2 DEVELOPMENT PLAN

INTRODUCTION

Dominguez Technology Centre is a business park with limited support commercial designed to be compatible with surrounding land uses. The project represents a continuation of previous development actions east of Wilmington Avenue. The objective of the project is to develop a framework allowing sufficient flexibility for future market considerations.

The land use plan for the Dominguez Technology Centre has been developed through a careful process of formulating, testing and refining various planning concepts and design criteria. Special attention has been devoted during plan development to ensure compatibility with the adjacent residential neighborhood and California State University Dominguez Hills. The plan responds to the General Plan's stated policies and is sensitive to the site features, resources and characteristics of the project setting.

The intent of the specific plan is to guide future development activities. Specific goals for the Dominguez Technology Centre include the following:

- To continue the theme previously developed in the initial Dominguez Technology Centre and the TRW facility.

- To implement a comprehensive program for the physical and economic development of the property.

- To ensure that the type and intensity of land uses are compatible with the surrounding area, particularly existing residential neighborhoods and California State University Dominguez Hills.

- To establish a quality and character of development which will maintain and enhance the image of the City of Carson in general and the immediate area in particular.

- To integrate new development with existing and continuing oil operations on the property.

- To provide a circulation system that meets transportation requirements and minimizes potential adverse impacts on the surrounding area.

- To ensure that infrastructure plans for water, wastewater and drainage are adequately designed for the project.

- To ensure that the sequential phasing of the project development is accomplished in a logical, orderly manner and in concert with the extension of necessary infrastructure improvements.

These major goals have been further refined and elaborated on the basis of specific site conditions, infrastructure relationships, market/ecomonic conditions and the policies of the General Plan.

CONTEXT

The 288-acre site is one of the few remaining large undeveloped properties in the northeastern area of Carson. Local access to the site is served by University Drive, Victoria Street and Wilmington Avenue. The San Diego, Artesia, Long Beach and Harbor freeways provide regional access.

Exhibit 4 indicates surrounding land use patterns reflecting the generally urban nature of the area. Dominguez Technology Centre began with development of the property on the east side of Wilmington Avenue, and is partially built out with a number of light industrial and technology uses. The Dominguez Technology Centre continued with development of the TRW site. As previously mentioned, development planned for the site is a continuation of previous activities associated with other facets of the Dominguez Technology Centre.

An attractive, well-kept single family residential neighborhood of single family homes borders the property on the south across University Drive. Adjacent to the project on the west is California State University Domin-

guez Hills. The University Master Development Plan calls for construction of additional dormitory facilities and expansion of the parking lot adjacent to the site. The time frame for completion of these improvements is dependent upon enrollment and available funds. The project has been designed to be compatible with, and supportive of, the high-tech, campus environment of the University. Numerous business, commercial and industrial facilities occupy the properties to the north of the project site.

Community and utility services available to the Dominguez Technology Centre include the following:

Fire. Fire protection to the area is provided by the Los Angeles County Fire Department under contract to the City of Carson.

Police. Law enforcement services are provided to the site by the Los Angeles County Sheriff Department under contract to the City of Carson.

Drainage. The Los Angeles County Flood Control District is the governing agency to the site.

Recreation. Park and recreation facilities include a substantial number of area facilities with James Anderson, Jr. Memorial Park located across University Drive from the TRW facility. This nine-acre park is fully developed with a community building, parking lot, lighted tennis courts, tot-lot, children's play area and picnic tables.

Water. Water service to the site is provided by the Dominguez Water Corporation.

Sewer. Sewer service is supplied to the City and this project by the Los Angeles County Department of Public Works.

Electrical. Electrical service is available through the Southern California Edison Company.

Natural Gas. The project area is located within the service area of the Southern California Gas Company.

Telephone. Pacific Bell provides telephone service to the area.

Solid Waste. Solid waste disposal for the tract is provided by numerous private contractors and is trucked to one of serveral transfer stations within three to five miles from the site.

The current General Plan designation for the site is "light industrial" and "general commercial," allowing for a variety of uses including those proposed for the Dominguez Technology Centre. The specific plan for Dominguez Technology Centre is also intended to systematically execute other programs contained within various elements of the General Plan, including Conservation, Land Use, Open Space, Safety (including Seismic), Circulation (including Scenic Highways), Noise and Housing.

SITE SUMMARY

The property is in an area commonly known as Dominguez Hill. Unlike most of the City, the topographic relief associated with the landform provides a unique setting for the project. Besides being highly visible from surrounding points of view, long distance vistas of Long Beach, Los Angeles Harbor and the Palos Verdes Peninsula are available from the site. A summary of features associated with the site is illustrated in Exhibit 5.

