

1 INTRODUCTION

PURPOSE AND INTENT

This specific plan provides the City of Carson with a comprehensive set of plans, policies, regulations and programs for guiding and ensuring the orderly development of Dominguez Technology Centre in a manner consistent with the General Plan.

This document has been prepared in accordance with the requirements of California Government Code (Sections 65450 through 65507) and addresses all issues and topics specified in that code. As an overview, specific plans offer the opportunity to combine zoning standards, detailed site development standards and other regulatory devices into one document tailored to a particular development program and site. The Government Code states that specific plans must include, at a minimum, the following criteria:

- The location and standards for land uses, buildings and facilities, demonstrating a relationship to the goals and policies of the General Plan;
- The location and standards for streets, roads, and community facilities;
- Standards for population density and building intensity;
- Provisions for support services;
- Standards to conserve, develop and use natural resources;
- Provisions to implement the open space element.

After adoption, a specific plan effectively becomes the applicable zoning for that area. The Subdivision Map Act further requires the legislative body to find that a final or tentative subdivision map is consistent with

any applicable specific plans. Additionally, a development agreement can be approved only where the legislative body finds the agreement is consistent with the General Plan and any applicable specific plan.

OWNERSHIP

The site is currently owned, in fee, by Dominguez Properties, a California limited partnership and Dominguez Energy, L.P., a Delaware limited partnership. Dominguez Properties intends to convey to Carson Dominguez Properties, a Delaware limited partnership, a portion of the Dominguez Technology Centre owned by it and to convey the remaining portion to Watson Partners, L.P., a Delaware limited partnership.

LOCATION

The Dominguez Technology Centre is a 288-acre project located in the northeastern area of the City of Carson. The site is bounded on the south by University Drive, the west by California State University Dominguez Hills, the north by Victoria Street and on the east by Wilmington Avenue. Site location is shown on Exhibit 1.

Access to the project site from the greater Los Angeles area is provided by the Artesia Freeway (SR-91) to the north, the Harbor Freeway (I-110) to the west, the San Diego Freeway (I-405) to the south and the Long Beach Freeway (I-710) to the east.

BACKGROUND INFORMATION

This project is the third and final developmental phase of the Dominguez Technology Centre. The initial phase is located across Wilmington Avenue in unincorporated Los Angeles County and includes a number of industrial and technology uses. Phase two began with the project proponent requesting and receiving permission from the City of Carson to prepare a specific plan on 45 acres in the southeast area of the property. Phase two, the TRW site, was approved in August 1986 for technology and other similar uses.

To continue development of the Dominguez Technology Centre, a portion of the site in the southwest corner which was designated and zoned for residential uses had to be changed. A General Plan Amendment changing the designation to Light Industrial and a zone change to Manufacturing Light were requested and approved for the property on May 17, 1988 and are reflected in Exhibits 2 and 3.

The current proposal is for development of a business park on the adjacent 288 acres. The project had been designed to continue the theme established by the initial phase of the Dominguez Technology Centre while ensuring compatibility with surrounding land uses.

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

This specific plan contains a complete environmental impact report as an integral component of the plan. The EIR contains an introduction, description of existing conditions, assessment of environmental impacts, identification of mitigation measures and evaluation of project alternatives.

The integrated EIR addresses the Dominguez Technology Centre's land use plan, circulation and infrastructure plans, implementation mechanisms and the development standards of the specific plan. The EIR may be applicable to future development applications processed in conformance with this specific plan and the City of Carson's development regulations. The Response to Comment/Final EIR is included as Chapter 9 in this document.

A Mitigation Monitoring Plan shall be prepared and approved for this specific plan. The developer shall be responsible for any associated cost of the Mitigation Monitoring Plan as required under AB 3180. The mitigation monitoring plan shall be submitted to the Director for review and determination of completeness.

SUPPORTING DOCUMENTS

The specific plan has been developed on the basis of numerous special studies and technical investigations. Special reports and plans prepared in support of the specific plan include the following:

Environmental Analysis

Phillips Brandt Reddick, Dominguez Technology Centre Environmental Impact Report, July 1989. Irvine, California 92714.

Fiscal Analysis

Pasadena Research Institute, Dominguez Technology Center Fiscal Impact Analysis, July 1989. Pasadena, California 91403.

Civil Engineering

W. R. Lind Engineering, Dominguez Technology Centre Infrastructure Plan, July 1989. Pasadena, California 91106.

Geotechnical Investigation

Converse Consultants Orange County, Geotechnical Study Dominguez Technology Centre, July 1989. Irvine, California 92718.

Traffic Analysis

DKS Associates, Dominguez Technology Centre Specific Plan and EIR Traffic Impact Analysis, July 1989. Santa Ana, California 92701 (Revised August 1990).

