

VI. INFRASTRUCTURE

OVERVIEW

From an engineering perspective, no major or even significant technical concerns have been identified that will impede the successful construction of the Carson Town Center. Specific civil engineering preliminary design was prepared as part of the Tentative Tract Map which will be submitted in conjunction with the Specific Plan.

UTILITIES

No strategic or environmental problems are foreseen in providing utilities to the site. Utilities are supplied to the project area by the following:

- Electricity - Southern California Edison Company
- Natural Gas - Southern California Gas Company
- Telephone - Pacific Telephone
- Water - Dominguez Water Corporation
- Cable - Continental Cable

Utility lines within the project will be placed underground. Utility extensions will be closely coordinated with building construction during the subdivision phase to ensure economical and operationally efficient development of the overall project.

Utility companies will be encouraged to utilize common trenches to minimize cost and disruption. Transformers and other hardware will be located for maximum convenience and will be screened to minimize their visual impact on streetscapes and public areas. Transformers may not be located in any setback areas adjacent to streets; other hardware such as backflow preventers located in the setback must be adequately screened. The Community Development Department staff will approve proposed transformer locations.

SOILS AND SEISMICITY

There are no unstable geological formations in the project area. Although the City of Carson is situated in a seismically active area, the rehabilitation of the City's infrastructure and new construction methods will lessen the adverse impacts of future earthquakes.

The project site is located within Recent sediments (alluvium and dune sands), and underlain by Tertiary and Pleistocene sediments. The site is located in the immediate vicinity of the Torrance anticlinal structure. The anticline is in the southern portion of a structurally downfolded area known as the Hawthorne-Long Beach Depression. Deformation which is in the area took place during Tertiary and Pleistocene periods. However, recent sediments are not deformed to the extent of these older sediments.

GRADING

The Carson Town Center is virtually flat with drainage ditches to carry runoff into the storm sewers in the surrounding streets. During the initial phase of subdivision construction, all lots will be rough graded by the master developer to collect water on site and disperse to a public storm drain system. Individual projects will provide final site grading. Exhibit 23 shows existing and proposed elevations and the percentage and direction of slopes.

DRAINAGE

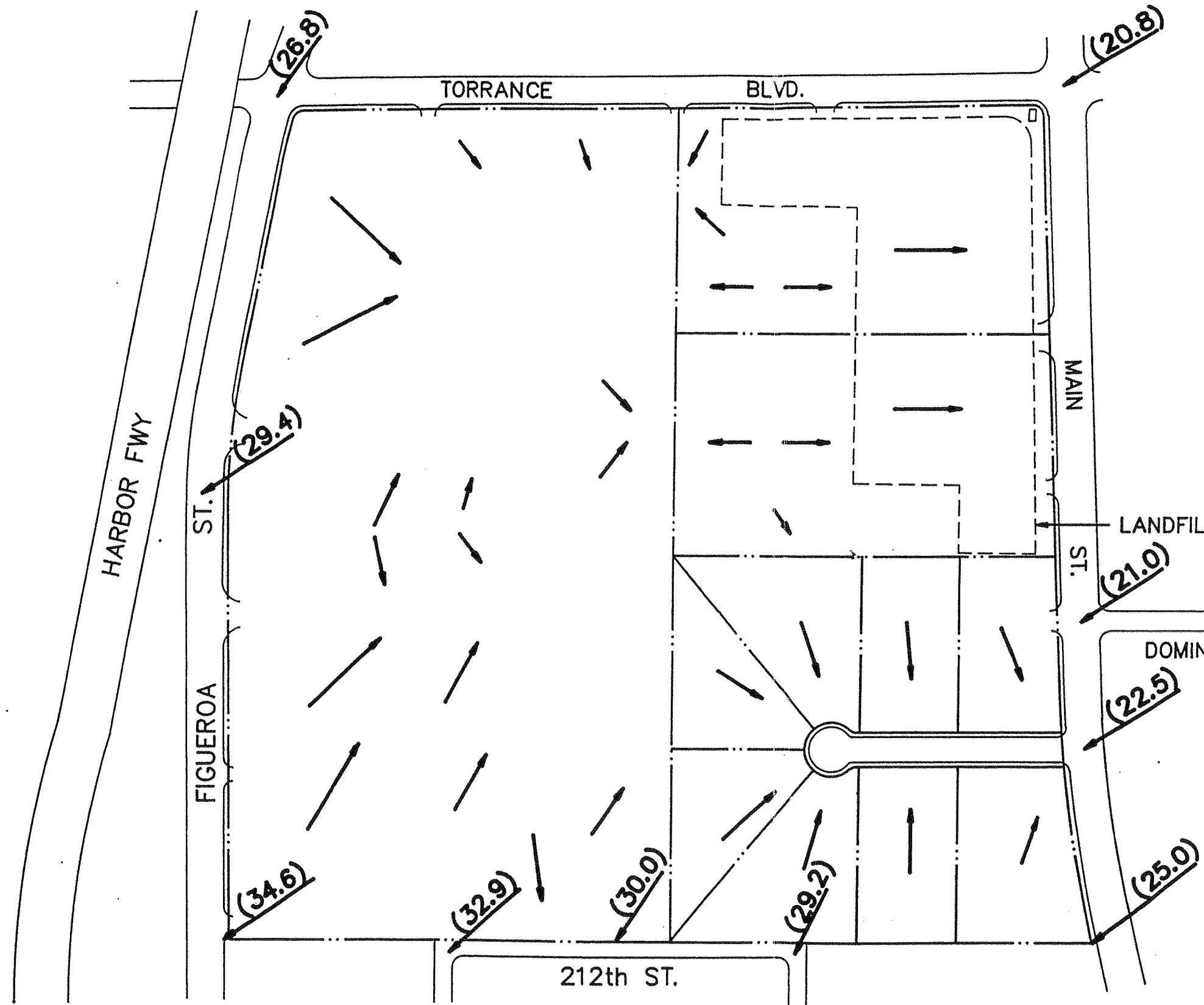
The Storm Drain Concept, as shown in Exhibit 24, utilizes a system of on-street flow, catch basins and underground pipes to conduct runoff to the existing storm drain system. The existing system is adequate to handle anticipated runoff from the site.

