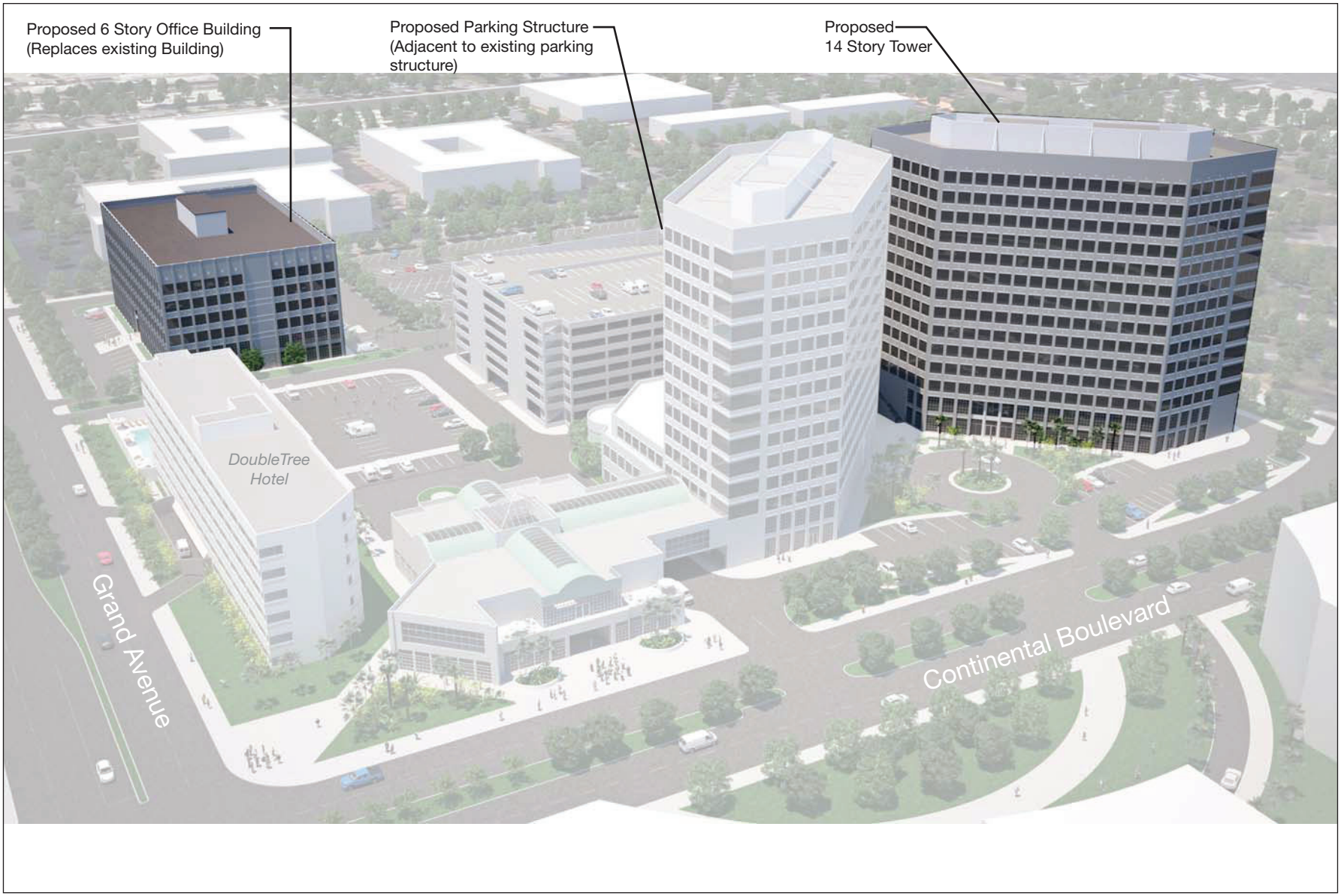
ESA PCR

TABLE 2-1
CONTINENTAL GRAND CAMPUS SPECIFIC PLAN EXISTING AND PROPOSED DEVELOPMENT

		Use				
Parcel	**Size**	**Existing**	**Proposed**	**Existing (gsf)**	**Proposed (gsf)**	**Total**
333 Continental Blvd	4.04 ac (175,982.4 sf)	Office (Tower)		328,612 sf	--	
		Pavilion and Link (1st & 2nd floor)		33,885 sf	--	
		Fitness Center		11,793 sf	--	
					--	374,290 sf
		Parking Structure		1,132 spaces	--	
455 Continental Blvd	3.51 ac (152,895.6 sf)	Private, outdoor recreation & company logo	Office (Tower)	--	328,612 sf	328,612 sf
			Parking Structure		1,087 spaces	1,087 spaces
			Surface Parking	27 spaces[a]	20 spaces[a]	
1955 Grand Ave	5.0 ac (217,800 sf)	Office		57,082 sf	174,236 sf	174,236 sf (net increase of 117,154 sf)
		Surface Parking		365 spaces	465 spaces	465 spaces
Total Development	12.55 ac (546,587 sf)					877,138 sf (net increase 445,766 sf) 2,219 spaces in parking structure 503 surface parking spaces

[a] Surface parking spaces are located on both the 333 Continental Blvd and 455 Continental Blvd Parcels. Surface parking numbers are included in the parking structure totals.

SOURCE: ESA PCR, 2017



Continental Grand Campus Specific Plan

SOURCE: Salas O'Brien Architects & Engineers, 2016

Figure 2-5

Rendering from East of Continental Boulevard Looking Northwest