Underlying geology consists of old alluvium or terrace deposits in a layer some 600 to 700 feet thick. The site sits atop the Dominguez Hill land formation which is believed to have occurred as a result of tectonic movements. Further seismic activity may occur on the site as it is located within the Newport-Inglewood structural zone, 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 known to have occurred on the property during the last 10,000 years. The closest known active fault within the zone is the Cherry Hills fault segment, located about a mile southeast. The site is not within the Alquist-Priolo Special Studies Zone.

Natural vegetation was disturbed long ago with the introduction of cattle grazing and dairy farming in the eighteenth and nineteenth centuries. Natural vegetation was further disturbed with the discovery of oil and the subsequent development which followed. A limited amount of indigenous plant life is dispersed throughout the site. No unique nor rare and endangered plant species are known to occur on the property.

The lack of natural vegetation and the urbanized nature of the surrounding environment results in limited available habitat for wildlife. The introduction of a variety of tree and shrub species in the future development-related landscaping is expected to provide nesting areas, cover and food for a number of local bird species and small mammals.

A U.S.G.S. designated blueline stream traverses the southwestern area of the property. Any alteration of the stream could be subject to a 1603 permit.

A number of producing and abandoned oil wells are located on the property. Operating wells shall be screened and buffered in accordance with provisions in the specific plan. Oil wells scheduled for abandonment shall be done so in accordance with all applicable state regulations. The site also contains pipelines and other improvements which shall be vacated or incorporated into the plan during the tentative tract phase of project implementation. A conceptual production/drilling site plan is included as Exhibit 30 in Chapter 9.

DEVELOPMENT PROGRAM

The Dominguez Technology Centre incorporates various types of technological, business, commercial and industrial uses into a cohesive and readily comprehensive framework.

The plan allows for a flexible distribution of the proposed uses over the entire site, promoting creative and imaginative design solutions.

The Land Use Concept, as shown on Exhibit 6, consists of ten separate planning areas. Planning areas will likely be subdivided into smaller parcels for multiple users. Planning areas also may be utilized entirely by one

operation, depending on market demand. The plan calls for a maximum of 4.7 million square feet broken down into the following categories. However, an additional ten percent (10%) of gross floor area may be approved subsequent to determination that there is not a significant impact on air quality, traffic circulation, noise, public service or other areas as approved by City Council. Any increase beyond the 4.7 million is subject to Site Plan and Design Review, per Section 9172.23 Carson Municipal Code.

Technology

Continuing with the uses established with the initial phases of the Dominguez Technology Centre, approximately forty percent of the usable building area is projected for technology users. A maximum of 1.88 million square feet will be utilized for technology uses. This type of use includes product research and development, testing, laboratory facilities, distribution, light assembly and fabrication, and other associated activities.

The technological theme of the Dominguez Technology Centre is compatible with and supportive of California State University Dominguez Hills, the neighbor to the west as well as the residential area to the south.

Office

Approximately thirty percent of the project, to a maximum of 1.25 million square feet, has been projected for office and business uses in order to give the project an effective mixed use concept.

Support Commercial

Commercial activities in support of proposed technology, industrial and office uses are planned to occur within the project to a maximum of 100,000 square feet. Supportive activities could include restaurants, business supply, health clubs, service stations, bank branches, travel agency, limited retail, child care center and other similar types of uses.

Industrial

Industrial uses are intended to be nonpolluting and compatible with the other technolgical users within the Dominguez Technology Centre. Industrial uses will consist primarily of light manufacturing, assembly, warehousing and distribution. No more than thirty percent (30%) of the project shall be devoted to trucking company warehouses, public warehouses or custom bonded warehouses. As used herein, trucking company, public or custom bonded "warehouse" means a facility exclusively used by multiple users for short-term, truck intensive storage and distribution purposes.

Petroleum

Oil production and recovery have occurred on the site for over 65 years and will continue as a component of the overall development plan. Oil consolidation facilities are planned for future petroleum operations on the site.

Floor Area Ratio (FAR)

A floor area ratio is the ratio of the square footage of the building to the square footage of the parcel. The ratio provides a general indication of development intensity. The maximum floor area ratios for the uses listed below shall be as follows:

Technology	.45
Office	.40
Support commercial A (stand-alone)	.25
Support commercial B (other)	.40
Industrial	.50

Note: An additional 470,000 square feet of gross floor area may be approved by the City Council if a traffic study is completed that demonstrates all eleven (11) onsite and offsite intersections identified in the specific plan are operating at the following levels of service:

Local and residential street intersections	LOS C
Other surface street intersections	LOS D
Freeway ramps	ICU .94
Special situations with prior approval	ICU .94

An important component of this specific plan is the flexibility to incorporate changes based on market conditions. While the overall integrity of the specific plan is imperative, reasonable flexibility in design and implementation is essential for a successful development.

