

5 CONFORMANCE WITH CITY CARSON GENERAL PLAN

The specific plan prepared for Dominguez Technology Centre is intended to implement each of the elements of the General Plan. The General Plan contains eleven elements to guide development activities within the City. The Land Use, Public Services and Facilities, and Circulation elements are particularly relevant to the Dominguez Technology Centre Specific Plan. Additional General Plan elements provide further direction in evaluating land use proposals. Additional elements include Safety and Seismic Safety, Recreation, Housing, Historical Preservation, Fine Arts, Conservation, Scenic Highway and Open Space. The specific plan complies with and is supportive of the goals and objectives of the elements of the General Plan.

The following analysis provides a detailed comparison between the elements of the General Plan and the Dominguez Technology Centre.

LAND USE ELEMENT

Community Goals and Objectives

Goal: Allow each type of land use sufficient area to develop to the fullest extent indicated by the economy and general welfare.

Conformance: Sufficient area has been designated by the General Plan for this project.

Goal: Separate nonconforming uses, replace substandard buildings and prevent deterioration of residential, commercial and industrial areas.

Conformance: The property currently contains a number of substandard, nonconforming structures which will be removed as the project develops. Special buffering and screening techniques are planned to enhance both the project and the adjacent areas.

Goal: Provide a comprehensive guide for public improvement and private investment.

Conformance: A complete infrastructure system including streets, water and wastewater improvements is proposed for Dominguez Technology Centre.

Goal: Provide a guide for continued development of a strong retail commercial center.

Conformance: Limited support retail uses have been provided for in the specific plan.

Goal: Improve development standards in order to control urban blight and protect property values.

Conformance: Development standards for this project include stringent construction and landscape regulations designed to improve substantially the existing condition of the property and maintain a high quality development.

Goal: Encourage the development of stable industrial and commercial uses which will broaden the economic base to create a more self-sufficient local economy.

Conformance: Dominguez Technology Centre is a business park which will increase employment opportunities and significantly contribute to the local economy.

Goal: Expand public community facilities in accordance with increasing population.

Conformance: As a business park, an increase in resident population is not an anticipated impact.

Goal: Plan for orderly future growth by updating and revising the General Plan whenever necessary.

Conformance: The General Plan was amended for this development in conformance with this goal.

Goal: Promote annexation of those areas originally within the Carson area prior to incorporation.

Conformance: This project is currently within the city limits of Carson.

In addition to the general goals, specific goals and objectives have been developed to address commercial and business parks in Carson.

Specific Goals and Objectives

Goal: Most commercial areas should be served with arterial highway access and all commercial businesses should have an adequate supply of parking.

Conformance: The project is served by two existing major highways (Victoria Street and Wilmington Avenue), an existing secondary arterial (University Drive) and the proposed extension of Central Avenue as a major highway, in accordance with the Circulation Element of the General Plan. Detailed parking standards are included in Chapter 6.

Goal: Commercial and industrial activities should be screened or buffered from adjacent residential uses wherever possible.

Conformance: The specific plan includes an extensively landscaped setback on University Drive to buffer the adjacent residential neighborhood.

Goal: The City should attempt to maintain the industrial areas mainly in the sections of the city presently designated for industrial land uses.

Conformance: The current designation is light industrial for all portions of the site except Planning Area 10, which is designated for general commercial use (Exhibit 6).

PUBLIC SERVICES AND FACILITIES ELEMENT

Goal: To provide the citizens with local services and facilities which are dispersed throughout the community to serve the residential neighborhoods, as well as the commercial and industrial areas. To develop a civic center complex which symbolizes our democratic institutions.

Conformance: These goals are not prescriptive in nature, but the services available to the project will be utilized in the manner directed by the City.

CIRCULATION ELEMENT

Goal: Support planned land uses, and relate transportation to land uses.

Conformance: The existing arterials, proposed roadway geometric improvements, planned extension of Central Avenue and freeway transportation system provides direct support for the planned uses and the light rail transportation system being developed in Los Angeles area will provide additional rapid transit capabilities to the community.

Goal: Promote the efficient transport of goods and the safe and effective movement of all segments of the population.

Conformance: The project is located adjacent to two major arterials which provide direct access to the freeway network.

Goal: Make efficient use of existing transportation facilities.