ESA PCR

The existing tower, the Pavilion Building, and the parking structure and Fitness Center located on the 333 Continental Boulevard Parcel would not be subject to change as part of the Project. The existing FAR of 2.13 would remain as would the surface parking lot with a total of 38 spaces, with 26 being handicapped parking and 12 regular spaces.

The Project would involve demolition of the existing two-story, approximately 57,082 sf office building located on the 1955 East Grand Avenue Parcel, followed by development of a new six-story, approximately 102-foot high office building with up to 174,236 gsf of new office floor area (166,754 net sf) with a resulting FAR of 0.8.

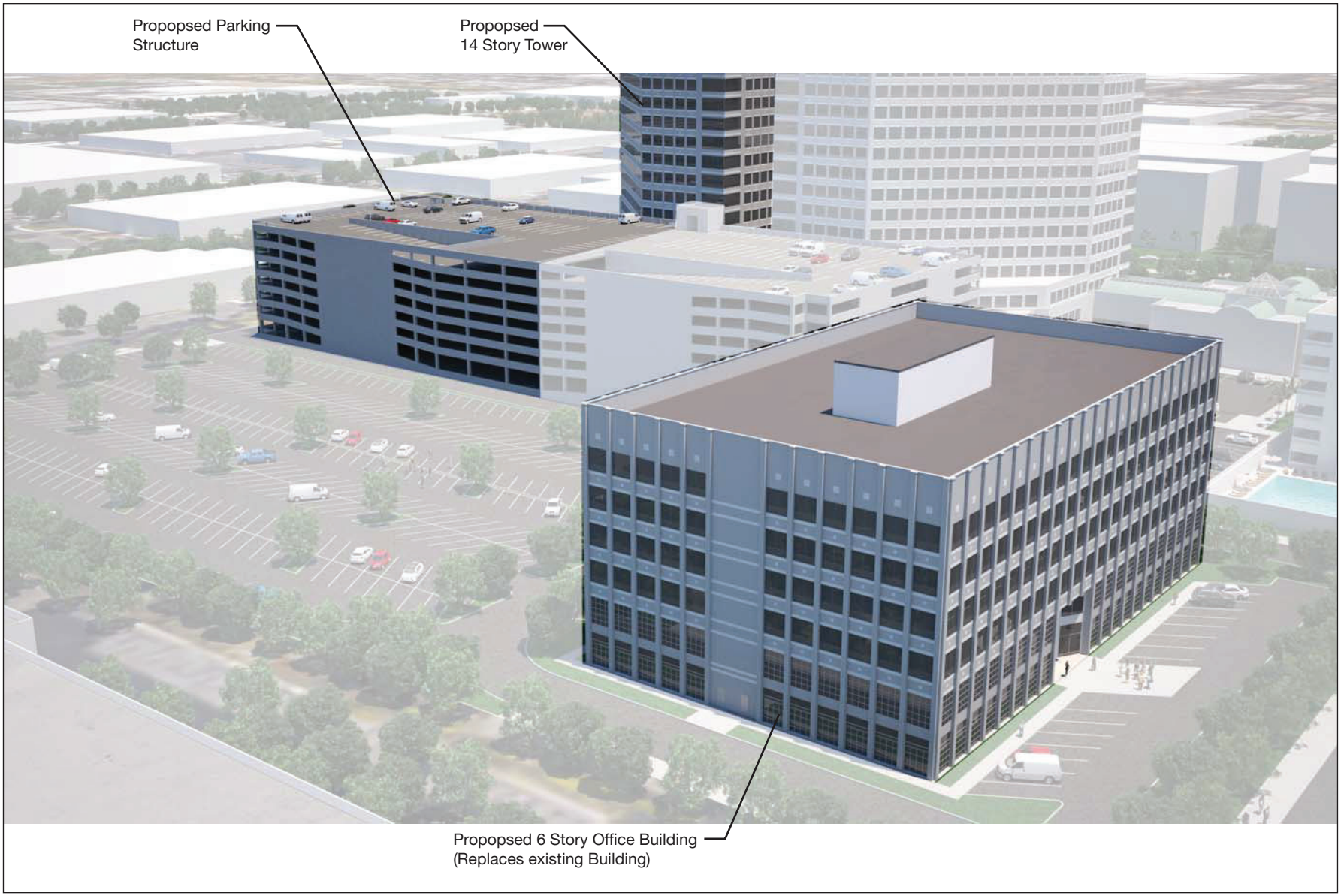
As shown in **Figure 2-6**, *Rendering from Grand Avenue Looking East*, the new building would be designed with the same fenestration modules as the towers, which would allow for the same window bay patterns and finish material. The proposed exterior materials would consist of anodized window systems and wall tile. The tile would be grey with white tile used for highlight banks. The tile would be placed in a series of different patterns to add visual interest and textural differences. The modern design and light color of the building would be consistent campus's modern theme.