DOMINGUEZ TECHNOLOGY CENTRE
SURROUNDING LAND USES

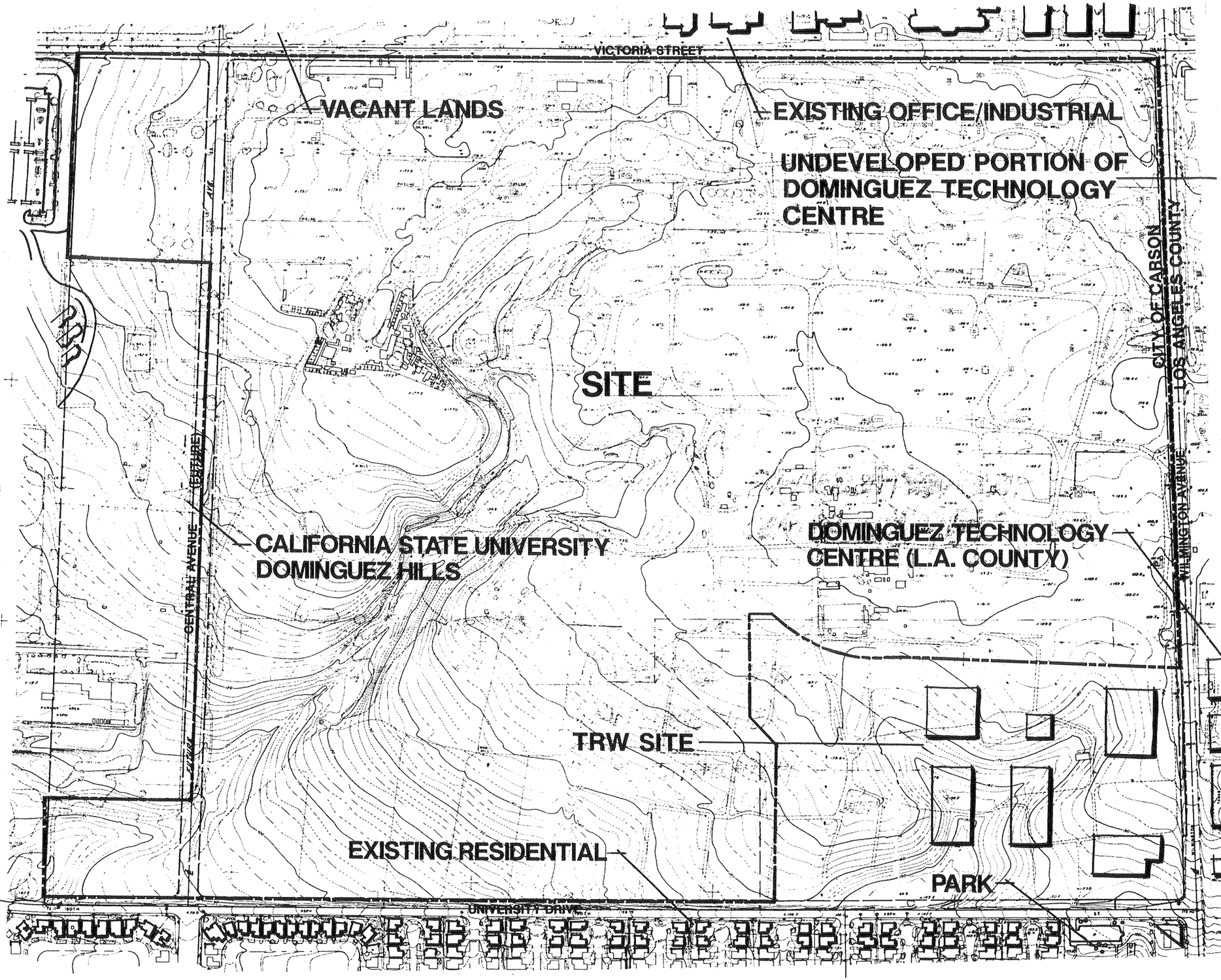

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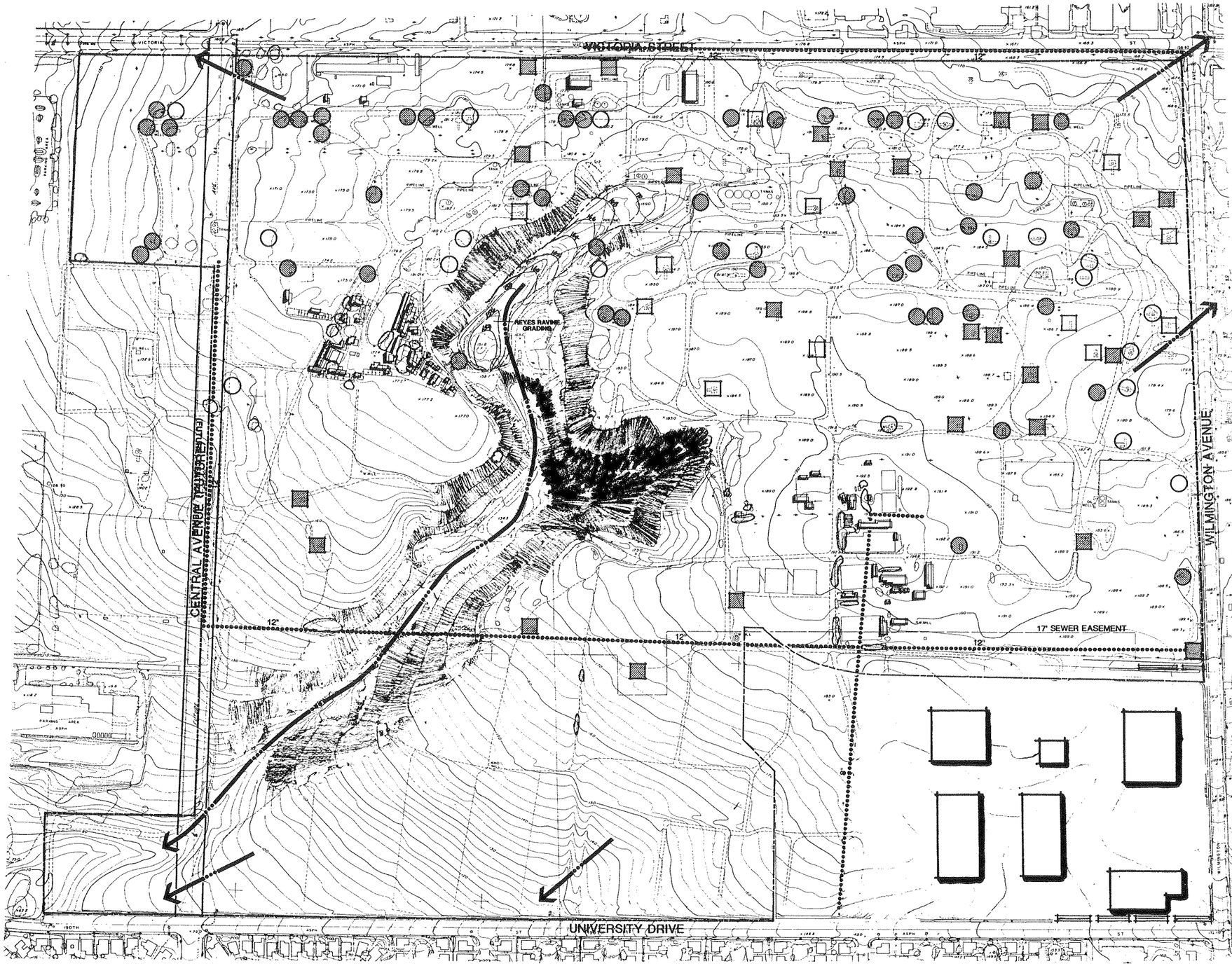
EXHIBIT 4

DOMINGUEZ TECHNOLOGY CENTRE
SITE SUMMARY



LEGEND

- PRODUCING WELL
- IDLE PRODUCING WELL
- INJECTOR WELL
- IDLE INJECTOR WELL
- EXISTING VEGETATION
- NATURAL DRAINAGE
- EXISTING STRUCTURES
- WATER
- SEWER

0 100 200 400
0 25 50 125

pbr

EXHIBIT 5

DOMINGUEZ TECHNOLOGY CENTRE
LAND USE CONCEPT

VICTORIA STREET

P.A.1
10.3 AC.

P.A.2
37.0 AC.

P.A.3
31.0 AC.

P.A.4
24.5 AC.

P.A.7
44.8 AC.

P.A.6
20.2 AC.

P.A.5
25.4 AC.

CENTRAL AVENUE (FUTURE)

WILMINGTON AVENUE

P.A.8
30.1 AC.

13.2 AC.

N.A.P.
40.7 AC.

P.A.9

P.A.10
5.2 AC.

UNIVERSITY DRIVE

LEGEND

P.A. PLANNING AREA

PLANNING AREA BOUNDARY

METERS 0 100 200 400
FEET 0 25 50 125

pbr

EXHIBIT 6