Conformance: Efficient utilization of the existing transportation facilities is an integral component of the specific plan. Existing arterial roadways will be more efficiently utilized via reconstruction to ultimate curb-to-curb widths as defined in the general plan.

Goal: Protect environmental quality, and protect the wise and equitable use of economic and natural resources.

Conformance: The low intensity and nonpolluting industrial/commercial uses planned for Dominguez Technology Centre produce no significant environmental impacts. Traffic associated with the project may increase the point source pollution of the area. Oil production will continue on the site to utilize fully the natural resources of the area.

Goal: Reduce congestion on City streets.

Conformance: Traffic mitigation measures will reduce congestion to levels of non-impact as defined in the EIR.

Goal: Minimize non-local traffic within residential neighborhoods.

Conformance: The non-truck route status of Central Avenue, south of University Drive, should be enforced. No direct access from the project will be allowed onto University Drive east of the proposed Central Avenue.

Goal: Correct area-wide traffic operational problems.

Conformance: Traffic control mitigation measures will be instituted in accordance with the traffic study prepared for this project which can reduce all traffic impacts to acceptable levels as defined by the City.

Goal: Ensure that all streets within the City have surfaces and drainage systems in good repair.

Conformance: The streets and drainage system constructed for the Dominguez Technology Centre will be built to City and County standards.

Goal: Ensure adequate street improvements, such as curbs, gutters, sidewalks, pavement and street lights.

Conformance: Street improvements will be constructed to City standards.

Goal: Provide specialized routes for commercial vehicles to minimize residential and public school disturbances.

Conformance: Dominguez Technology Centre is bordered by two existing City classified major highways (Wilmington Avenue and Victoria Street) and Central Avenue which is planned for improvement to major highway street standards. No direct access to the site would be allowed from University Drive east of Central Avenue. However, one access for the parcel west of proposed Central Avenue is allowed. In addition, it is recommended that Central Avenue, south of University Drive, be enforced as a non-truck route.

Goal: Promote the widening of highways, opening of streets, construction of railroad grade separations and coordination of local circulation with regional facilities.

Conformance: Central Avenue, on the western property boundary, will be constructed to major highway standards. This will result in opening a street to the public which is currently unimproved. In addition, portions of Wilmington Avenue, University Drive and Victoria Street will be upgraded as the project is built out.

Goal: Ensure adequate ingress and egress to all land use developments to protect the safety of vehicular and pedestrian circulation patterns.

Conformance: There are seven primary access points planned for Wilmington Avenue, Victoria Street and Central Avenue to provide for safe vehicular ingress and egress. Each access roadway will be constructed to industrial roadway standards. Pedestrian circulation is facilitated by a system of sidewalks on exterior and internal streets.

Goal: Streets in poor condition will be repaired, resurfaced, reconstructed or replaced, as necessary, through the implementation of an on-going capital improvement program coordinated with the installation, repair or replacement of underground utilities.

Conformance: All new utilities will be underground. Development regulations for the Dominguez Technology Centre require maintenance of internal streets in accordance with this goal.

The remaining elements will be summarized with a detailed conformance section included.

SAFETY, SEISMIC SAFETY AND NOISE ELEMENT

Public safety includes protection from fires, geologic hazards, flooding, earthquakes, development of peak load water supply requirements, evacuation routes and minimum road widths. The safety element is aimed at reducing loss of life, injuries and property damage. It also deals with struc-

tural fires, hazardous wastes and toxic materials. The safety element includes sections on fire, geologic, crime and flood hazards.

FIRE HAZARDS

Goal: Provide protection of life and property to citizens and maintain mutual aid agreements with adjoining cities and Los Angeles County.

Conformance: Fire protection for Dominguez Technology Centre will be provided by proper access to the site, placing of hydrants as per Fire Department requirements and ensuring adequate fire flows are available.

GEOLOGIC HAZARDS

Goal: Reduce geologic hazards to an acceptable level of risk, promote research and identification of problem areas, enforce current regulations and notify property owners in areas of known hazards.

Conformance: The Dominguez Technology Centre will comply with all legislative requirements including adherence to the Uniform Building Code for construction of all structures.

CRIME HAZARDS

The City of Carson contracts with the Los Angeles County Sheriff's Department for crime control services.

