

SETTING

2.1 COMMUNITY SETTING

The project area is located within the urban community of Carson in the South Bay area of Los Angeles. Urban uses ranging from residential to commercial and industrial are found throughout the region surrounding the planning area. The City of Carson enjoys a dynamic industrial/business sector, balanced by well-established residential neighborhoods.

2.2 SURROUNDING LAND USES

The land immediately to the north and west of the project area is currently undeveloped. Approximately 150 acres are leased to Grand View Growers and used for raising geraniums. Producing oil wells are located throughout the remainder of the property north of the project area.

To the east, across Wilmington Avenue, is the portion of Dominguez Technology Centre which is partially developed with a number of light industrial buildings. Construction activity is presently underway on several more buildings. This portion of the Dominguez Technology Centre is presently within the unincorporated area of Los Angeles County, but is under consideration for annexation to the City of Carson along with numerous other properties in the city's northeast sector.

Pfc. James Anderson, Jr. Memorial Park is located at the Southwest corner of University Drive and Wilmington Avenue, south of the project area. Also located south of University Drive, across from the project area, is a residential neighborhood of attractive, well-kept homes. The residents of

this area take great pride in their neighborhood and the community at large. The Homeowner's Association remains active, meeting on a regular monthly basis, more than sixteen years after the first neighborhood subdivision was constructed. (See Exhibit 4.)

