

10 IMPLEMENTATION

PHASING

Dominguez Technology Centre is generally anticipated to be developed in multiple phases as depicted in Exhibit 37. Each phase may be developed in subphases and actual time frames for construction shall be based on demand for the various products. Infrastructure (roads, water, sewer and storm drain facilities) shall be installed in conjunction with development of each stage. Phase 1 shall be deemed complete when 1,880,000 square feet have been constructed within the Phase 1 area, as identified in Exhibit 37, or the Developer requests building permits for parcels within the designated Phase 2 area.

Phase 2 shall be deemed complete when a total of 3,660,000 square feet have been constructed for the project, within the areas identified as Phase 1 and 2, or the Developer requests building permits for parcels within the designated Phase 3 area. Anticipated improvements for each phase are included in Table 31.

FISCAL IMPACT A fiscal impact report is prepared to project economic consequences of the proposed development. The following discussion summarizes the anticipated fiscal impacts for development of the Dominguez Technology Centre. The summary is based on the fiscal impact analysis prepared by the Pasadena Research Institute and included as Addendum 1 in Appendix I.

Developments such as the Dominguez Technology Centre, where the developer bears the cost of onsite infrastructure improvements, generate significant annual increases in revenues for the City. Specific economic benefits are delineated below:

A. Expected annual City tax increases by type of use:	
Industrial	\$ 530,608
Office	434,134
Technology	<u>643,162</u>
TOTAL	\$ 1,607,904

Table 32
PHASING PLAN

	<u>Phase 1</u>	<u>Phase 2</u>	<u>Phase 3</u>
Acreeage	115 ¹	225	288
Percent of development	40	78	100
Square feet	1,880,000 ²	3,666,000	4,700,000
Traffic improvements ³	All traffic mitigation measures except those listed in Phase 2.	All mitigation measures for Wilmington Avenue at Del Amo, Central Avenue from Glenn Curtiss to Victoria Street, improvements to the ramps for Central and Wilmington at the SR-91, if required.	N/A
Oil well consolidation:			
Time frame	1991-92	1993-94	1995-96
Improvements	Oil, gas and wastewater gathering lines, along with the electrical distribution systems to each operating well will be consolidated into future street right-of-way for property in Phase I.	Electrical and gathering lines for property in Phase II	Electrical and gathering lines for property in Phase III. In addition, three drilling and production sites will be developed as part of the consolidation of the oil operation. These sites will remain in existence until such time as the oil operation on each site is no longer economically viable.

NOTE: There are no specific time frames established for each phase. Each phase will be developed based on economic conditions.

- 1 Gross developed acres.
- 2 Square feet per phase is based upon the percentage of development. Actual square feet developed per stage will be based upon demand for the specific uses.
- 3 Traffic improvements identified in this phasing plan are those recommended by DKS Associates, as contained in the appendix to this specific plan. The applicant will construct the improvements required for each phase as indicated in the mitigation measures) prior to the occupancy of each phase.

Table 32 (cont'd)

Special landscape
treatment

Landscape treatment along all perimeter streets, except the northern portion of Central Avenue, shown in Phase II, shall be completed prior to issuance of occupancy permits for any buildings in Phase I.

B. Annual tax increments to Los Angeles County and Special Districts¹
by phases:

Phase 1	\$ 1,034,845
Phase 2	2,067,691
Phase 3	3,101,536

C. Although not specifically delineated, additional revenue will be generated from the support commercial planned for the Dominguez Technology Centre.

OFFSITE TRAFFIC MITIGATION MEASURES

Offsite traffic mitigation measures will be instituted in conformance with the traffic study recommendations. The developers will work with the City to determine equitable costs for offsite improvements. After tendering the development's fair share costs, the failure of other parties (ie., Caltrans, local agencies, other landowners, etc.) to grant approval for completion of the improvements shall not delay project approval or continued development. The developer has control over the tendering of its share, but cannot control the actual timing for completion of the improvements. The Traffic Demand Management Program objectives are included in Chapter 3, and specific offsite traffic mitigation measures are contained in Chapter 8.

If California State Dominguez Hills is able to provide an easement on their property for the location of a portion of Central Avenue, a Class I bicycle path and sidewalk, then the applicant (Dominguez Technology Centre) will be responsible for all cost incurred in building the bike paths. Central Avenue is a mitigation measure to be constructed in Phase 2.

The applicant shall fund a study and submit a program to be approved by the City Engineer that proposes a fair-share funding mechanism for all cumulative circulation improvements, as specified in the technical traffic report for the project.

¹ Special Districts sharing tax increments: Los Angeles County Flood Control District, Consolidated Sewer Maintenance District, County Lighting Maintenance District, Central Water Basin Water Replenishment District, Metropolitan Water District, Southeast Mosquito Abatement District, Los Angeles County School District, Los Angeles Unified School District, Los Angeles Community College District, Consolidated Fire Protection District of Los Angeles County, Los Angeles County Library.