Noise and Air Quality Analysis

Phillips Brandt Reddick, Dominguez Technology Centre Noise and Air Quality Study, July 1989. Irvine, California 92714.

Cultural Resource Assessment

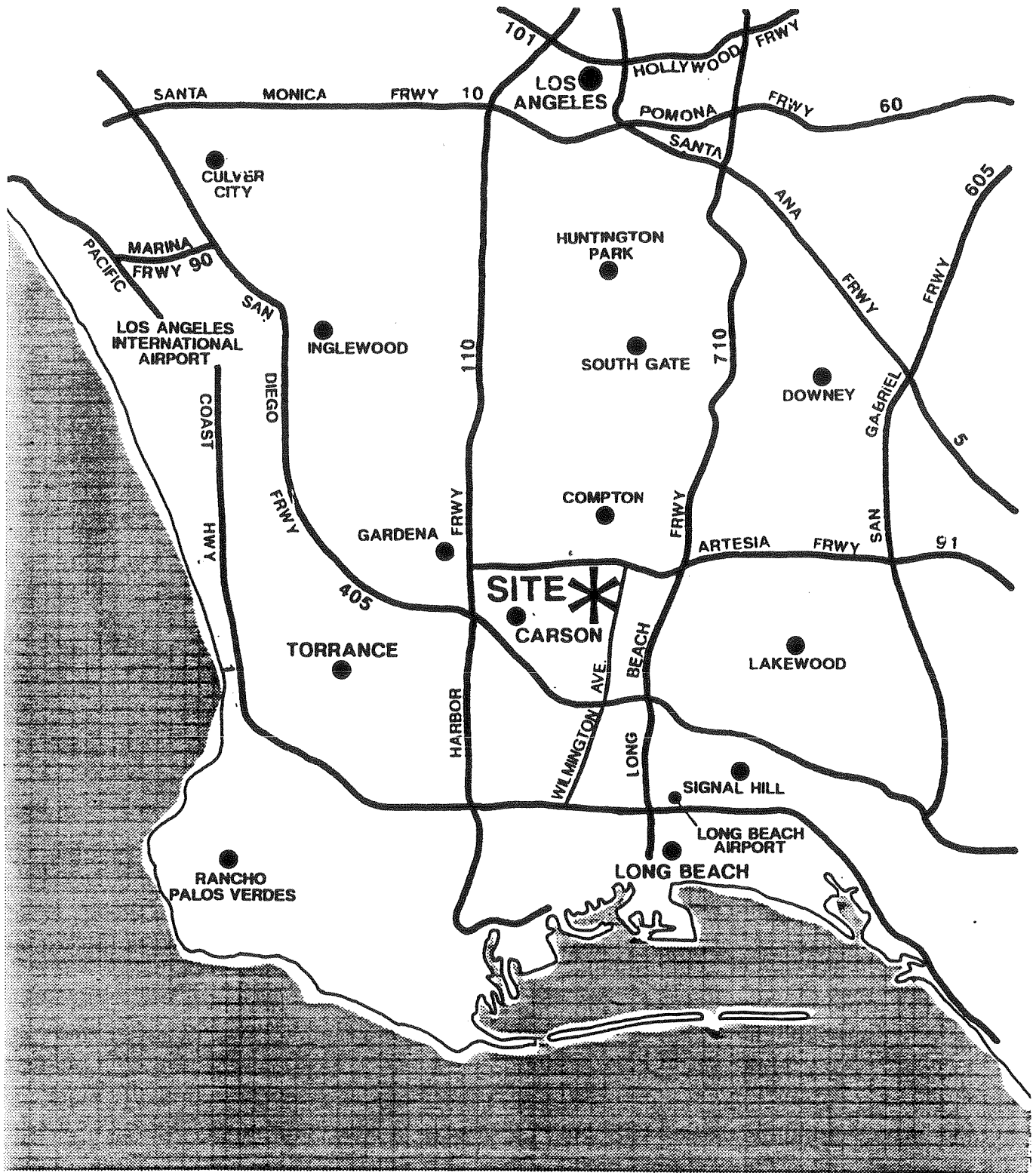
Archaeological Resource Management Corporation, Cultural Resource Assessment for a 300-Acre Parcel of Land Near Carson, July 1989. Fullerton, California 92633.

Paleontological Assessment

Archaeological Resource Management Corporation, Paleontological Assessment Conducted for a Proposed Business Park to be Developed in the Dominguez Hills, July 1989. Fullerton, California 92633.

Biological Survey

M.B. Gilbert Associates, Finding of a Biological Survey Conducted for the Proposed Dominguez Technology Centre, August 1989. Long Beach, California 90806.