WATER

Water will be provided to the site by the Dominguez Water Corporation utilizing existing 12-inch mains in Torrance Boulevard, Main and Figueroa Streets. Proposed 8-inch and 10-inch mains will provide water within the project as shown in Exhibit 25. Dominguez Water Corporation will provide the final layout and required construction drawings of all water mains.

SEWER

The Los Angeles County Sanitation District will provide sewage collection and treatment for the site. An 8-inch sewage trunk line is proposed for Freeman Street. It will connect to the existing 8-inch line in Main Street as shown in Exhibit 26.



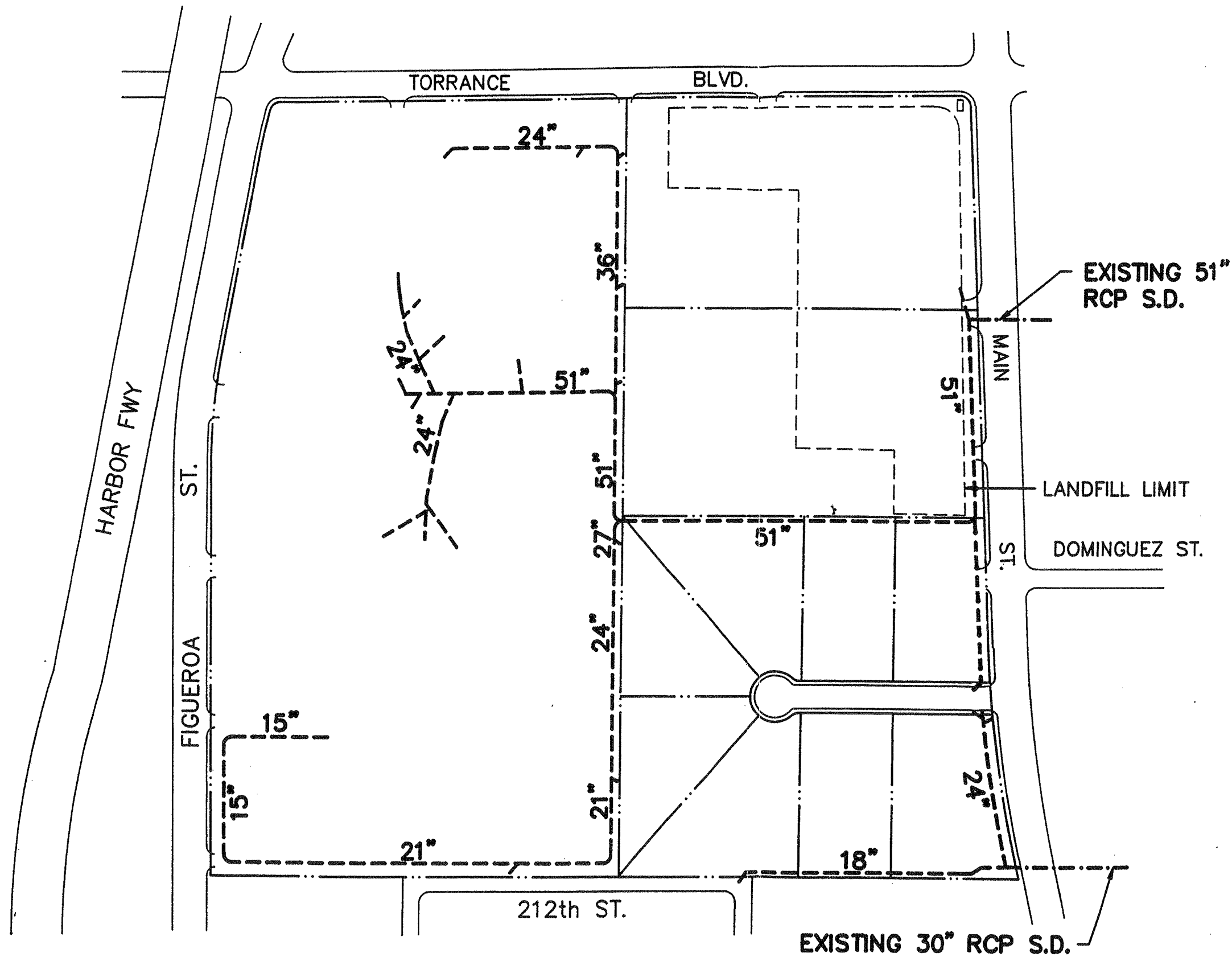
LEGEND

- INDICATES DIRECTION OF FLOW
- (00.0) EXISTING ELEVATION

**CONCEPTUAL
GRADING
PLAN**

EXHIBIT 23