SPECIFIC PLAN AMENDMENT PROCESS

1. Minor Revisions

Minor revisions to the plans, guidelines, regulations and standards set forth in the specific plan may be approved by the Director of Community Development, provided such deviations are not detrimental to the public health, safety and welfare. Minor revisions may be approved without amending the specific plan. Minor revisions shall be limited to the following:

- A. A reduction in lot, yard and building area requirements by not more than ten (10) percent of that specified.
- B. Minor modifications to architectural or landscape design guidelines.
- C. Addition of new information or data to the specific plan maps or text which does not change the effect of any concepts or regulations.
- D. Changes to the community infrastructure systems which do not change the concepts nor significantly change the capacities of the systems.
- E. Modifications to the City of Carson's parking requirements.
- F. In the event that a portion of a site or partially improved site or of two or more contiguous sites is subdivided or severed in ownership from the remainder of such site or contiguous sites, such portion so subdivided or severed, and the remaining portion of such site or partially improved site, shall each thereafter be treated for all purposes hereunder as separate sites or partially improved sites for the express purpose of imposing upon and subjecting each of such newly formed site or partially improved site to all of these restrictions.
- G. Any such subdivision or severance of any site or sites shall be accomplished solely in accordance with a parcel map, tract map or similar map or plot plan which, prior to such subdivision or severance, shall be submitted to and approved in writing by developer as well as the local governmental agency having jurisdiction over such matters.

2. Major Amendments

- A. As provided in the development agreement, the City Council may amend, supplement or change the regulations and districts herein or subsequently established after recommendation thereupon by the Planning Commission after public hearings as required by law. An amendment, supplement or change may be initiated by the City Council, by the Planning Commission or by petition of the owners of the subject property. Any amendment, supplement or change to the approved specific plan shall be in conformance with the approved development agreement. Any amendment, supplement or change to the approved development agreement shall be authorized by the developer.
- B. A request for a change of the land use district or regulations pertaining to a property shall be presented by the landowner or a duly authorized agent to the Planning Commission on a form furnished by the Planning Department. The form, setting forth the request and any related facts, circumstances or information, shall be filed with the Director together with the fee established by resolution of the City Council. The Planning Commission shall hear the request and shall take such action as it deems necessary in order to proceed with any studies, surveys, investigations or hearings as may be required by law. Within fifteen (15) days after the hearing, the written recommendation of the Planning Commission together with findings or other matters as may be related to the request shall be transmitted to the City Council.
- C. In the case of action by the Planning Commission on a landowner's request recommending against the adoption of a change of the land use district or regulations pertaining to a request, the City Council shall take no further action thereon.

APPROVALS, VARIANCES, WAIVERS AND CHANGES

1. Standards and Approval

- A. Approval shall be based, among other things, on adequacy of site dimensions, soundness and attractiveness of structural and aesthetic design, suitability of materials to be employed in construction, conformity and harmony of external design with neighboring structures, effect of location and use on improvements, operations and uses on neighboring sites, relation of topography, grade and finished ground elevation of the site being improved to that of neighboring sites, proper facing of main elevation with respect to nearby streets, and conformity of the plans and specifications to the specific plan set forth in this declaration read in conjunction with its purpose and desired intent.
- B. Any such subdivision or severance of any site or sites shall be accomplished solely in accordance with a parcel map, tract map or similar map or plot plan which, prior to such subdivision or severance, shall be submitted to and approved in writing by developer as well as the local governmental agency having jurisdiction over such matters.

2. Developer Approval Required

No improvement shall be erected, placed, altered, maintained or permitted to remain on any site or partially improved site or any portion thereof except in accordance with plans and specifications showing plot layout, all exterior elevations, structural design, materials and colors, parking, signs, and landscaped, and, as applicable, all change orders, which shall have been submitted to and approved in writing by the developer.

Such plans, specifications and change orders shall be submitted in writing and certified as such by the occupant of the site. If the developer does not approve or disapprove such plans, specifications and change orders within thirty (30) days after the same have been submitted to it, it shall be conclusively presumed that the developer has disapproved said plans,

specifications and change orders. Upon approval by the developer of plans, specifications and change orders for construction or alteration of any improvement, a copy of such plans, specifications and change orders as so approved shall be deposited for permanent record with the developer and a copy of such plans, specifications and change orders bearing the written approval of the developer shall be returned to the occupant making application for approvals.