With regard to parking for the proposed office building, a surface parking lot with up to 465 parking spaces would be provided to the north of the building. As with the existing building, the new building would be located on the southern portion of the 1955 Grand Avenue Parcel and would be parallel to Grand Avenue. A small parking lot with 15 parking spaces would be provided in the front of the building for guests and/or delivery and pick-up.

With the proposed development on the 455 Continental Boulevard and 1955 Grand Avenue Parcels and the existing development on the 333 Continental Boulevard Parcel, a 1.6 FAR would result on the 12.5-acre Site. As previously indicated, the requested Project Approvals would include a General Plan and Zoning Code Amendment to allow exceedance of the allowable 0.8 FAR on the site as a whole.

New construction would comply with Green Building code standards. The existing recycling program would be expanded for recycling paper, aluminum, cans, magazines, cardboard, electronic waste, and plastic.

Mattel would retain the existing leased spaces in the Project area. After development of the proposed buildings, the shuttle service between the headquarters and the other facilities would remain. There is no anticipated change in the frequency and timing of the shuttle service. If the shuttles were to reach capacity, Mattel would use larger shuttles to accommodate more people.



SOURCE: Salas O'Brien Architects & Engineers, 2016

Continental Grand Campus Specific Plan

Figure 2-6

Rendering from Grand Avenue Looking Northeast

ESA PCR

Landscaping

The Project would include the removal of the landscaping and recreational areas on the 455 Continental Boulevard Parcel. New landscaping would be planted and would be similar to the landscaping provided in association with the existing office tower to the south. The landscaping would be developed to visually tie the two parcels together. Landscaping would be concentrated at the entrance to the building, parallel to Continental Boulevard. In addition, landscaping would be installed along the northern parcel boundary to the north of the building. More specifically, landscaping would be installed at the northwest corner of the tower, as well as along the eastern perimeter of the parking structure. Landscaping at the northern boundary (north of the tower) would be centered on a bioswale approximately 30 feet in depth, which would extend westerly from the Continental Boulevard right-of-way approximately 240 feet.