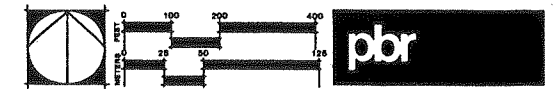
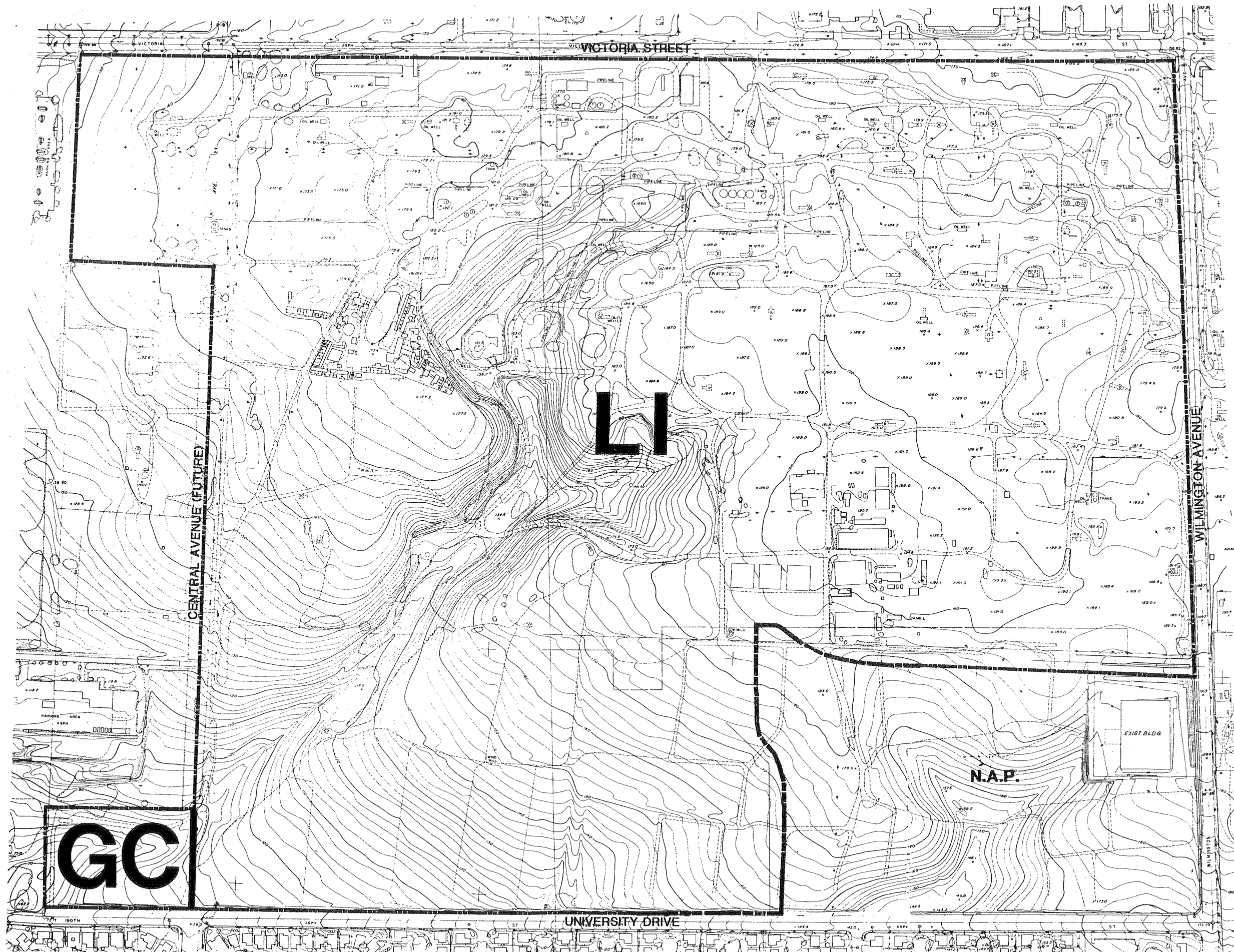


SITE LOCATION
DOMINGUEZ
TECHNOLOGY CENTRE

DOMINGUEZ TECHNOLOGY CENTRE GENERAL PLAN

LEGEND

- LI** LIGHT INDUSTRIAL
- GC** GENERAL COMMERCIAL



pbr

EXHIBIT 2

DOMINGUEZ TECHNOLOGY CENTRE ZONING

LEGEND

- ML** MANUFACTURING, LIGHT
- CN** COMMERCIAL, NEIGHBORHOOD CENTER