GENERAL CONDITIONS OF APPROVAL

1. The approval of Specific Plan No. 2-89 shall consist of:
 - a. The master plan of development for the 288-acre site as described in the Dominguez Technology Centre Specific Plan text and exhibits.
 - b. The Conditions of Approval enumerated herein.
2. Specific Plan No. 2-89 is adopted as an implementation of the City of Carson General Plan and may be modified, amended or repealed by the City Council unless otherwise provided for in a Development Agreement.
3. The development of the property included in Specific Plan No. 2-89 shall be in accordance with the mandatory requirements of all Carson Municipal Code (CMC) Ordinances and state laws (except those requirements modified, amended, or revised in the approved Specific Plan) and shall conform with approved Specific Plan No. 2-89 as filed in the office of the Carson Community Development Department unless otherwise amended.
4. No portion of the specific plan which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development, or to set special time commitments for the development, shall be considered to be a part of the adopted specific plan.
5. Any sections of the Carson Zoning Ordinance incorporated into the specific plan text by reference are incorporated for convenience and are

expressly not intended as an exhaustive nor all-inclusive listing of conditions of rights incorporated into the specific plan. Any conflicts with such references and the intent, purposes, objectives of the specific plan shall be resolved as approved by the Community Development Director.

6. If any of the conditions of approval contained herein differ from the terms specific plan text and exhibits, the conditions of approval shall take precedence.
7. Any conditions (mitigation measure) contained herein relating to any specific phase or mitigation measure outlined in the specific plan text related to specific phases shall be implemented prior to construction of the designated phase of development.
8. Specific Plan No. 2-89 and the conditions contained herein establish the framework for the development of the Dominguez Technology Centre. All changes and/or modifications to the specific plan determined by the Community Development Director (hereafter "Director") to be significant shall require a formal specific plan amendment and shall follow the procedures as outlined in Section 65500 of the California Government Code.
9. Unless notified by the approved mitigation monitoring plan, the applicant shall submit annual mitigation monitoring reports on the anniversary date of the specific plan for each fiscal year of development and shall include, but not be limited to the following:
 - a. A tracking report of specific plan development activity that summarizes structural unit and lot totals by tentative subdivisions, final maps and phases.
 - b. An analysis of specific plan development activity with respect to the existing and planned balance of densities and lots among phases and structural units.

- c. A listing of the status of mitigation measures as required in the conditions of approval and identified in the EIR/Specific Plan shall include but not be limited to the types of land use (percentage), transportation/circulation, public services, utilities and facilities impacts, etc.
10. The mitigation monitoring plan shall be brought before the City Council for review and approval either concurrently with or after final environmental impact report (EIR) approval and certification and the adoption of findings approving Specific Plan No. 2-89.

PROCEDURES FOR IMPLEMENTATION

11. Administrative Site Plan and Design Review shall only be required to verify compliance of the development plan with the approved specific plan. A development plan shall be submitted and approved according to the following procedures before any grading, electrical, plumbing or building permit is issued, which involves significant exterior changes in the opinion of the Director of Community Development.

A. Submittal

An application shall be filed in accordance with Section 9173.1 of the Carson Municipal Code (CMC). Prior to accepting an application, the Director may require that a conference be held with the project designer. Said application shall consist of two (2) sets of the following:

- Site Plans
- Building Elevations
- Floor Plans
- Roof Design Plans
- Landscape/Hardscape/Irrigation Plans
- (1) Color Palette
- (1) Material Board

A letter shall accompany the application discussing the design themes to be used, the types and colors of materials to be used and anything else to enable planning staff to evaluate the project properly to determine compliance with the approved Specific Plan and the Carson Municipal Code (as amended by the approved Specific Plan).

B. Approval Authority

An application for approval of the development plan shall be submitted to the Director or his representative for determination and authority to approve in any of the following:

1. Any construction of a new building or structure having an estimated valuation of \$25,000 or more.
2. Any expansion, additions, alterations or repairs to existing structures or other construction if the estimated valuation is \$25,000 or more and the work involves changes in exterior architectural design, landscaping design, or parking facilities.

The Director shall have authority to approve without a Development Plan work involving any of the following:

1. Any construction of a new building or structure having an estimated valuation of less than \$25,000.
2. Any expansion, additions, alterations or repairs to the exterior of existing structures, or other construction if the estimated valuation is less than \$25,000 and the work involves changes in exterior architectural design, landscaping design or parking facilities.
3. Any construction involving only interior modifications to existing buildings regardless of the estimated valuation of the work.

4. Signs.

5. Solar energy equipment installation.

The valuation of construction delineated by this condition shall be established by the City Building Official using as a guide the Marshall Valuation Service compiled by Marshall Swift Publication Company.

C. Findings and Decision

After evaluation, the Director shall render his decision. The Director shall approve a development plan if he is able to make affirmative findings based on the following criteria:

1. The project is compatible with the General Plan, the Specific Plan and surrounding uses.
2. The project is compatible in architecture and design with existing and anticipated development in the specific plan, including the aspects of site planning, land coverage, hard-scaping and landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
3. The project provides for convenience and safety of circulation for pedestrians and vehicles.
4. The project provides attractiveness, effectiveness, and restraint in signing, graphics and color.
5. The project provides development scheduling which will satisfy the above criteria in each phase.
6. The project is in conformance to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15 of the Carson Municipal Code and any design stand-

ard set forth in the specific plan. Such design standards and guidelines may be generally applicable or may specify different requirements for different areas.