Landscaping on the 1955 Grand Avenue Parcel would be planted parallel to Grand Avenue as well as on the eastern and western perimeters of the parcel. The existing landscaping on the edges of the surface parking lot would be maintained, while approximately 20 new planters and trees would be planted within the surface parking lot located to the north of the building. New landscaping would also be installed at the periphery of the proposed building. The existing approximately 30-foot-deep landscape strip along E. Grand Avenue would remain as under existing conditions.

Signage, Lighting, and Security

The Project would include the installation of new signage on the corporate campus. New signage would consist of non-illuminated building identification and wayfinding signage consistent with existing signage and Municipal Code requirements.

Exterior on-site lighting would be provided along all pedestrian walkways and vehicular access ways. The proposed lighting would be consistent with the existing lighting on the campus. Fixtures would be shielded to prevent light from spilling onto adjacent properties.

Existing security measures include security cameras, 24-hour security guards, and controlled building access. Security for the proposed expansion would be consistent with existing security measures.

G. Project Design Features

The Applicant proposes to implement a number of Project Design Features (PDFs), which are specific design elements proposed as part of the Project to prevent the occurrence of or to minimize the significance of potential environmental effects. Because these features have been incorporated into the Project, they do not constitute mitigation measures, as defined by Section 15126.4 of the California Code of Regulations, Title 14. However, PDFs would be included in the Mitigation Monitoring and Reporting Program (MMRP) to ensure their implementation as a part of the Project. The Project would implement the PDFs listed below.

Aesthetics

PDF AES-1 (Construction Screening): During construction, protective fencing shall be installed. Debris, rubbish, garbage, trash, overgrown vegetation or other similar material shall be removed daily. Fencing shall be monitored for graffiti which, if it occurs, shall be removed. Materials delivered and/or stored on site, including stockpiling of soils shall not be located within the public right of way. Delivery trucks shall not park or queue within the public right of way. Construction worker parking shall be located on the Project Site or in approved off-site locations.

PDF AES-2 (Lighting): All exterior light fixtures, whether free-standing or attached to building walls, shall be shielded and directed to the intended illuminated surface. No light fixture or light source (such as a floodlight) shall be directed at an off-site use or cause an increase in illumination or glare at an off-site location.

Air Quality

PDF AQ-1 (Green Building Measures): The Project would be designed and operated to meet or exceed the applicable requirements of the California Green Building Standards Code and the City's Green Building Code. Green building features would include, but are not limited to the following:

- Expansion of existing recycling program for recycling paper, aluminum, magazines, cardboard, electronic waste, and plastic.
- Installation of low-flow water fixtures that meet the U.S. Environmental Protection Agency WaterSense standards or equivalent.
- Installation of lighting controls with occupancy sensors in indoor common areas to conserve energy and to take advantage of available natural light
- The parking structure on the 455 Continental Boulevard Parcel would be designed with occupancy-sensor controlled lighting that would place lighting fixtures in a low power state in unoccupied zones. A demonstration project by the United States Department of Energy indicated that the use of occupancy-sensor controlled lighting achieved a reduction of greater than 50 percent in lighting energy use compared to a similarly lighted parking structure without occupancy-sensor controls.[5] For the purposes of this assessment, compliance with this feature is assumed to achieve a minimum 50 percent reduction in the energy required for the parking structure.
- Use of reclaimed water for landscaping.
- Installation of efficient heating, ventilation, and air conditioning (HVAC) systems.
- Provision of designated parking for any combination of low-emitting, fuel efficient, and carpool/vanpool vehicles.
- Installation of bicycle parking for employees.

[5] United States Department of Energy, Building Technologies Office, SSL Demonstration: Parking Garage Lighting, Washington DC, June 2013. Available at https://www1.eere.energy.gov/buildings/publications/pdfs/ssl/deptoflabor_brief.pdf. Accessed May 2017.

Cultural Resources

There are no specific Project Design Features relative to archaeological, paleontological, or tribal cultural resources.

Greenhouse Gas Emissions

There are no specific Project Design Features relative to greenhouse gas emissions. However, PDF AQ-1 would also reduce potential greenhouse gas emissions.

Hazards and Hazardous Materials

There are no specific Project Design Features relative to hazards and hazardous materials.