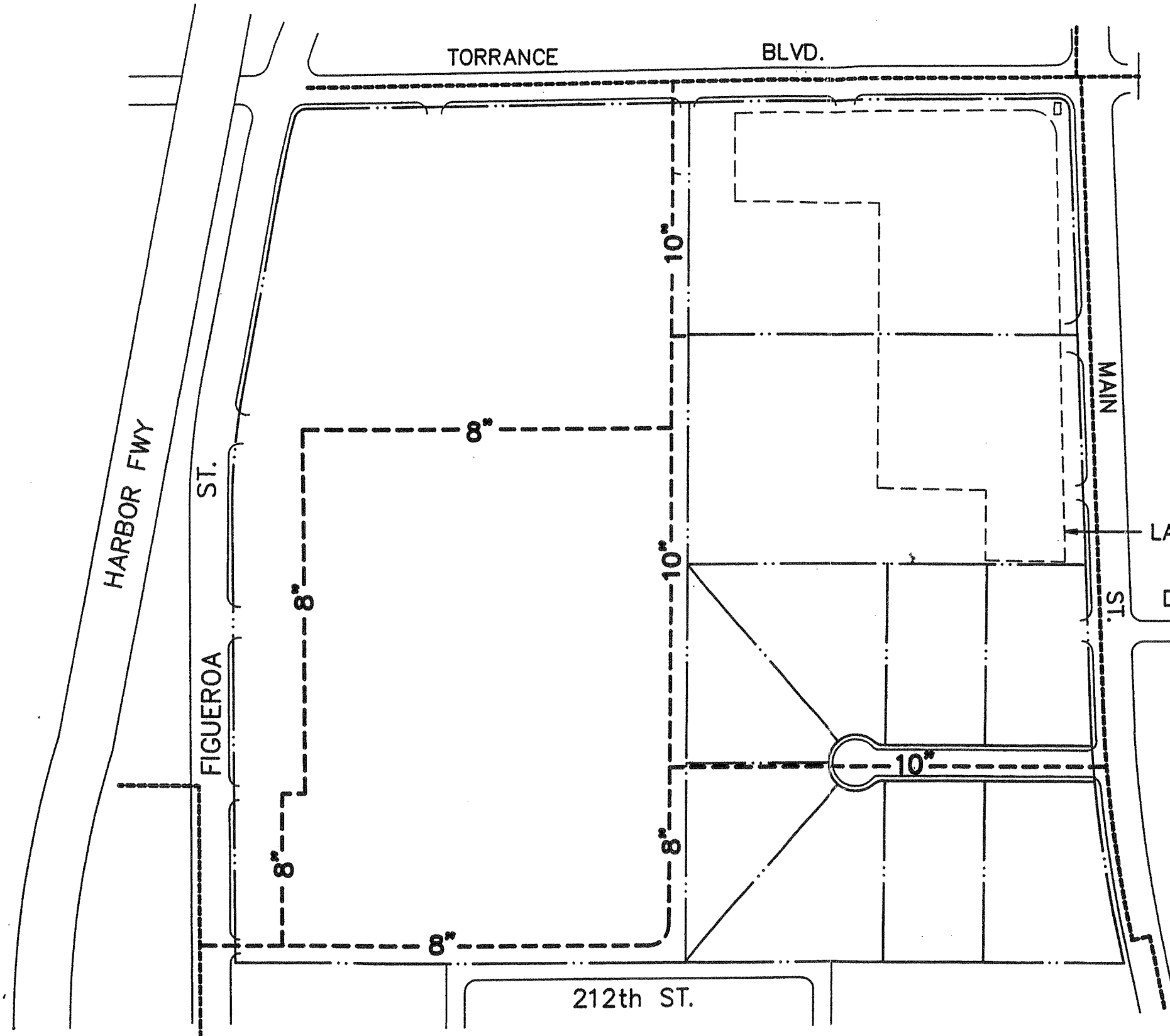
LEGEND

- PROPOSED STORM DRAIN
- · - · - EXISTING STORM DRAIN

STORM DRAIN CONCEPT

EXHIBIT 24



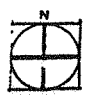


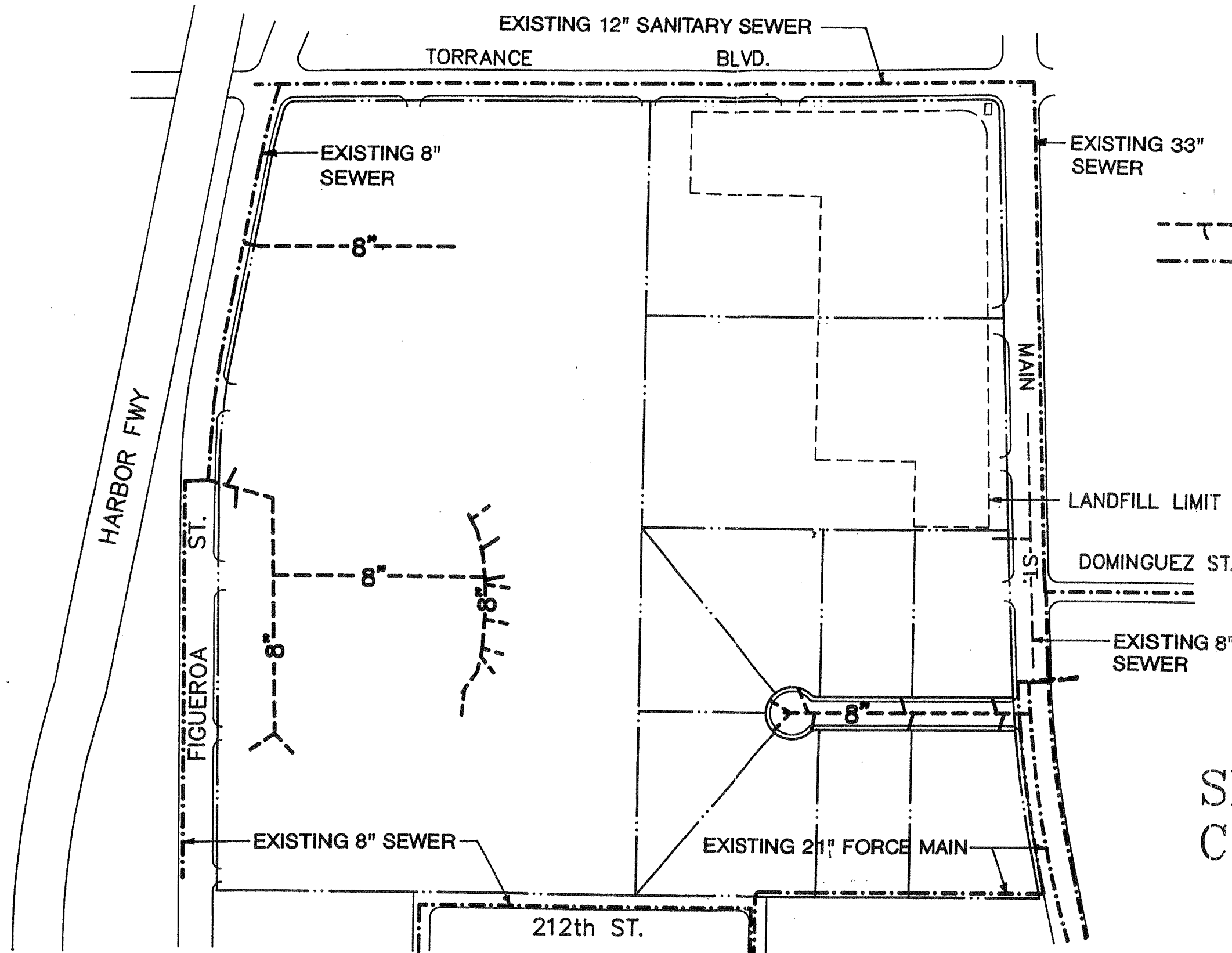
LEGEND

- PROPOSED WATER MAIN
- _____ EXISTING WATER MAIN

**WATER
CONCEPT**

EXHIBIT 25





LEGEND

- PROPOSED SEWER TRUNK LINE
- .-.- EXISTING SEWER TRUNK LINE

**SEWER
CONCEPT**

EXHIBIT 26