If the proposed development complies with all applicable requirements and standards of the Carson Municipal Code (except where the approved specific plan modifies, amends or revises the Carson Municipal Code) and other laws and regulations, and the approving authority finds that the criteria of Paragraph "C" of this condition is adequately met, or can be met if specified conditions are observed, the Development Plan shall be approved, subject to such specified conditions. If the approving authority finds that the proposal cannot meet and cannot be modified to meet the requirements of this Chapter and the above criteria, the Development Plan shall be disapproved. In all cases, findings shall be made concerning the grounds for approval or disapproval.

D. Effective Date and Appeal

The decision of the Director shall become effective immediately unless an appeal is filed in accordance with Section 9173.4 of the Carson Municipal Code.

E. Compliance

After approval of a development plan and before City authorization to connect utilities, or before final inspection approval by the Building Official pertaining to any facilities constructed under the development plan, the Planning Division shall inspect the site for compliance with the approved development plan and conditions. Any deficiencies which are not corrected to the satisfaction of the Director shall be submitted to the Commission for determination as to compliance upon written request to the Director by the property owner or his authorized representative.

F. Exemption of Existing Improvements

Approval under this procedure shall not result in requirements to alter or improve any existing improvements unless:

1. Such existing improvements are to be altered in connection with the proposed construction, grading or remodeling; or
2. Such existing improvements are directly affected by such proposed construction, grading or remodeling; or
3. The value of the proposed new or replacement construction, alterations, remodeling or other improvements being made exceeds fifty (50) percent of the value of existing improvements.

G. Subsequent Modifications of Conditions

1. After a site plan and design review permit has been granted, modification of the development plan and/or any conditions of the permit, including additions or deletions may be considered upon filing of an application by the owner of the subject property or his authorized representative in accordance with Section 9173.1.
2. A proposed modification of the development plan shall be reviewed in the same manner as an original application as outlined in Section "B" of this condition.
3. The decision and any appeal in connection with modification of a development plan and/or conditions of the permit shall be in the same manner as set forth in Section 9173.4 of the Carson Municipal Code.

H. Expiration of Permit

A site plan and design review permit shall remain in effect as long as the specific plan is in force.

12. An environmental assessment shall be conducted for approval in conjunction with the submission of a subdivision application.
13. A development plan shall be submitted for approval in conjunction with the submission of a subdivision application.
14. Prior to approval of a subdivision application, the City shall contact all appropriate agencies and organizations for comment during the public review period.
15. For the purpose of constructing the Dominguez Technology Centre, the property owner shall develop the subject property in accordance with the requirements of the Carson Municipal Code, Article IX, Chapter 1 (Zoning) unless otherwise provided for herein, and except for the modifications, amendments or revisions to the Carson Municipal Code in the approved specific plan.
16. Uses shall be consistent with the uses provided for in the General Plan, Specific Plan, Carson Municipal Code, and all applicable state and federal regulations.
17. All uses shall be conducted within an enclosed building, except uses specifically related to the ongoing oil and agricultural operations onsite.
18. There shall be a minimum of thirty-three (33) feet of contoured landscaping to include eight (8) feet of public right-of-way and twenty-five (25) feet of building setback along Victoria Street and Wilmington Avenue, University Drive and (proposed) Central Avenue.
19. All buildings shall be set back from the frontage street as follows:
 - a. Wilmington Avenue - 25 feet
 - b. University Drive - 100 feet
 - c. Central Avenue - 25 feet (east side only)
 - d. Victoria Street - 25 feet
 - e. Commercial zones - 25 feet

20. If permanent perimeter or interior fencing is established for the project, the Director shall approve the materials used, the design, and the compatibility with the building at which it is located and the surrounding area. In a required front yard and any abutting future right-of-way, any portion of a fence, wall or hedge above three and one-half (3-1/2) feet in height shall not impair vision by obscuring more than ten (10) percent of the area in the vertical plane. The maximum height for all fencing is eight (8) feet.
21. All refuse areas shall be constructed in conformance with the adopted design standards pursuant to Section 9136.2 of the Zoning Ordinance unless otherwise approved by the Director.
22. Recycling. All refuse areas shall be designed to incorporate future source separation facilities in accordance with any future adopted federal, state and City ordinances and subject to Director approval. Any obsolete or underutilized trash area shall be removed or replaced by either additional parking or landscaping. Any modifications to an approved site plan shall be subject to review and approval by the Community Development Department.
23. Landscaping. Detailed landscape and irrigation plans for each phase shall be submitted to the Community Development Director for approval. Said plans shall include, but not be limited to, the following concepts and standards:
 - a. Conceptual compliance with the landscaping themes and exhibits in the specific plan text;
 - b. Theme commitment to concentrations of palm trees at major entrance points with canopy trees used in parking and patio areas;
 - c. Mounded earth forms and colorful ground cover used to create accent points wherever possible; and,
 - d. Drought-resistant plants.