Goal: Maintain preventive patrols; apprehend offenders; provide fair, honest, prompt and courteous services; institute delinquency prevention programs; encourage "defensible space" design concepts; coordinate liaison efforts between the public and private sectors and encourage private security forces in non-public areas needing additional protection.

Conformance: The specific plan includes fencing, and a circulation system designed for easy access to all areas for patrol vehicles. Additionally, manned entries and individual security forces will be encouraged for specific project users.

FLOOD HAZARD

Goal: Maintain an emergency plan in case of flooding, ensure property drainage improvements are provided and maintain the City's streets during periods of inundation.

Conformance: The drainage plan for the project includes drainage improvements designed to tie into the Los Angeles County Flood Control District and a retention basin capable of holding excess storm water. Dominguez Technology Centre will follow the emergency plan adopted by the City of Carson.

SEISMIC SAFETY

The seismic safety element is designed to reduce loss and injuries that may result from earthquakes and other geologic events. This element serves primarily to identify seismic hazards and their location in order that they may be taken into account in planning future development.

Goal: Protect life and property against earthquakes, locate surface and subsurface faults, develop a contingency plan, locate substandard structures, inform the public of potential structural seismic hazards and update the seismic safety plan as new data becomes available.

Conformance: A geologic investigation has been completed as part of the specific plan and recommendations have been incorporated. All construction in Dominguez Technology Centre will meet or exceed the Uniform Building Code requirements.

NOISE

Carson's noise control policy is generally directed at maintaining current noise levels as they are.

Goal: Provide information on noise levels; develop strategies for abatement of excessive noise; enforce insulation standards for new construction; encourage intergovernmental coordination; enforce current noise regu-

lations; adopt construction and industrial noise standards and promote public awareness concerning the effects of noise.

Conformance: A noise study was conducted for Dominguez Technology Centre and the following mitigation measures will be instituted.

Building construction hours will be limited to normal workday hours.

Direct access will not be permitted onto University Drive east of proposed Central Avenue to mitigate any possible noise related to increased traffic. Insulation of buildings will be in accordance with the Uniform Building Code.

Oil production facilities will operate continuously with specialized landscaping treatment to buffer the noise from the surrounding residential area.

RECREATION ELEMENT

The primary focus of the recreation element is to provide a parks and recreation system which satisfies the recreational and leisure time needs of the residents of Carson.

Goal: Encourage citizen participation in parks and recreation activities; determine the needs of current and future populations for outdoor activities; develop and provide recreational facilities; coordinate development with surrounding jurisdictions; maintain the local park system and utilize the utility transmission corridors for low intensive recreational uses wherever possible.

Conformance: The specific plan does not include any onsite recreational amenities due to the business/commercial nature of the project and the availability of the neighborhood park (Pfc. James Anderson, Jr. Memorial Park) across University Drive from the project site. Also, the University of California, Dominguez Hills is adjacent to the property and offers many recreational facilities.

HOUSING ELEMENT

Housing element goals and policies have not been specifically addressed since the Dominguez Technology Centre is not a residential project. The city changed a portion of the property from a residential designation to its current industrial designation.

HISTORICAL PRESERVATION ELEMENT

Goal: The historical preservation element seeks to identify and preserve areas determined to be historically significant.

Conformance: There are no important or significant historical features on the property proposed for the Dominguez Technology Centre. However, the first major air show in the Los Angeles area was staged on the property east of Wilmington Avenue. There is currently a historical plaque to identify the site and to commemorate the event, participating fliers' names will be used as street names in the project.

FINE ARTS ELEMENT

Goal: Foster artistic and cultural development within the community; develop an ongoing public-private partnership to support fine arts; ensure public access and exposure to fine arts by bringing art to public places; encourage citizen participation in artistic programs; establish lines of communication between all areas of the community; foster ethnic and cultural events to reflect the community's diversity and promote preservation and rehabilitation of historical buildings and sites.

Conformance: The specific plan acknowledges the importance of the City's goals and objectives and will cooperate wherever feasible to obtain these goals.

CONSERVATION ELEMENT

The objective of the conservation element is to preserve, protect, and improve Carson's environment and ensure that adequate resources are availa-

ble in the future. Clean air, an adequate supply of clean water, protection against soil erosion and earth subsidence, conservation of land resources, and solid waste disposal are the issues of greatest concern.