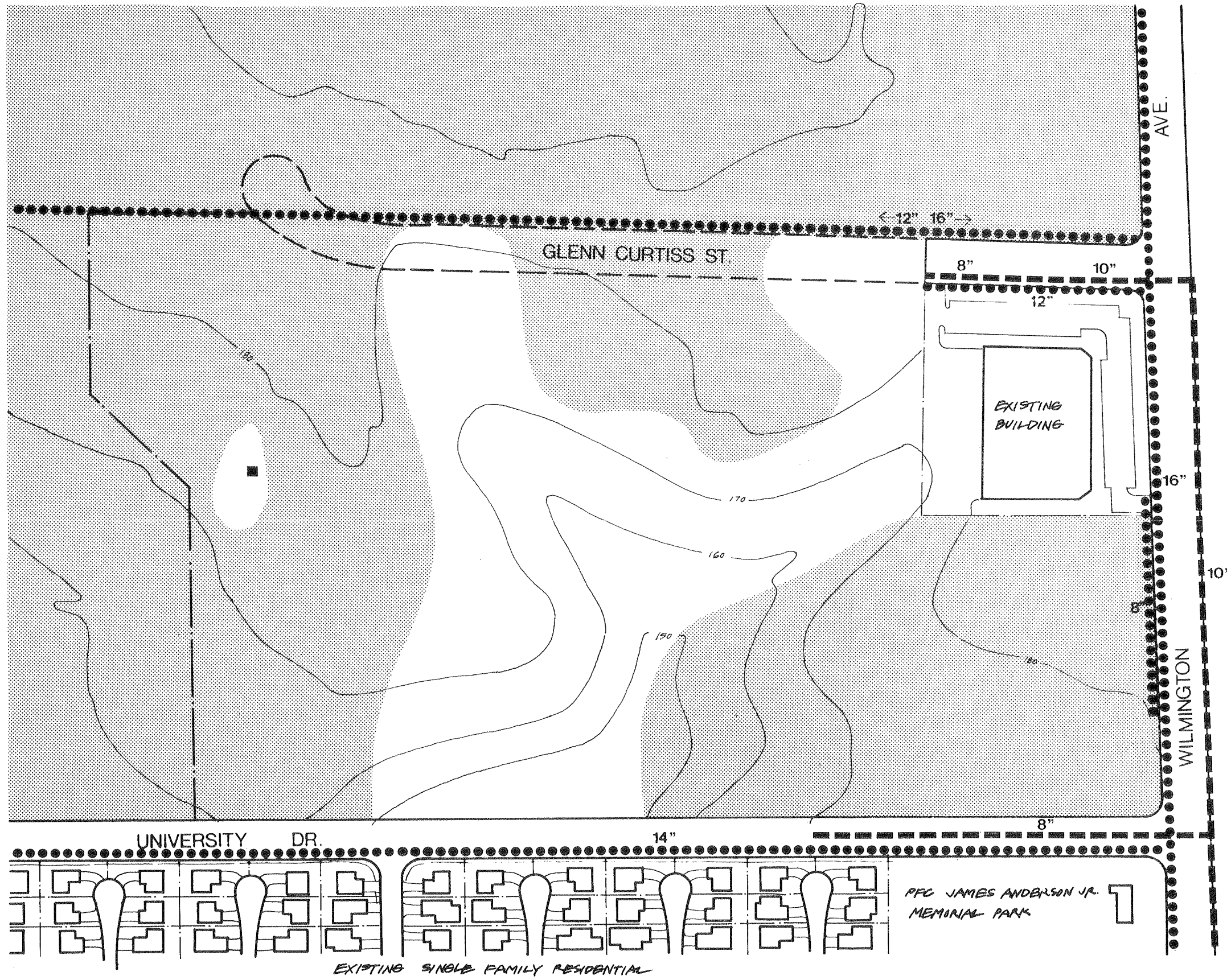
2.3 EXISTING SITE CONDITIONS


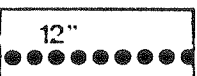
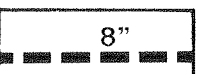

Natural Features - The undulating character of the site's terrain is unique to the area. The site's high areas (reaching 190 feet above sea level) along the west, north and east perimeters slope toward a broad, gentle swale in the central area of the site, draining to the south to a low point of approximately 145 feet above sea level. The natural onsite slopes range from one to sixteen percent.

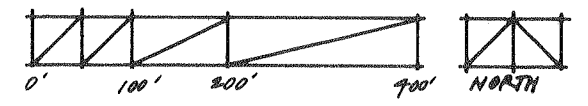
The undulating terrain of the site and the relatively flat surrounding land affords both a unique view opportunity from onsite (including distant vistas of Long Beach Harbor) as well as a design challenge to ensure visual compatibility with existing and planned residential areas.

The underlying geology consists of old alluvium or terrace deposits of Upper Pleistocene age. According to published data, alluvium from 600 to 700 feet thick overlies bedrock beneath the site.

The site is located within the Newport-Inglewood structural zone, which consists of a series of parallel northwest-southeast trending faults and folds extending from the Santa Monica Mountains southeast to Newport Beach. Although faults within the zone are considered active, no surface rupture is



-  GRANDVIEW GERANIUM GROWERS
-  12" WATER LINE (12 INCH)
-  8" SEWER LINE (8 INCH)
-  ABANDONED 'REYES' #129 OIL WELL



SITE CONTEXT
EXHIBIT 4

known to have occurred at the site during the last 10,000 years. Dominguez Hills, upon which the site is located, is believed to be a topographic expression of tectonic movements occurring along the zone. The existence of major faults in the immediate site vicinity is uncertain, and no known fault projects toward or traverses the site, according to currently available published information. The closest known active fault within the zone is the Cherry Hills fault segment, located about a mile southeast of the site. The site is currently outside the State of California Special Studies Zones, as delineated in compliance with the Alquist-Priolo Special Studies Zones Act (1972).¹

The site's natural vegetation was disturbed long ago with the introduction of cattle grazing and dairy farming in the eighteenth and nineteenth centuries. The disturbed grassland contains no unique nor rare and endangered species. The introduced geraniums, while providing a colorful display, do not represent an environmentally significant species.

The lack of diversity of plant material and the project area's location in an urban environment result in limited habitat for wildlife species. The introduction of a variety of tree and shrub species in the development's landscaping is expected to provide nesting areas, cover and food for a number of local bird species and small mammals.

Land Use - The majority of the project area is vacant, except for approximately four acres in the northeast corner which contain a newly-

¹ Converse Consultants, Soil and Foundation Investigation, Proposed Commercial Building - University Drive and "A" Street, Carson, California, August 29, 1983.

constructed 56,000 square foot research and development building, approximately 350 lineal feet of improved street, paved parking area and landscaped setbacks. The building is presently vacant. Geraniums are cultivated on approximately 25 acres of the site.