24. Landscape treatment along all perimeter streets, except the northern portion of Central Avenue, shown in Phase II, shall be completed prior to issuance of occupancy of any new building in Phase 1.
25. An erosion control plan shall be prepared for the University Drive frontage from the west project boundary of TRW to Central Avenue. Said plan shall include recontouring the slopes and hydroseeding all exposed slope surfaces. The erosion control plan is subject to the approval of the Public Works Director and the Community Development Director, and shall be implemented prior to the issuance of occupancy of any new building in Phase 1. Storm drain facilities reconstruction in conjunction with slope recontouring shall be required as approved by the Public Works Department.
26. Incorporated as a focal point into the common area landscaping, a portion of property shall be set aside under Phase 2 to establish a historical monument commemorating the first international air meet in the Los Angeles area.
27. The Dominguez Technology Centre shall comply with the current ordinances of the City pertaining to park fees.
28. The Dominguez Technology Centre shall adhere to any current ordinance pertaining to art in public places.
29. Recreation Facilities. The responsibility and determination for establishing onsite recreational facilities will be the responsibility of individual tenants and the Dominguez Technology Centre managements.
30. The developer shall install full-width landscaped raised medians on:
 - . Central Avenue, University Drive to Victoria Street
 - . University Drive (unless the City Attorney determines that the roadway deed precludes the City from requiring future improvements)

The above condition is the equivalent of half-medians on Victoria Street, Wilmington Avenue, University Drive and Central Avenue.

NOTE: The Public Works Committee and Public Works Department recommended installation of fullwidth medians on Victoria Street and Wilmington Avenue.

31. Street Lighting. Street lighting shall be installed by the developer to the requirements and standards of the County of Los Angeles Department of Public Works on all interior and exterior streets. Median island lighting shall be provided along Victoria Street. Parkway lighting shall be provided along Wilmington Avenue, Central Avenue and University Drive to conform to established installations elsewhere. (In case median islands are not required, parkway street lighting shall be provided.)
32. Prior to the issuance of grading permits, detailed grading plans shall be submitted for the approval of the Community Development Director for each phase in question. The plans shall show any offsite (out-of-phase) grading proposed such as borrow areas, and identify appropriate mitigation measures which will be followed to minimize erosion, unnecessary scarring or environmental damage.
33. Exterior Perimeter Streets. The developer shall construct full-width street improvements (including but not limited to curb, gutter, lighting, street trees and sidewalks) along exterior streets: Victoria Street (100 feet), Wilmington Avenue (100 feet), University Drive (84 feet, until such time that the General Plan is amended to provide for an 80-foot width) and Central Avenue (100 feet). Sidewalks shall be provided corner to corner along the entire perimeter frontage, except for University Drive, to City of Carson standards. Mitigation measures at Central and University, Central and Victoria, and University and Wilmington shall be completed by the applicant as conceptually shown in the EIR/Specific Plan, Appendices 2, Appendix E, 'Conceptual Sketches of Existing and Proposed Roadway Geometrics' and as required by the Director of Public Works.

34. Plans. During Phase 1, the applicant will have Construction Plans, Specifications and Estimates prepared by licensed civil engineers (or traffic engineers for work for which they are qualified) for all street improvements required, including all identified mitigation measures (both on- and off-site) and all signal installation/modifications for Phase 1 and/or future construction to the satisfaction of the Director of Public Works.
35. On-Site Traffic Signals. Traffic signals shall be installed at the six (6) proposed intersections by the developer, ie., two (2) on Victoria Street, one (1) on Wilmington Avenue, three (3) on Central Avenue at 100 percent developer cost. A new traffic signal shall be installed by developer with cost shared by the City (50-50) at existing Central Avenue and University Drive. All necessary modifications to existing signals, ie., Wilmington Avenue at University Drive, Central Avenue at Victoria Street, Wilmington Avenue at Glenn Curtiss, Wilmington Avenue at Victoria Street, shall be at developer's cost including hardware for interconnection of perimeter streets.
36. Off-Site Street Widening and Traffic Signal Modifications. All off-site street mitigation measures shall be completed as conceptually shown on the EIR/Specific Plan, Appendices 2, Appendix E, "Conceptual Sketches of Existing and Proposed Roadway Geometrics" as required by the Director of Public Works.