Hydrology and Water Quality

PDF HYDRO-1 (Water Quality): The Project shall include the development of bioswale(s) to help meet stormwater quality design requirements through biofiltration. To maximize on-site retention of the Stormwater Quality Design Volume (SWQDv), a minimum of 20,526 sf of bioswale area with a ponding depth of 1.5 feet shall be provided for the Continental Parcels, and a minimum of 13,448 sf of bioswale area with a ponding depth of 1.5 feet shall be provided for the 455 Grand Avenue Parcel.[6] The bioswales shall be planted with native, drought-tolerant plant species that do not require fertilization and can withstand wet soils for at least 24 hours. Pretreatment, such as hydrodynamic separation devices and catch basin inserts, shall also be provided to reduce the sediment load entering the bioswales, and shall be cleaned out periodically.

Alternatively, infiltration ponds shall be used, with the size, depth and design of the infiltration ponds to be determined once actual infiltration rates at the Project Site are determined through field percolation tests.

Alternatively, rainwater harvesting and use may be used if a minimum of 47,765 sf of on-site planting area is provided. If available, a rainwater cistern with a volume of 257,048 gallons shall be provided on-site, and planting areas shall be planted with plants with a moderate (0.4) water use factor. Whether sufficient planting area is available under the Project to provide sufficient grey water demand shall be confirmed during the design phase.

The above three structural Best Management Practice (BMP) options are conceptual at this stage. The ultimate option selected, and the design of that option, shall be determine during the design phase.

[6] According to the County of Los Angeles 2014 LID Manual, water quality requirements are based on treating a specific volume of stormwater runoff from a project site (the SWQDv). By treating the SWQDv, it is expected that pollutant loads, which are typically higher during the beginning of storm events, will be reduced in the discharge to or prevented from reaching the receiving waters.

PDF HYDRO-2 (BMPs): The following source control BMPs shall be implemented to prevent pollutants from contacting stormwater runoff and prevent discharge of contaminated stormwater runoff to the storm drain system:

- Storm Drainage Message Signage: Stenciled signs shall be affixed near the storm drain inlets and catch basins to alert and remind the public about the effects of and the prohibitions against waste disposal into the storm drain system.
- Landscape Irrigation Practices: Effective irrigation practices shall be implemented to ensure less runoff is produced resulting in less potential for pollutants to enter the storm drain system.
- Building Materials: Alternative building materials shall be considered in order to reduce pollutant sources in stormwater runoff by eliminating compounds that can leach into stormwater runoff.

Land Use and Planning

There are no specific Project Design Features relative to land use and planning.

Noise and Vibration

There are no specific Project Design Features relative to noise and vibration.

Public Services (Police and Fire)

PDF POL-1 (Security and Access During Construction): Project construction sites shall be enclosed with security fencing, lit with security lighting, and patrolled periodically by Campus security personnel during the construction period. Also, emergency access on and within the vicinity of the Project Site shall be maintained during construction.

PDF POL-2 (Security and Access During Operation): The existing on-site security measures, including 24-hour security guards, security cameras, controlled building access, and exterior security lighting, shall be expanded to the proposed uses. In addition, exterior on-site lighting shall be provided along all pedestrian walkways and vehicular access ways consistent with existing on-site lighting. ESPD shall review and approve plans during plan check to ensure that plans are in compliance with applicable requirements. In addition, development fees shall be paid in accordance with City requirements.

PDF FIRE-1 (Fire Sprinklers and Fire Alarms): New Project buildings shall be fully sprinklered and equipped with fire alarms.

PDF FIRE-2 (On-Site Fire Lanes): On-site fire lanes shall be provided around the proposed office tower consistent with those around the existing office tower. Furthermore, emergency access within the Project Site shall be maintained during Project operation including providing El Segundo Fire Department (ESFD) with the ability to open gates and exterior door locks through the provision of gate codes and key boxes).

PDF FIRE-3 (Submittal of Plans to ESFD for Review/Approval): Plans for the proposed new buildings, fire lanes, fire hydrant locations, and associated fire prevention/suppression equipment, shall be submitted to the ESFD for review and approval.