CLEAN AIR

Goal: Adopt and enforce the highest standards to control industrial sources of air pollution and odors; encourage adoption of strict standards for mobile and stationary sources of air pollution and odors; encourage the use of public transportation; support research and development of alternative fuels; consider flexible working schedules and provide a proper mixture of housing for the people working in Carson.

Conformance: The specific plan recognizes the problems caused by polluting industrial uses and will permit only non-polluting, enclosed uses in the Dominguez Technology Centre. The project will provide a significant number of jobs to the city and the area, reducing the need for residents to commute.

WATER SUPPLY

The City must maintain an adequate supply of acceptable quality water to serve its residents.

Goal: Encourage public utilities to restrict the types of uses to which lands along water routes can be put; adopt more meaningful standards for drinking water; regulate development so that excessive loads are not placed on sanitary facilities; coordinate with relevant county agencies to regulate upstream industrial waste disposal; encourage public education regarding street cleanliness and construct storm drain facilities when funds become available.

Conformance: The infrastructure plan for the Dominguez Technology Centre includes provisions for an adequate water supply and stormwater and sewage discharge facilities.

LAND RESOURCES

The General Plan recommends improved standards of development and operation with redevelopment and renewal wherever necessary.

Goal: Determine blighted areas and develop a program to improve these areas; dedicate open space in accordance with the Quimby Act; adopt model oil and gas conservation regulations; eliminate nonconforming oil wells; determine emergency policies; develop an intercoordinated open space system; replace deteriorating and substandard structures; convert commercial land to highway-related uses; update the zoning standards to eliminate conflicting uses and encourage cleanup of visual pollution.

Conformance: The specific plan utilizes innovative methods of consolidation and screening of existing oil wells on the site. Removal of dilapidated structures and buffering and screening of the adjacent residential neighborhood is planned to increase the present aesthetic quality of the area. Plans also include a retention basin and open space area to serve the development.

SOLID WASTE DISPOSAL

Goal: Encourage a more efficient and economical mode of transporting solid waste and initiate programs for the recycling of reclaimable solid waste wherever public and/or private demand for the salvaged material is warranted.

Conformance: The recycling of waste products is heartily endorsed. Solid waste disposal for this project will be by private contractors authorized by the City of Carson to handle solid waste. In regard to solid waste reduction, the project will comply with all requirements of AB 939 (SHER).

SCENIC HIGHWAY ELEMENT

The Carson General Plan incorporated the state-mandated scenic highways element even though there are no scenic highways in or near Carson. The City has adopted goals to promote the beautification of views along its roads.

Goal: Conduct architectural review of buildings and signs in environmentally sensitive areas; require new construction of utilities to be underground; provide parkway trees along local streets; underground existing utility systems wherever economically feasible; abate nonconforming billboard signs and promote establishment of adequate entrance signs at significant locations.

Conformance: All utilities constructed for this project will be installed underground. Interior and exterior street setbacks will be landscaped with a special perimeter streetscape designated for University Drive. Sign standards have been incorporated into the development's regulations to ensure compliance with this goal.

OPEN SPACE ELEMENT

The open space element for the City of Carson outlines the long-range proposals for preserving areas which are essentially unimproved and devoted to such open space uses as 1) the preservation of natural resources and scenic beauty, 2) the managed production of natural resources, 3) outdoor recreation and preserving wildlife habitats, and 4) public health and safety. The open space element addresses open space preservation on a comprehensive and long-range basis and, because of this broad scope, overlaps with other elements contained in the General Plan, such as the recreation and conservation element.

The open space element is limited in scope by the range of open space preservation opportunities which actually exist in Carson, due, in large measure, to Carson's location, geography and industrial character. For example, an inventory made to identify parcels or areas of land or water to be considered for open space preservation discloses that:

- . Carson has no rivers, bays, estuaries, coastal beaches, lakeshores or watersheds, with the exception of the Dominguez Channel.
- . Carson has no forests, rangelands, lakes or water areas for commercial fisheries.

Conformance: The Dominguez Technology Centre Specific Plan implements the goals of the open space element through provision of extensively landscaped setback and parking areas. The drainage retention area shall be left in open space and landscaped in accordance with specific plan requirements.