Offsite street intersections include:

- . Avalon Boulevard at University Drive
- . Wilmington Avenue at Del Amo Boulevard
- . Central Avenue at State Route 91 E/B and W/B on-off ramps
- . Wilmington Avenue at State Route 91 E/B and W/B on-off ramps

37. Traffic Level of Service Standards. The following Levels of Service (LOS) or Intersection Capacity Utilization (ICU) levels shall be adhered to as thresholds as indicated:

Local and Residential Street Intersections LOS C

Other Surface Street Intersections	LOS D
Freeway Ramps	ICU 0.94
Special Situations with Prior Approval	ICU 0.94

NOTE: This was recommended by the Public Works Committee

38. Fees. That all appropriate plan check and cash in lieu fees shall be paid to the Public Works Department, City of Carson, required sewer connection fees to the Los Angeles County Sanitation District and any other applicable fees as required.
39. Bicycle Path (Class 1). That the City negotiate with California State University, Dominguez Hills, to secure an easement for a Class 1 bicycle path on the college site adjacent to Central Avenue. The developer shall be responsible for the construction of the bicycle path. However, the City will seek grant-type funding to offset developer cost.
40. Prior to the commencement of each phase of construction, notification to the Los Angeles County Sanitation District(s) is required indicating the estimated waste water flow or when the anticipated 4.757 cfs wastewater flow materializes. Notification shall be in the form of a phased or master plan.
41. Final plans shall be forwarded to the district(s) so that a determination can be reached regarding a permit for industrial wastewater discharge. Upon approval of the specific plan, the applicant shall contact the Industrial Waste Section for further information.
42. Prior to the issuance of building permits for any occupied building or structure in the Dominguez Technology Centre, the developer must gain approval from the Los Angeles County Department of Regional Planning regarding SB 255 and the Airport Land Use Commissions (ALUCs).
43. For any bus stops, covered, lighted bus shelters, concrete bus stop pads and wide sidewalks with handicapped access shall be provided.

44. All bus stops shall be located on the far side of intersections, 150 to 250 feet between the intersection and the nearest driveway. Bus stops to be placed in right lanes, not a bus turn-out. A thirty-two (32) foot curb return radii shall be required for transit buses making right turns.
45. The industrial area shall be designed so as to facilitate public transportation access by providing for bus stopping and turning movements and car and vanpool parking.
46. Provide the gas company with final street construction plans in order to determine any conflict with gas line facilities prior to construction.
47. Should any Dominguez Technology Centre uses employ underground tank storage or industrial waste discharge, the Los Angeles County Department of Public Works shall be contacted for the issuance of necessary permits.
48. The applicant shall provide the California Regional Water Quality Control Board with the following information:
 - a. Identify the type(s) of waste(s) to be discharged.
 - b. Specify the projected sewage flow rate.
 - c. The project must demonstrate that wastewaters from the project will be adequately collected, transported, and that the receiving treatment plant will have adequate capacity to treat and dispose of the wastewaters in a satisfactory manner.
 - d. An analysis of the cumulative flows generated by all proposed, pending and approved projects within the service area of the designated treatment plant. If expansion of the treatment plant facilities will be required to meet projected wastewater demand, the applicant must demonstrate that additional capacity will be available prior to new connections for proposed development.

49. All onsite improvements involving landscaping, fences, roofs, parking lots, doorways/porches, windows, security shrubbery and exterior lighting shall be provided to the Sheriff's office for review and comment during site plan and design review approval.
50. Prior to construction, the project applicant shall consult with the Division of Oil and Gas district office in Long Beach for information on the wells located in the project area.
51. Oil well drilling and subsequent operation and maintenance shall be subject to the provisions of the Carson Zoning Ordinance Section 9148.2.
52. That financial measures, as required by California Government Code Section 65451(a)(4), be incorporated as an appendix to the specific plan for review and approval by the Director prior to submittal of the specific plan to the City Council for consideration.
53. Location of Central Avenue. The Developer shall construct full-width street improvements (including curb, gutter, lighting, street trees and sidewalks) along Central Avenue (100 feet) from Victoria Avenue to University Drive. The Developer shall construct a Class-1 bicycle path on the west side of Central Avenue from Victoria Avenue to University Drive. If California State University Dominguez Hills (CSUDH) grants an easement for a portion of Central Avenue to be located on its property, including the Class-1 bicycle path and sidewalk, then the City will use its best efforts to assist Developer in securing funds and grants from CSUDH and the county, state and federal governments to construct that portion of the improvements which will be on CSUDH property. Notwithstanding the immediately preceding sentence, nothing contained herein shall be construed to require the City to provide other funds or grants to assist Developer in the construction of the Central Avenue improvements specified in this condition. Central Avenue, including the adjacent sidewalks and bike path on the west side shall be constructed between University Drive and Glenn Curtiss prior to occupancy of Phase I of the project. Central Avenue, including the adjacent sidewalks and bike path on the west side of Central

Avenue, shall be constructed between Glenn Curtiss and Victoria Avenue prior to occupancy of Phase II of the project.