Transportation and Traffic

PDF TRAF-1 (Construction Management Plan): Prior to the issuance of a building permit for the Project, a detailed Construction Traffic Management Plan (CTMP) shall be reviewed and approved by the City Public Works Department. The CTMP would formalize how construction would be carried out and identify specific actions that would be required to reduce traffic/transportation effects on the surrounding community. The CTMP shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site. The CTMP shall include, but not be limited to, the following elements as appropriate:

- Temporary pedestrian and vehicular traffic controls during all construction activities adjacent to the Project Site to ensure traffic safety on public right of ways. These controls shall include, but are not limited to, flag people trained in pedestrian safety.
- Temporary traffic control during all construction activities adjacent to public rights-of-way to improve traffic flow on public roadways (e.g., flag men).
- Scheduling of construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible.
- Construction-related vehicles shall not park on surrounding public streets.
- If needed during the peak construction periods, off-site parking would be provided, and workers would carpool or be shuttled to the worksite.
- Coordination with public transit agencies to provide advanced notifications of stop relocations and durations, if necessary.
- Provide detour plans to address temporary road closures during construction.

Utilities and Supply Systems (Water Supply and Wastewater)

PDF WS-1 (Water Infrastructure Improvements): Any existing water meters, potable water service connections, fire backflow devices and potable water backflow devices shall be upgraded to current City Water Division standards. These devices shall be placed or relocated onto private property.

PDF WS-2 (Plans for Water System Upgrades): The Project Applicant shall submit a Utility Plan to the City of El Segundo Public Works Department for review and approval which shows all existing and proposed utility improvements (sewer, water, gas, storm drain, electrical, etc.), their sizes and associated easements around the Project Site, and traffic control plans for work in the public right-of-way. In addition: (1) any unused water laterals shall be abandoned and properly capped at the City main; (2) the contractor shall obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

PDF WW-1 (Sewer Upgrades): The Project shall extend and improve the existing on-site wastewater collection infrastructure to serve the proposed land uses consistent with applicable City requirements.

PDF WW-2 (Wastewater Discharges): Project wastewater discharges shall comply with applicable CWA and RWQCB waste discharge requirements.

H. Construction Schedule

Project buildout would occur in two phases and is anticipated to be complete by the end of 2023. Phase 1 would consist of the proposed improvements on the 455 Continental Boulevard Parcel and would take approximately 15.5 to 19.5 months. Phase 1 would commence during the first quarter of 2020 and would be complete by the third quarter of 2022. Phase 1 would have three stages of activity: demolition, site preparation/excavation, and construction. Demolition would involve removal of the existing private recreational facilities, landscaping and other minor improvements, which would take approximately two weeks. Approximately 4,000 cubic yards of dirt would be excavated and exported from the property. Site preparation and excavation for the proposed tower and parking structure would take from three to five months and construction is projected to take approximately 12 to 14 months.

Phase 2 of the Project would be the development of the 1955 East Grand Avenue Parcel and would take about 13 to 18 months. Phase 2 would start upon completion of Phase 1 and be complete by the end of 2023. Similar to Phase 1, there would be three stages of activity: demolition, site preparation/excavation, and construction. Demolition of the existing building and surface parking lot would take approximately one month. Site preparation and excavation for the new structure would take approximately three to five months. Approximately 23,200 cubic yards of dirt and other material would be excavated and exported from the property. Construction on the new building is projected to take approximately nine to 12 months.

Construction staging and construction worker parking would be provided on site. Prior to commencement of construction, the City would approve construction haul routes. Construction would occur between 7:00 AM to 6:00 PM Monday through Saturday in compliance with the City's Municipal Code requirements.

I. Project Approvals

Required approvals for the proposed project would include, but may not be limited to, the following:

- Approval of the Continental Grand Campus Specific Plan;
- Approval of a Development Agreement;
- Approval of a General Plan Amendment to exceed the allowable floor area ratio of 0.8 to 1 and to establish the Continental Grand Campus Specific Plan (CGCSP) land use designation;
- Approval of a Zone Text Amendment to establish the Continental Grand Campus Specific Plan (CGCSP) zoning designation;

- Certification of an Environmental Impact Report;
- Issuance of various ministerial permits (e.g., grading, demolition, building, etc.) by the City of El Segundo; and
- Other permits and approvals as deemed necessary.