A former producing oil well, Reyes No. 129, is located on the project site. This well was abandoned in 1972 in accordance with applicable state regulations. Soils investigations conducted in 1983 confirmed that there are no oil sumps within the planning area.

Drainage - Storm water runoff from most of the project site currently runs to the central swale, draining south. This runoff is collected by a 48-inch storm drain facility in Grandee Avenue, which eventually outlets into the Dominguez Channel.

Water - Water service to the site is provided by the Dominguez Water Corporation via a 16-inch water main in Wilmington Avenue, a 14-inch main in University Drive, and a 12-inch main in Glenn Curtiss.

Sewer - Sewer service is provided to the City by the Los Angeles County Sanitation District. The District is responsible for construction, operation and maintenance of facilities to collect and treat domestic and industrial waste. The construction of local sewers and their connection to the District's system will be the responsibility of the developer.

Collected wastewater from the project area will be transported to the Joint Water Pollution Control Plant, via an existing 8-inch line in University and a

10-inch line in Wilmington Avenue to the existing 24-inch trunk sewer line in Del Amo Boulevard. A portion of the last stage of the project's development will require the construction of an offsite sewer line in University Drive, extending west to Central Avenue and thence south to Del Amo Boulevard, where it will connect to the Los Angeles County Sanitation District's trunk sewer.

Fire Protection - Fire protection service for the project area is provided by the Los Angeles County Fire Department under contract to the City of Carson. Table 1 lists the fire stations currently serving the area, their equipment and estimated response times.¹

Table 1
EXISTING FIRE PROTECTION SERVICES

Station #10:	1860 Del Amo Boulevard, Carson
Equipment:	One (1) engine company One (1) foam unit
Response Time:	2-3 minutes
Station #116:	755 East Victoria Street, Carson
Equipment:	One (1) engine company One (1) truck company One (1) rescue squad
Response Time:	2-3 minutes
Station #105:	18915 Santa Fe Avenue, Rancho Dominguez
Equipment:	One (1) engine company One (1) deluge unit
Response Time:	3-5 minutes

¹ Telephone conversation with Inspector Cobleigh, Los Angeles County Fire Department, April 28, 1986.

TABLE 1 (Cont'd)

Station #127:	2049 East 223rd Street, Carson
Equipment:	One (1) engine company One (1) truck company Battalion Chief
Response Time:	3-5 minutes

Police Protection - Police protection service for the project area is provided by the Los Angeles County Sheriff Department under contract to the City of Carson. The Carson Sheriff Station is located at 21356 South Avalon Boulevard, Carson, approximately three miles south and west of the project site. The Carson Station is currently staffed with 207 deputies and approximately 40 non-sworn support personnel. The project site is located within Reporting District No. 1613. Police protection response is assigned according to the nature and urgency of the call.¹

Electrical Service - Electrical service is provided by the Southern California Edison Company via buried cable to an existing underground vault located on the north side of Glenn Curtiss Street. All new electrical lines to service the development will be underground.

Natural Gas Service - The project area is located within the service area of the Southern California Gas Company. A six-inch gas distribution line is located in Wilmington Avenue.

Telephone Service - Pacific Bell provides telephone service to the area. An underground cable located in Wilmington Avenue will provide the primary

¹ Telephone conversation with Deputy Jaen, Los Angeles County Sheriff Department, Carson Station, April 28, 1986.

source of telephone service for the project. All new lines will be underground.

Solid Waste Service - Solid waste disposal for the project area is provided by numerous private contractors in the area. Currently, solid wastes are trucked to any one of several Class II sanitary landfills located in the City of Carson environs, within three to five miles of the project site.

Park and Recreational Services - Pfc. James Anderson Jr. Memorial Park is located across University Drive from the project site. This nine-acre park is fully developed with a community building, parking lot, lighted tennis courts, tot-lot and children's play area and picnic tables.