54. Dominguez Properties intends to fund fully, directly, or indirectly, all onsite and offsite improvements which it is required to complete pursuant to the specific plan. Dominguez Properties will obtain funding for these improvements through a variety of sources, not all of which are known at this time. Dominguez Properties does not anticipate at this time that funding for the improvements via new bond or tax financing from the City will be required. Certain conditions expressly contemplate direct funding from sources other than Dominguez Properties through fair-share formula or otherwise. These conditions (and the sources contemplated) are as follows:

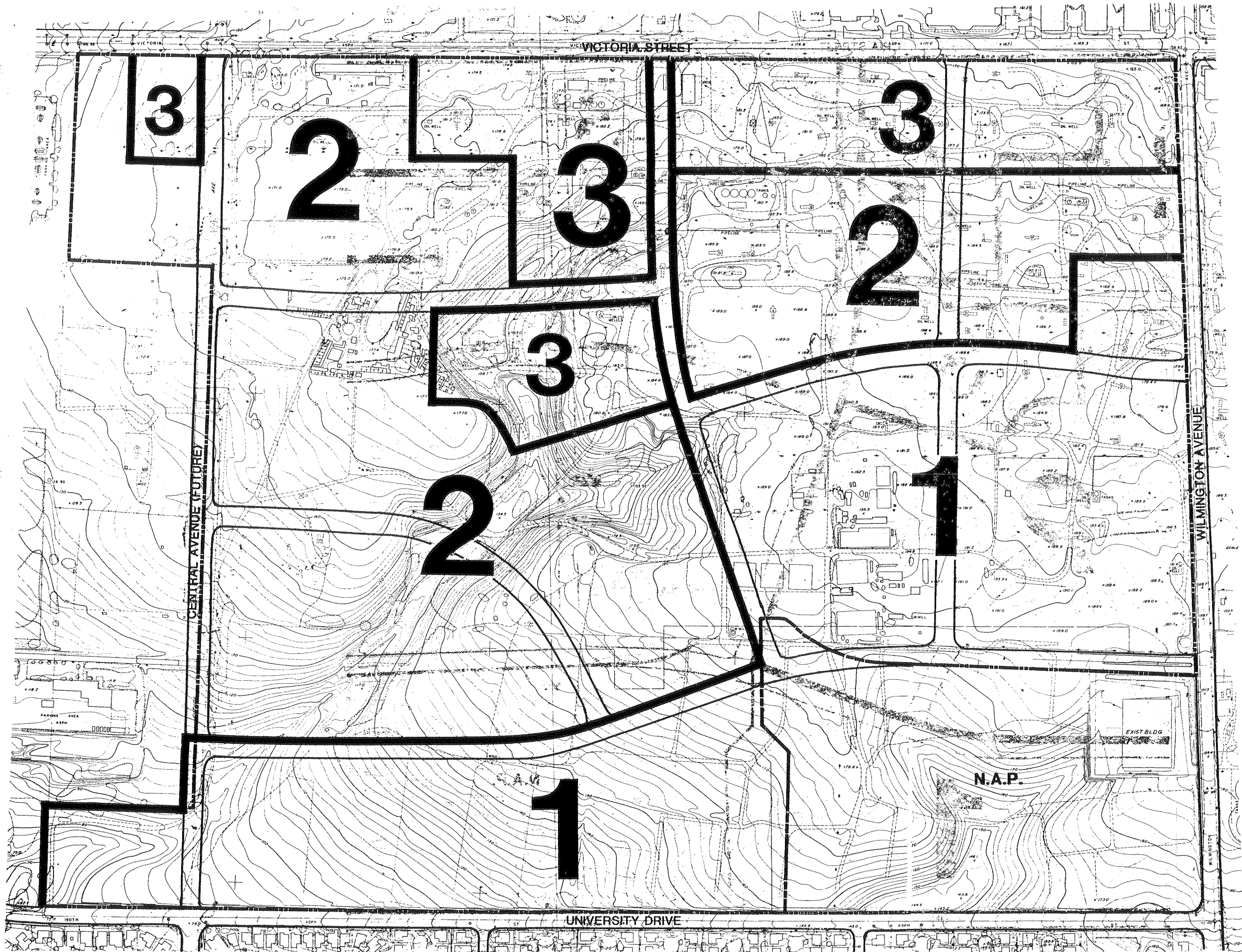
- 1) Onsite (Dominguez Properties)
- 2) Offsite (Dominguez Properties and Fair-Share Formula Contributions of other agencies and organizations)
 - a. Surface street intersections
 - Central Avenue and Artesia Street (westbound)
 - Central Avenue and Albertoni Street (eastbound)
 - Wilmington Avenue and Artesia Street (westbound)
 - Wilmington Avenue and Albertoni Street (eastbound)
 - Wilmington Avenue and Del Amo Boulevard
 - Avalon Boulevard and University Drive
 - West side of Central Avenue between University Drive and Victoria Street
 - b. Freeway ramp connections
 - Westbound 91 freeway off ramp to Wilmington Avenue
 - Westbound 91 freeway on ramp from Wilmington Avenue
 - Westbound 91 freeway off ramp to Central Avenue
 - Westbound 91 freeway on ramp from Central Avenue
 - Eastbound 91 freeway off ramp to Wilmington Avenue

- Eastbound 91 freeway on ramp from Wilmington Avenue
- Eastbound 91 freeway off ramp to Central Avenue
- Eastbound 91 freeway on ramp from Central Avenue

c. Freeway overcrossing (bridge surfaces)

- Central Avenue and 91 freeway
- Wilmington Avenue and 91 freeway

55. Financing of Offsite Mitigation Measures. Developer shall carry out or bond for all offsite improvements identified in Paragraph H of Section 10 of Ordinance 90924. In the event that the agency or agencies having jurisdiction over the territory on which the improvement is to be located either (a) fail to approve construction of the improvements within the time limits specified in Government Code Sections 65950-52 or (b) fail to obtain possession (pursuant to Code of Civil Procedure Section 1255.410 or otherwise) of the property within 120 days of such agency's approval of construction of the improvement (hereinafter, the "Delayed Improvement"), then Developer shall bond for 100 percent of the cost of the Delayed Improvement, when notified by the City to do so. Developer shall not be required to complete the Delayed Improvement within the time period otherwise specified in the specific plan, but Developer shall instead be obligated to complete the Delayed Improvement as soon as reasonably practicable and in accordance with City's guidelines for such construction, as provided in a timetable agreed upon by and between Developer and the Director of Public Works. The amount of the bond shall be reduced from time to time as a portion or portions of the Delayed Improvements are constructed so that the amount of the bond shall be equal to the estimated cost of the improvements not yet constructed. The amount of the bond shall be adjusted annually in the same percentage as changes in the Consumer Price Index, All Urban Consumers, for the Los Angeles-Anaheim-Riverside Statistical Area (1982-84=100), as published by the Bureau of Labor Statistics. The date from which the change in the index is to be computed shall be the initial date of the bond. The bond shall remain in effect until the improvements are constructed or until January 1, 2006 whichever occurs first. Notwithstanding the



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expiration and release of such bond, Developer's obligation to construct the improvements shall remain until construction of the improvements is completed.

The City shall impose a fee on other proposed development projects in the City in the vicinity of the improvements which fees shall be determined on the basis of (a) the total cost of the offsite traffic improvements and (b) the extent to which such other development projects will generate additional traffic volumes which contribute to the need for the offsite traffic improvements. The cost of any traffic study required to determine these amounts shall be paid for by the Developer. The City shall make reasonable good-faith efforts to assist in obtaining rights-of-way and other necessary approvals from the appropriate state or local governments and to enter into one or more agreements with the State of California and other local governments with jurisdiction over the areas of the improvements for collection of fees from development projects located in those jurisdictions in the vicinity of such improvements which contribute to the need for the improvements. The City will also use its best efforts to secure funds and grants from the County, state and federal government to help pay for the cost of making the improvements, except that nothing contained herein shall be construed to require the City to provide other funds for the cost of the improvements listed in Paragraph H of Section 10 of Ordinance 90-924. Upon Developer's completion of the improvements, any fees derived under such conditions and agreements shall be paid over to the Developer as partial reimbursements not to exceed an amount equal to the percentage which such other development projects contribute to the need for the offsite traffic improvement. The Developer's proportionate share of the cost of the improvements required by this condition shall be determined by the City Council based upon its consideration of a traffic study and other evidence.

56. Private Security. Developer shall provide or cause to be provided private security reasonably acceptable to the Director of Community Development throughout the project area commencing upon the inception of construction of the project. This condition shall not expire at the completion of construction but shall continue as long as the pro-

ject site is used as an industrial/office/technology/commercial site, and shall be binding upon Developer's successors and assigns.

57. Congestion Management Program. In the event that (a) a Congestion Management Program (Government Code Section 65088 et seq., as amended) is adopted by the designated agency which establishes levels of service standards or other requirements for street segments, intersections and/or freeway on or off-ramps within the City, and (b) the designated agency identifies the City as being in nonconformance with the Program or the City adopts a deficiency plan pursuant to Government Code Section 65089.3, which identifies the project as a contributing cause to one or more of the deficiencies listed in the program, then Developer shall at its option do either of the following: (a) pay a portion of the cost of correcting the deficiency which portion shall be determined by multiplying the percentage that the project is estimated to contribute to the deficiency by the estimated cost of correcting the deficiency, or (b) correct its proportionate share of the deficiency. The above-mentioned cost or shall shall be determined by the City Council based upon its consideration of a traffic study and other evidence.
58. Additional Mitigation Measures. City may impose mitigation measures in addition to the measures required as a condition of approval of the specific plan in the event a state or federal law or regulation is enacted or applied after the adoption of the specific plan which requires, or makes it reasonably necessary for the City to impose, additional mitigation measures or requirements on the project or property.